

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Wednesday, September 6, 2017

6:30 PM

Members Present: Mr. John Dry, Mr. Michael Freeman, Mr. William Kline, Mr. Hunter Landry, Mr. Robert Snowden, Mr. Earl Thornton.

Members Absent: Mr. Thomas Scott

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

A regular meeting of the Zachary Planning Commission was held September 6, 2017 at 7:22 pm in the New City Hall. A quorum was present.

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

Minutes of the previous meeting:

Commissioner Freeman motioned to approve the minutes of the August 7, 2017 meeting and approve them as presented. The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

Presentation of Delegation: None

Announcements: Commissioner Kline issued reminders about the upcoming Commissioner Training and the Smart Growth Summit (to be held at the Shaw Center).

Planning

a. Old Business – None

b. New Business-

1. **Resubdivision** – Site Plan- Zachary Trails

Owner: W. Resources, LLC/ Edward and Carol Annison

Applicant: Zachary Trails Land Co., LLC

Amy Schulze presented this item. She explained that this property recently annexed into the city; this property was in our city and the application and plans were submitted prior to the adoption of the new ordinance (2017-10) and meets all aspects of the UDC at the time of application.

Discussions were had regarding turn lane recommendations, variances/exceptions, total build out time, drainage impact and traffic impact studies addressing all phases, including Meadow View subdivision.

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Commissioner Kline declared the PUBLIC HEARING to be opened at 6:46 p.m. Michael Clegg, 8714 Jefferson Hwy, Suite B, Baton Rouge, was present to speak in favor of this item and to answer questions. Mr. Clegg discussed time frame for build out of phases, time line of submittals, and sidewalks.

Kevin Norman and Brett Blanchard, Evans-Graves Engineers, 9029 Jefferson Hwy, Suite 200, Baton Rouge, were present to speak in favor of this item and answer any questions. Discussions were had regarding open space ratios, looping utilities, curb and gutter streets, improvement of the pump station, 43% open space includes ponds, if there are changes of access points or any phases- they will need to come back for approval.

Nick Ferlito, Neel-Schaffer, 10000 Perkins Rowe, Suite 360, Baton Rouge was present to answer any questions regarding the traffic impact study. Discussions were had regarding the inclusion of Meadow View subdivision and the subdivision to the south; this was a very comprehensive study; used a previous study when the bridges on Flonacher were open; this has been submitted to East Baton Rouge Parish and DOTD- currently waiting for an answer or written notification.

Eddie and Carol Annison, 22345 Old Scenic Hwy, Zachary, were present to speak in favor of this item.

Glen Bynum, 1634 Plantation Oak, Baton Rouge, was present to speak in favor of this item.

Commissioner Kline asked for any opposition to come forward.

Jenny Musacchia, Cherry Street, Zachary, was present to speak in opposition of this item. She requested the plans be put on hold until the infrastructure in the area was improved and area state and parish roads were fixed; Commissioner Kline accepted a proposed petition into the minutes that was presented by Ms. Musacchia. She was glad that this would be phased over a number of years.

Jerry Spears, 535 E. Mt. Pleasant Road, Zachary, was present to speak in opposition of this item. Mr. Spears cited Americana run-off water, Cheval Trails (proposed behind Lake After Hours on Old Scenic Hwy), and the bridges on Flonacher Road needing repair.

Commissioner Kline declared the PUBLIC HEARING closed at 7:25 pm.

Discussions were had regarding street names, drainage impact study, state roads, parish roads, anticipated growth vs actual growth, open space exceeding requirements.

Commissioner Kline motioned to recommend approval of a Site Plan- Zachary Trails. 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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- 2. Resubdivision** – Site Plan- Zachary Retail with CC’s Coffee
Owner: John Stagg- JACOB Properties & Investments, LLC
Applicant: Zachary Retail w/CC’s Coffee

Amy Schulze presented this item. She explained that the long blank space on the left elevation with the drive through, they are aware of the requirements and are addressing the long space; same comment on the rear elevation with the vertical distance- 30 horizontal and 16 vertical. The signage for the building will be permitted separately. Commissioner Kline declared the PUBLIC HEARING to be opened at 7:37 p.m. John Stagg, 7500 Pride Port Hudson Road, Zachary, was present to speak in favor of this item and answer any questions.

Randy Herring, 23221 Sunnyside, Zachary, (on behalf of Carmen Erwin) was present to speak in favor of this item.

There being no one to speak in opposition, Commissioner Kline declared the public hearing closed at 7:44 p.m.

Commissioner Thornton motioned to recommend approval of a Site Plan- Zachary Retail with CC’s Coffee. The motion was seconded by Commissioner Snowden and approved by roll call vote.

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

- 3. Resubdivision** – Site Plan- Z-1-A-1 of Copper Mill Business Park-
proposed restaurant
Owner: Equity Trust Company; Custodian fbo David Gaines IRA
Applicant: Ken Jones- Legacy Investments, LLC

Amy Schulze presented this item. Discussions were held regarding this property previously being zoned CG for a restaurant; the need for additional parking and adding an island; access through Copper Mill Boulevard and LA Dental; this meets all elements of the UDC.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:53 p.m. Ken Jones, 6819 US Hwy 61, St. Francisville, was present to speak in favor of this item and to answer any questions. Mr. Jones explained the connectivity involved with part of Copper Mill Business Park; golf cart parking, possibly bicycle parking, landscape islands and added parking spaces and buffers.

Discussions were had regarding drainage impact study, materials to be used in construction and the landscape plan being consistent and compliant with the UDC. With no opposition, Commissioner Kline declared the public hearing closed at 8:07 pm.

Commissioner Landry motioned to recommend approval of a Site Plan- Z-1-A-1 of Copper Mill Business Park- proposed restaurant contingent upon meeting all requirements including but not limited to all elevations and landscaping. The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

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- 4. Resubdivision** – Tracts A, B & R, being a portion of the M.L Harvey Tract into A-1, A-2, A-3, B-1, R-1, R-2, R-3.
Owner: Olde Towne Development Group, LLC/Charles Landry
Applicant: Michael Davis- Landsource Inc.

Amy Schulze presented this item. There is no known development at this time; currently this is a large vacant space with no violations or zoning changes.

Commissioner Kline declared the PUBLIC HEARING to be opened at 8:12 p.m.

David Patterson, Landsource, 6730 Exchequer Drive, Baton Rouge, was present to speak in favor of this item and answer any questions.(representing the owners- Olde Towne Development Group). He explained that this is 281 acres into 7 tracts for future development.

With no opposition, Commissioner Kline declared the public hearing closed at 8:14 pm.

Commissioner Kline motioned to recommend approval of a Resubdivision –Tracts A, B & R, being a portion of the M.L Harvey Tract into A-1, A-2, A-3, B-1, R-1, R-2, R-3.
The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

- 5. Resubdivision** – Combination of lots C-2-B-1-A-1-C AND C-2-B-1-A-1-D of the Marshall M and Mrs. M. G. Hughes Property (Marigny Place) into Tract C-2-B-1-A-1-C-1
Owner: Zachary Property Development, LLC (Carmen Erwin)
Applicant: Hospital Service District No. 1 of East Baton Rouge Parish- dba Lane Regional Medical Center

Commissioner Kline got clarification from Mr. McDavid regarding any possible conflict of interest; there was none.

Amy Schulze presented this item. She explained that this is a combination of lots to accommodate the proposed building.

Commissioner Kline declared the PUBLIC HEARING to be opened at 8:16 p.m.

Randy Herring, 23221 Sunnyside, Zachary, (representing Lane and Carmen Erwin) was present to speak in favor of this item.

With no opposition, Commissioner Kline declared the public hearing closed at 8:17 pm.

Commissioner Thornton motioned to recommend approval of a Resubdivision – Combination of lots C-2-B-1-A-1-C AND C-2-B-1-A-1-D of the Marshall M and Mrs. M. G. Hughes Property (Marigny Place) into Tract C-2-B-1-A-1-C-1
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

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- 6. Resubdivision** – Lots B-1-A & B-1-B of Louise Thomas Tract into lots
B-1-A-1 , B-1-B-1 and B-1-B-2.

Owner/Applicant: Margaret Judson

Amy Schulze presented this item. These were non-conforming lots due to the way the zoning was transferred after the UDC; S-20 went to RE zoning; lots were smaller than 3 acres, which is non-compliant with RE zoning; a variance for lot size and frontage should cover any issues since they were non-compliant already and have existing structures on two plus a manufactured home (hardship waiver); there is access by servitude down a gravel drive to all pieces.

Commissioner Kline declared the PUBLIC HEARING to be opened at 8:24 p.m.
Herb Cornelius with Alvin Fairburn, 1289 Del Este Ave, Denham Springs, was present to speak in favor of this item and answer any questions.
Mr. Judson expressed favor for this item.

With no opposition, Commissioner Kline declared the public hearing closed at 8:25 pm.

Commissioner Kline motioned to recommend approval of a Resubdivision – Lots B-1-A & B-1-B of Louise Thomas Tract into lots B-1-A-1 , B-1-B-1 and B-1-B-2.
The motion was seconded by Commissioner Snowden and approved by roll call vote.

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

Report of the Chairman: None

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 Landry and approved by roll call vote. Meeting adjourned at 8:39 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman