

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Wednesday, September 6, 2017

8:40 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 Zoning 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 Dry 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).

Announcements: None

Zoning

a. Old Business – None

b. New Business-

1. Conditional Use – Modular Home – Lot 49 of Cypress Park
Subdivision (3257 Willow Drive)

Owner: James Baker

Applicant: David and Jennifer Dartez

Amy Schulze presented this item. She explained that this property is undeveloped, vacant property.

Discussions were had regarding ground elevations and elevation of the home, skirting being required on raised home, lot size not being a factor for a modular home.

Commissioner Kline declared the PUBLIC HEARING to be opened at 8:41 p.m.

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David and Jennifer Dartez, 1302 Lakepointe Avenue, were present to speak in favor of this item; they plan to live there.

Discussions were had regarding setbacks on platted lots.

David Gaines, 17498 Old Scenic Hwy, was present to speak in favor of this item.

There being no one to speak against the Conditional Use, Commissioner Kline declared the PUBLIC HEARING to be closed at 8:45 p.m.

Commissioner Thornton motioned to recommend approval of a Conditional Use for a Modular Home on Lot 49 of Cypress Park Subdivision (3257 Willow Drive). The motion was seconded by Commissioner dry and approved by roll call vote.

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

2. Rezone – Lot X of PSRLC, LLC property from R4-a to I.
Owner: PSRLC, LLC/ Mark Roberts- Manager
Applicant: Ascension Ready Mix, Inc (Wayne Silva)

Amy Schulze presented this item. She explained that this property has Hwy 19 access and E. Central access; the surrounding businesses in the area would have to be I if they came in today. The proximity to schools and furthest driveway is over 814 feet, as per section 1.405.

Commissioner Kline declared the PUBLIC HEARING to be opened at 8:51 p.m.

Suzi Gautreaux, 23235 SunnySide, Zachary, was present, representing the owner and to speak in favor of this item. There being no one to speak in opposition, Commissioner Kline declared the public hearing closed at 8:55 p.m.

Commissioner Freeman motioned to recommend approval of a Rezone – Lot X of PSRLC, LLC property from R4-a to I. 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

3. Rezone – Tracts C-2-B-1-A-1-C AND C-2-B-1-A-1-D
(C-2-B-1-A-1-C-1) of the Marshall M and Mrs. M. G.
Hughes Tract (Marigny Place) from CS to CG.
Owner: Zachary Property Development, LLC (Carmen Erwin)
Applicant: Hospital Service District No. 1 of East Baton Rouge Parish-
dba Lane Regional Medical Center

Amy Schulze presented this item. She explained that this is proposed to be a 20 thousand square foot building and will need the CG because of the building footprint; the properties around it are CS and CG.

Commissioner Kline declared the PUBLIC HEARING to be opened at 9:00 p.m.

Randy Herring, 23221 Sunnyside, Zachary, was present to speak in favor of this item and answer questions. He explained this will house Fast Lane and physician's offices, as well.

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There being no one to speak in opposition, Commissioner Kline declared the public hearing closed at 9:03 p.m.

Commissioner Thornton motioned to recommend approval of a Rezone – Tracts C-2-B-1-A-1-C AND C-2-B-1-A-1-D (C-2-B-1-A-1-C-1) of the Marshall M and Mrs. M. G. Hughes Tract (Marigny Place) from CS to CG. 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

Zone of Influence- Lot A of the William G. Thomas Tract-
Rezoning from LC2 (Light Commercial) to
NC (Neighborhood Commercial)

Owner: Henry Matthews

Applicant: David Gaines

Amy Schulze presented this item. She explained that this is a zone of influence item. Mr. David Gaines was present to speak in favor of this item and answer questions. Discussions were had regarding square footage of the proposed building and use.

Commissioner Kline motioned to recommend “no objection” to the rezoning of Lot A of the William G. Thomas Tract- Rezoning from LC2 (Light Commercial) to NC (Neighborhood Commercial)

Commissioner Freeman seconded the motion and the item was approved by roll call vote.

ACTION: Motion: No Objection 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 Snowden motioned to adjourn the meeting. The motion was seconded by Commissioner Landry and approved by roll call vote. Meeting adjourned at 9:28 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____

Mr. William Kline, Chairman