

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, April 3, 2017

6:39 PM

There being no one to speak against the item, Commissioner Kline declared the PUBLIC HEARING to be closed at 6:45 p.m.

Commissioner Kline motioned to approve the Final Plat for Redwood Lake- 4th Filing. The motion was seconded by Commissioner Snowden and was approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

2. Resubdivision – Lot 9 and 10-A of Hopkins Heights into Lots
9-A and 10-A-1

Amy Schulze presented this item. She explained that the house sits on the property line and this is just correcting an issue. This still meets all requirements and after the subdivision, these pieces will still meet the setbacks. They will have to edit the notes of the map; this should be RS instead of CS.

Commissioner Kline declared the PUBLIC HEARING to be opened at 6:47 p.m.

Delores Malden, 5000 Lois Drive, Zachary, was present to speak in favor of this item. She explained that previously there were horses and multiple lots and she just needs to move the line so the house sits on one lot and that will free up the other lot for a house to be built possibly in the future.

There being no one to speak against the item, Commissioner Kline declared the PUBLIC HEARING to be closed at 6:49 p.m.

Commissioner Thornton motioned to approve the resubdivision of lots 9 and 10-A of Hopkins Heights into lots 9-A and 10-A-1. The motion was seconded by Commissioner Landry and was approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

3. Resubdivision – Revised Final Plat- Copper Mill- 8th Filing

Amy Schulze presented this item. She explained that they are adding an additional 5 feet of depth for 10 lots; helps the house sit on the lot. The greenspace is still okay; they had more than what they needed to begin with and this will still be more than what is required. Commissioner Kline declared the PUBLIC HEARING to be opened at 6:52 p.m.

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Chad Stevens, MR Engineering and Ryan Enquist were present to speak in favor of this item and answer questions. Discussions were had regarding having more than one house plan for this filing and the total number of lots directly affected, weather this filing would be part of the HOA, if these lots will meet architectural guidelines of Copper Mill and green space requirements. It was determined that there would be more than one house plan for these lots; they have specific plans for these 10 lots. They needed 82-83 feet of building depth for the plans. The whole filing is part of the HOA; they will be following the architectural guidelines of the HOA with approval by the developer and still met the green space requirements.

There being no one to speak against the item, Commissioner Kline declared the PUBLIC HEARING to be closed at 6:56 p.m.

Commissioner Kline motioned to approve the resubdivision- Revised Final Plat for Copper Mill 8th Filing. The motion was seconded by Commissioner Dry and was approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

4. Annexation – Tract D-2-B of the E. D. Annison Property

Amy Schulze presented this item. She explained that this is a petition for annexation and that, if approved, it will come in as AF zoning and will be before them for a rezone request some time later.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:00 p.m.

Kevin Norman, Evans-Graves Engineers, was present in favor of this item and to answer any questions.

Eddie Annison, 22335 Old Scenic Highway, was present in favor of this item.

Discussions were had regarding the connection to the subdivision currently planned (Tract F-4, Meadow View); he said they were not associated as far as he understood; this piece will eventually be developed.

Trae Welch, Metro Council, Baton Rouge, 6044 English Turn, Zachary, was present in favor of this item. Mr. Welch commended the Annisons on going about development the right way, asking to be annexed in as part of the city before developing. Mr. Welch expressed his excitement regarding the growth on the north edge of the parish and the possibilities that this brings.

There being no one to speak against the item, Commissioner Kline declared the PUBLIC HEARING to be closed at 7:04 p.m.

Mr. Hopewell issued a brief statement, “I have reviewed the respective petition for annexation including the certificates of the Parish Tax Assessor and of the Registrar of Voters for compliance with our ordinance and law. I have also reviewed the attached plat or map. I find that the petition is in order and I have no objection to the proposed annexation.”

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Commissioner Thornton motioned to approve the annexation of Tract D-2-B of the E. D. Annison Property. The motion was seconded by Commissioner Landry and was approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

5. Annexation – Tracts A, B, C of the Albert C. Mills Property

Amy Schulze presented this item. She explained that this is a petition for annexation of three connecting tracts and that, if approved, they will come in as AF zoning and will be before them for a rezone request some time later.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:07 p.m.

Kevin Norman, Evans-Graves Engineers, was present in favor of this item and to answer any questions.

Trae Welch, Metro Council, Baton Rouge, 6044 English Turn, Zachary, was present in favor of this item. Mr. Welch cited the same reasons as the Annison annexation.

Discussions were had regarding these tracts currently being subdivided and contiguous based on the most recent approval (E. D. Annison property), the vision for the property- ultimately conservation subdivision with mixed use but it's currently in such a preliminary stage, that may change.

There being no one to speak against the item, Commissioner Kline declared the PUBLIC HEARING to be closed at 7:09 p.m.

Mr. Hopewell issued a brief statement, "I have reviewed the respective petition for annexation including the certificates of the Parish Tax Assessor and of the Registrar of Voters for compliance with our ordinance and law. I have also reviewed the attached plat or map. I find that the petition is in order and I have no objection to the proposed annexation."

Commissioner Kline motioned to approve the annexation of Tracts A, B and C of the Albert C. Mills Property. The motion was seconded by Commissioner Scott and was approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

Report of the Chairman- None

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Report of the City Planner-None

Adjournment

With nothing further to discuss, Commissioner Snowden motioned to adjourn the meeting. The motion was seconded by Commissioner Landry and was approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

Tallie Langston, Recording Secretary

Approved by: _____

Mr. Klein, Chairman