

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, August 1, 2016

6:37 PM

Members Present: Mr. Michael Freeman, Mr. John Dry, Mr. Robert Snowden, Mr. Mark Martin, Thomas Scott, and Mr. Earl Thornton arrived at 6:39 p.m.

Members Absent: None

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 August 1, 2016 at 6:37 pm in the New City Hall. A quorum was present.

Minutes of the previous meeting:

Commissioner Martin motioned to approve the minutes of the July 11, 2016 meeting and approve them as presented. The motion was seconded by Commissioner Freeman and approved by roll call vote.

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

Alter Agenda

The appointment of the new Commissioner, Thomas Scott, was moved to the Zoning agenda.

Return to regular order

Presentation of Delegation

Announcements-None

Planning

- a. **Old Business** – None
- b. **New Business-**
 - 1. Resubdivision- Final Plat- The Quarters at Copper Mill
Second Filing, Phase I

Commissioner Kline declared the PUBLIC HEARING to be in session at 7:12 pm. Amy Schulze was present to speak on this item. She explained that the final plat was exactly the same as when it was first seen in November 2004. Ken Jones, P.O. Box 720, St. Francisville, La 70775, was present to speak in favor of the resubdivision and would like to purchase the property. Kevin Laird, 2550 Carnoustie Drive, Zachary, La, was present to speak in favor of the resubdivision. He said that the Coppermill Board loved all

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of Mr. Jones' ideas and he has done a good job of communicating with them. There being no one to speak against the resubdivision Commissioner Kline declared the PUBLIC HEARING to be closed at 7:38 pm. Commissioner Kline motioned to approve a recommendation of a Resubdivision- Final Plat- The Quarters at Copper Mill Second Filing, Phase I. The motion was seconded by Commissioner Freeman and approved by roll call vote.

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

2. Resubdivision – Tract B2-C1-A2 of the F.A. Wallis Tract-
Note revision to original map

Commissioner Thornton declared the PUBLIC HEARING to be in session at 7:44 pm. Dr. Michael Kemp Amacker, 527 Myrtle Grove Ct. Jackson, La 70748, was present to speak in favor of the item. He explained that he has a perspective buyer for the tract. There being no one to speak against the resubdivision Commissioner Kline declared the PUBLIC HEARING to be closed at 7:49 pm. Commissioner Freeman motioned to approve a recommendation of a Resubdivision Tract B2-C1-A2 of the F.A. Wallis Tract. The motion was seconded by Commissioner Scott and approved by roll call vote.

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

3. Discussion of the Ordinance 2016-16

John Hopewell was present to speak regarding the Ordinance. He explained the Zachary Unified Development Code does not adequately address the distinction between Uses and Types of Neighborhoods in §18.200. He said the ordinance will be introduced to the council at the next meeting. Beverly Cerise, 4253 Honeysuckle Drive, Zachary, La was present to ask questions about the difference between the two. Commissioner Kline motioned to approve a recommendation of adoption of the Ordinance 2016-16. 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

Report of the Chairman-None

Report of the City Planner

Presentation- "Mayor's request to provide Planning and Zoning Commission Members with update on impact of AG 16-0011 On decisions of P & Z Commissions"

John Hopewell was present to speak to the Commissioners regarding Title 33.103. He explained the general authority for local government to regulate land use and the authority to deny an application that is seeking approval when the plat meets all statutory and regulatory requirements. He also spoke to the commissioners regarding abuse of discretion.

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Adjournment

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

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

Dana Poole, Recording Secretary

Approved by: _____
Mr. Klein, Chairman