

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, May 1, 2017

6:30 PM

Members Present: Mr. John Dry, Mr. Robert Snowden, Mr. William Kline, Mr. Hunter Landry, Mr. Thomas Scott(arrived 6:34 pm), Mr. Earl Thornton

Members Absent: Mr. Michael Freeman

Also Present: Mrs. Amy Schulze-Planning and Zoning Director/Code Compliance
Mr. Ricky McDavid-City Assistant Attorney.

A regular meeting of the Zachary Planning and Zoning Commission was held May 1, 2017 at 6:30 pm in the New City Hall. A quorum was present.

Commissioner Kline offered the invocation and led the Pledge of Allegiance.

Minutes of the previous meeting:

Commissioner Landry motioned to approve the minutes of the April 3, 2017 meeting and approve them as presented. The motion was seconded by Commissioner Thornton and approved by roll call vote.

ACTION: Motion Approved Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

Presentation of Delegation: None

Announcements:

Commissioner Kline informed the commissioners about training available June 10, 2017 in Baker and reminded commissioners to turn in their ethics certifications.

Zoning

a. Old Business – None

b. New Business-

1. **Conditional Use-** Manufactured Home- (New Placement) –
21408 Machost Road

Owner: David Ashley Jr.

Applicant: Rhonda Dillon

Amy Schulze presented this item. She explained that this property already has a shop on it and the manufactured home will be situated behind the shop.

Commissioner Kline declared the PUBLIC HEARING to be opened at 6:36 p.m.

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Misty Ashley, 21416 Machost Road, was present to speak in favor of this item. She explained that this will be for her sister, Rhonda, and are unsure of the total duration at this time.

There being no one to speak against the Conditional Use, Commissioner Kline declared the PUBLIC HEARING to be closed at 6:37 p.m.

Commissioner Dry motioned to recommend approval of a Conditional Use permit for a Manufactured Home-(Hardship)- Lot B-2-A of the William J Wicker Property (21850 W. J. Wicker Road). The motion was seconded by Commissioner Kline and approved by roll call vote.

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

**2. Conditional Use- Manufactured Home- (New Placement) –
3520 McHugh Road
Owner/Applicant: Delia Robinson Singleton**

Amy Schulze presented this item. She explained that this property is 1.28 acres, roughly 185 X 300, and doesn't meet the UDC requirements for acreage. There is a housing mixture in this area, as well as some in and out of our city limits.

Commissioner Kline declared the PUBLIC HEARING to be opened at 6:41 p.m.

There being no one present to speak in favor of this item, Commissioner Kline asked if there was opposition.

Cindy Huckabee, 6271 Woodland Drive, explained that the grass is extremely high, the trailer that is currently there, burned; years ago a travel trailer was moved onto the property behind the trailer; shingles have been dumped and buried on the property; suggests that this property be cleaned up before any consideration of action on this; did acknowledge that she has not notified the city before this meeting.

Mr. Kline was not inclined to table this item; he made note that the city should be involved if the property is in this state of disrepair; Mrs. Schulze agreed; stating this was the first she's heard of these items. Ms. Singleton was not present to answer questions. Discussions were had involving the job of the commission to improve things within the city; letters and code violations, and possible condemnation. If denied and the applicant chooses to come back before the commission and council, all fees will apply. If it is denied a second time, there is a 2 year waiting period before they can bring this item back to be heard.

Commissioner Kline declared the PUBLIC HEARING to be closed at 6:45 p.m.

Commissioner Kline motioned to **recommend denial** of a Conditional Use permit for a Manufactured Home- (New Placement) –3520 McHugh Road

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

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

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3. Rezone- Lots 1, 2, 3 & 8 of the West End Subdivision-
from RU to CS

Owner(s): Landry Property Management LLC

Applicant(s): Frank & Rhonda Landry III

Commissioner Landry recused himself from discussion and action on this item.

Amy Schulze presented this item. She explained that these properties are under the same ownership; they are trying to plan for the future.

Commissioner Kline declared the PUBLIC HEARING to be opened at 6:50 p.m.

Mr. Frank Landry, 5568 Main Street, was present to speak in favor of this item. He explained that there were no immediate plans for these 4 lots, 3 having residences and 1 being vacant. He further explained that his wife is under contractual obligations with Shelter Insurance to have a brick and mortar building; just preparing for the future in case the current location is allocated for other uses.

There being no one to speak against the rezoning, Commissioner Kline declared the PUBLIC HEARING to be closed at 6:54 p.m.

Commissioner Kline motioned to recommend approval of a Rezone- Lots 1, 2, 3 & 8 of the West End Subdivision- from RU to CS

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

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

Report of the Chairman: Reminders about the upcoming training and getting the required ethics certificates to Mrs. Schulze or Tallie.

Report of the City Planner: None

Adjournment

With nothing further to discuss, Commissioner Thornton motioned to adjourn the meeting. The motion was seconded by Commissioner Kline and approved by roll call vote. Meeting adjourned at 6:56 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. Kline, Chairman