

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, May 1, 2017

7:00 PM

Commissioner Landry motioned to approve the resubdivision of Lot Z of the William J Wicker Property into Tracts Z-1 and Z-2. 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

2. Resubdivision – Lots B-5 & B-1-A-1 of the former A. C. Mills Estate Into 3 lots
Owner/Applicant: William Burk III

Amy Schulze presented this item. She explained that there are dedicated servitudes of access throughout the property and this resubdivision meets the UDC.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:04 p.m.

William Burke, 22554 Hwy 964, was present to speak in favor of this item. He explained that this is an old camp; they want to build a new one and tear down the old one.

There being no one to speak against the item, Commissioner Kline declared the PUBLIC HEARING to be closed at 7:05 p.m.

Commissioner Thornton motioned to approve the resubdivision of Lots B-5 & B-1-A-1 of the former A. C. Mills Estate Into 3 lots. 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

3. Resubdivision – Final Plat – Zachary Commercial Park – Lots 1-14 and Tract A,
formerly being Tracts X-2, A-2-A, B-4 and C of the Montegudo Property
Owner/Applicant: Barogon Properties, LLC by William N. Fakouri

Amy Schulze presented this item. She explained that this resub was approved in March; they're renaming it and adjusting lots 2 and 3 (Bob Odom Drive); this is already CG and meets the requirements of the UDC.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:08 p.m.

Robbie Overall, 200 Government Street, Baton Rouge, Centerline Engineering, was present to speak in favor of this item and answer questions. He explained that this is renumbering the lots to make things easier, the redesignation and name change, as well as the smaller lots will help with the marketing of these properties.

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It was clarified that this is just a final plat to clean things up, not an actual resub as previously submitted.

There being no one to speak against the item, Commissioner Kline declared the PUBLIC HEARING to be closed at 7:10 p.m.

Commissioner Kline motioned to approve the submitted Final Plat- Zachary Commercial Park – Lots 1-14 and Tract A, formerly being Tracts X-2, A-2-A, B-4 and C of the Montegudo Property. 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. Resubdivision – Three certain existing tracts of the McHugh Property, Located within Section 51, T-4-S, R-1-E, Greensburg Land District, into Tracts A-1, A-2 and A-3 of the McHugh Property (4938 Hillcrest)
Owner/Applicant: Kevin Smith

Amy Schulze presented this item. She explained that this is a resub of three tracts to three tracts, basically cleaning it up; all three have access by Hillcrest; there are no existing structures on lots A-2 or A-3; there are mixed size lots throughout this area and the city limits go in and out all around here, this resub is inside our limits. There may have to be rezoning due to minimum lot acreage; a variance for minimum lot area and lot frontage will be presented to Council.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:21 p.m.

Kevin Smith, 4938 Hillcrest, was present to speak in favor of this item. He explained the intention is to build a house on A-3 and something for his mother in law due to the flood and sell the existing house.

Bryan Bunch, NTB, Surveyor, was present to answer questions. He addressed the lot width, explaining that it is consistent with the lot widths in the area; the flood zone is the reason for the lines being where they are- they were looking at buildable area for each lot.

There being no one to speak against the item, Commissioner Kline declared the PUBLIC HEARING to be closed at 7:24 p.m.

Commissioner Thornton motioned to approve the resubdivision of three certain existing tracts of the McHugh Property, Located within Section 51, T-4-S, R-1-E, Greensburg Land District, into Tracts A-1, A-2 and A-3 of the McHugh Property with the variances for lot area and frontage. 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

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Monday, May 1, 2017

7:00 PM

5. Resubdivision – Lots A-25 and A-26 into Lots A-25-A, A-25-B,
And A-26-A – Americana Phase 1 & 1A

Owner: Americana Development Company LLC

Applicant: Stantec- Owner's Engineer

Amy Schulze presented this item. She explained that there appears to be more interest in the smaller lots; this meets their plans and is consistent with what is already on Americana Blvd.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:28 p.m.

Matt Estopinal, Stantec Engineers, 500 Main Street, Baton Rouge, was present to speak in favor of this item and answer any questions.

Discussions were had regarding lot A-24 not being included in this resub; it was determined that A-24 may have recently been sold.

There being no one to speak against the item, Commissioner Kline declared the PUBLIC HEARING to be closed at 7:31 p.m.

Commissioner Kline motioned to approve the resubdivision of Lots A-25 and A-26 into Lots A-25-A, A-25-B, And A-26-A – Americana Phase 1 & 1A. The motion was seconded by Commissioner Thornton and was approved by roll call vote.

ACTION: Motion Approved

Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

6. Resubdivision – Lots A-41, A-42 and A-43 into Lots A-41-A, A-42-A, A-42-B and A-43-A- Americana Phase 1 & 1A

Owner: Americana Development Company LLC

Applicant: Stantec- Owner's Engineer

Amy Schulze presented this item. She explained that this is basically the same type of resub as with the last item, adjusting lines to create smaller lots being consistent with the area.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:35 p.m.

Matt Estopinal, Stantec Engineers, 500 Main Street, Baton Rouge, was present to speak in favor of this item and answer any questions.

Discussions were had regarding lot sizes, being consistent with the TND approved plan, explaining the two inside lots will be 45 ft and the two outer lots will be 54 ft- which still meets the requirements of the TND and leaving the density intact.

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Monday, May 1, 2017

7:00 PM

There being no one to speak against the item, Commissioner Kline declared the PUBLIC HEARING to be closed at 7:36 p.m.

Commissioner Thornton motioned to approve the resubdivision of Lots A-41, A-42 and A-43 into Lots A-41-A, A-42-A, A-42-B and A-43-A- Americana Phase 1 & 1A
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

7. Resubdivision – Un-named 2.75 acres located in Section 61, T-4-S, R-1-W, Greensburg Land District, Into Tracts A & B (Old Scenic Highway)
Owner(s)/Applicant(s): David P. Mills II & Mary Farmer Mills and Virginia Mills Musacchia

Amy Schulze presented this item. She explained that this doesn't meet anything in RE; it's non-conforming and it would be hard to make it into conforming; it's basically farm land and they're combining it with other land they already own; this is all Mills property; it does increase the frontage, not enough to meet the 200 ft requirements.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:40 p.m.

Jenny Musacchia, Cherry Street, and David Mills, Old Scenic Hwy, were present to speak in favor of this item and answer any questions.

Bryan Bunch, NTB, Surveyor, was present to answer any questions.

Discussions were had regarding lot sizes, access to each property, future combinations of properties and surrounding property being Mills family property.

There being no one to speak against the item, Commissioner Kline declared the PUBLIC HEARING to be closed at 7:43 p.m.

Commissioner Kline motioned to approve the resubdivision of Un-named 2.75 acres located in Section 61, T-4-S, R-1-W, Greensburg Land District, Into Tracts A & B (Old Scenic Highway)

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

**MINUTES
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Monday, May 1, 2017

7:00 PM

8. Annexation- Tracts 5-A-1, 3,A-1-A-1 & 3-A-1-A-2 of the Dr. James T Perrett Estate
Owner(s): Lonesome Development LLC
Other individuals/groups assisting: Geoff Wilson, Sigma Consultants

Amy Schulze presented this item. She explained the relation of properties recently going through annexation and this series of lots.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:48 p.m.

Discussions were had regarding zoning after annexation, all annexations come in as AF.

There were no known obstacles to annexation.

There being no one to speak against the item, Commissioner Kline declared the PUBLIC HEARING to be closed at 7:49 p.m.

Commissioner Landry motioned to approve the Annexation- Tracts 5-A-1, 3,A-1-A-1 & 3-A-1-A-2 of the Dr. James T Perrett Estate.

The motion was seconded by Commissioner Kline and was approved by roll call vote.

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

Mr. Hopewell requested to adjust the agenda for information and update purposes.

Mr. Hopewell advised the Commission that administration is in the process of hiring a planner, Villavaso Firm. With time constraints being what they are, the city decided to make an offer to Mr. Villavaso; hope to have terms and conditions settled and contract signed next week, by June 1st if there are no issues. Originally, there were to be 3 commission members and 2 council members; not wanting to miss this opportunity, administration needed to act quickly. Mr. Villavaso's main job will be to refine, define and make recommendations regarding changes to the UDC.

The Annexation of the Annison House- this was owned by the City but not contiguous; petition was done in letter form to the Assessor and Clerk and is upcoming.

General changes to Article 2 of the Unified Development Code-

Brandon Noel, Zachary Council, presented this item with discussions. This would potentially go back to pre-UDC lot sizes, allowing for infrastructure control. Discussions were had regarding traffic impact studies not being able to account for the number of drivers per household, suggestion of controlling the number of residences on one footprint of land. A possible quick fix would be to remove conservation and preservation subdivisions from the UDC. Table 2.301 B- single family detached cluster would stay, this increases the minimum number of lots per subdivision. From RS, RU, and RE- removal of preservation and conservation, as well as detached cluster (leave in RE). Table 3.201 A & B and 2.301 were discussed. The proposition is to remove 3 designations from 2 tables, prohibiting preservation, conservation and detached clusters.

**MINUTES
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Monday, May 1, 2017

7:00 PM

Further discussions were had regarding current subdivisions, such as Redwood Lake, The Oaks, both of which are conservation subdivisions and Meadow View, F-4 annexation, which is a preservation subdivision.

There were questions about the need for urgency when there's a planner starting soon, infrastructure issues, school system issues, more houses, cars and people. It was determined that every 1,000 feet of frontage reduces the number of houses by 7-8. With the increase in lot size, that doesn't decrease the drainage issues, just the number of houses in a subdivision. Administration has concerns of water provisions, if we continue to increase the number of lots in subdivisions, the demand for a new water tower will exist; this may decrease with fewer houses.

The recommendation to approve general changes to Article 2 of the Unified Development Code for consideration of removal of conservation, preservation and single family detached cluster from RS zoning was made by Commissioner Landry and second by Commissioner Kline.

ACTION: Motion Approved Vote: 5 Yeas, 1 Nays, 1 Absent, 0 Abstain

Report of the Chairman- None

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