

**ZACHARY PLANNING COMMISSION
MINUTES**

**Monday, May 02, 2016
Regular Meeting**

**6:37 pm
New City Hall**

Members Present: Mr. Billy Kline, Mr. Don Hunt, III, Mr. Michael Freeman, Mr. John Dry, Mr. Robert Snowden, Mr. Earl Thornton, Mr. Mark Martin.

Also Present: Mrs. Amy Schulze-Code Compliance Officer, Mr. John Hopewell-City Attorney, Mr. Ricky McDavid-City Assistant Attorney.

A regular meeting of the Zachary Planning and Zoning Commission was held May 02, 2016 at 6:37 pm in the New City Hall. A quorum was present.

Minutes of the previous meeting:

Commissioner Thornton motioned to approve the minutes of the April 04, 2016 meeting and approve them as presented. The motion was seconded by Commissioner Hunt and approved by roll call vote.

ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

Presentation of Delegation: None

Announcements:

Commissioner Kline reminded everyone to take the Ethics Training course on-line.

Mr. Hopewell asked the Commissioners to speak on comments that the City Council made regarding an ordinance recommendations that were made at the last planning and Zoning Meeting and hear this item at the end of the meeting. Commissioner Kline motioned to approve. The motion was seconded by Commissioner Thornton and approved by roll call vote.

ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

Planning

Old Business: None

New Business:

1. Site Plan - Americana Senior Living Facility (Provident)

Amy Schulze was present to speak on the item. She explained that this is the Senior Living facility site plan for that is to be built at Americana. Mrs. Schulze explained that this facility has forty eight memory care beds and fifty four assisted living apartments. Mrs. Schultz explained to the commissioners that all the parking meets the UDC. She said this tract was always planned to be apartments or an assisted living facility. Mr. Freeman expressed his concerns about the drainage issues that came up at a previous meeting. Mrs. Schulze explained that the assisted living facility drains to the ponds in the back of the property. She said that this facility does not impact the flooding issues that are being addressed in the front of the development. She said that the site plan falls under the

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current drainage study. Commissioner Kline declared a PUBLIC HEARING to be opened at 7:41 pm. There being no one to speak in favor or against the site plan Commissioner Kline closed the PUBLIC HEARING at 7:41 pm. Commissioner Kline motioned to recommend approval of the site plan contingent upon review of the drainage study and traffic study by the city. The motion was seconded by Commissioner Martin and approved by roll call vote.

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

2. Site Plan- Pleasant Grove Baptist Church (Pride Port Hudson Road)

Amy Schulze was present to speak on this item. She explained that the site plan meets all requirements of the UDC. Commissioner Kline declared the PUBLIC HEARING to be opened at 7:42 pm. Pastor Dennis Lawrence was present to speak in favor of the site plan. He said he came to this church four years ago. He said after looking at the first site plan that was already in place they decided to decrease the amount of the square footage. He also said that the existing building will be tore down after the building is built. There being no one to speak against the site plan Commissioner Kline declared the PUBLIC HEARING to be closed at 7:42 pm. Commissioner Martin motioned to recommend approval of the site plan. The motion was seconded by Commissioner Snowden and approved by roll call vote.

ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

3. Site Plan- Premier Collision (20201 MacHost Road)

Amy Schulze was present to speak on this item. She said the drainage study is not ready yet. She said that the site plan meets all requirements of the UDC. She explained that the owner needs to plant more trees along the fence as a buffer. Commissioner Kline declared the PUBLIC HEARING to be opened at 7:38 pm. Jason Brown, 20201 MacHost Rd., Zachary, La was present to speak in favor of the site plan. He said he would comply with the request to plant trees to serve as a buffer. There being no one to speak against the site plan Commissioner Kline declared the PUBLIC HEARING to be closed at 7:39 pm. Commissioner Martin motioned to recommend approval of the site plan contingent upon a drainage study to be turned in to the public works department and a landscaping buffer be replaced along the fence. The motion was seconded by Commissioner Snowden and approved by roll call vote.

ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

Report of the Chairman:

Commissioner Kline announced that he would not be at the next meeting on June 06, 2016. Commissioner Freeman announced that he would not be at the newt meeting on June 06, 2016.

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Report of the City Planner:

Mr. Hopewell was present to speak regarding comments that the City Council made on making changes to section 12.402 of the UDC by way of ordinance. He said that the council was satisfied with this section and asked him to stand down and not do any work. Mrs. Schulze said she is revising the conditional use permit application. She said that the Master Plan needs to be updated this year and she is working on that. Mr. Hopewell explained the Ordinance 2016-11 to the Commissioners.

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 7:57 pm.

ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

Dana Poole, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman