

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, October 2, 2017

6:30 PM

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

Members Absent: Mr. Earl Thornton

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

A regular meeting of the Zachary Planning Commission was held October 2, 2017 at 6:30 pm in the New City Hall. A quorum was present.

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

Minutes of the previous meeting:

Commissioner Dry motioned to approve the minutes of the September 6, 2017 meeting and approve them as presented. 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

Presentation of Delegation: None

Announcements: None

Planning

a. Old Business – None

b. New Business-

1. **Resubdivision** – Site Plan- Preliminary Plat - Fairview Gardens
(Dr. James T. Perret Estate)

Owner/Applicant: Lonesome Development LLC/Tim Henning

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Amy Schulze presented this item. She explained that this plan meets the lot width requirements of the new UDC ordinance and all other aspects of the UDC regulations. Discussions were had regarding individual treatment plants being designed for the whole development and alternatives including upgrading the lift station at the ball park. Also discussed was connectivity and access, specifically through Pecan Hills and High Plains Crossing for public safety.

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

Geoff Wilson, Sigma Consulting, 10305 Airline Highway, Baton Rouge, was present to speak in favor of this item and to answer questions. Discussions were had regarding sewer options, connectivity with Pecan Hills and High Plains Crossing being possibly in phase 6 and 7.

Charlotte Collins, 1512 Pecan Crossing, was present to speak on behalf of the Pecan Hills HOA in opposition of this item. Ms. Collins listed her major concerns as changing a wooded area, drainage behind homes, fencing to separate the subdivisions, and water flow.

Discussions were had regarding drainage, drainage directions and not being able to improve existing drainage that is already in place but can ensure that it will not be made worse and will be compliant with the current development; cannot have negative drainage.

John Alford, 20031 Eastwood Drive, High Plains Crossing Subdivision HOA was present to speak in opposition of this item. Some of his concerns included flooding, drainage management, connecting to High Plains Crossing and Pecan Hills-making those a main street for the connecting subdivisions, traffic flow, children safety, and sewer systems.

Ronnie Knox, 1419 Pecan Grove, High Plains Crossing Subdivision, was present to speak in opposition of this item. His concerns included privacy fence, creating a through street, people sitting outside on the ends of the subdivision and traffic.

Discussions were had regarding connectivity, the City Parish created subdivisions with future connections, dedicated right of ways on plats, turn lanes proposed, street names, drainage impact study, state roads, parish roads, anticipated growth vs actual growth, open space exceeding requirements.

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

Commissioner Landry motioned to recommend approval of a Site Plan- Preliminary Plat of Fairview Gardens. 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

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- 2. Resubdivision** – Site Plan- Eagle Federal Credit Union
Owner: Eagle Federal Credit Union
Applicant: Ritter Maher Architects (Sereya Yorn)

Amy Schulze presented this item. She explained that this is a total take down of the modular on the property; east and west elevations, 360 architecture and distances still meet the UDC; this will be in the same location and they will operate out of a trailer while building.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:36 p.m. Sereya Yorn with Ritter Maher Architects, 2987 Government Street, 2nd floor, was present to speak in favor of this item and answer any questions. Discussions were had regarding sidewalks, maintaining the existing site as much as possible, paving and landscaping stays the same or increases, not decreases.

There being no one to speak in opposition, Commissioner Kline declared the public hearing closed at 7:41 p.m.

Commissioner Freeman motioned to recommend approval of a Site Plan- Eagle Federal Credit Union. 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 Dry motioned to adjourn the meeting. The motion was seconded by Commissioner Landry and approved by roll call vote. Meeting adjourned at 7:43 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman