

**For the Meeting of Mayor and Council
City of Zachary, LA
Council Chambers, 4700 Main Street
Tuesday, December 19, 2017, 6:30 P.M.**

A. CALL TO ORDER

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday December 19, 2017 at the Zachary City Hall located at 4700 Main Street, Zachary, LA

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Councilman Womack
Pledge of Allegiance by Councilman Noel

C. OPENING PROCEDURES

1. ROLL CALL

MAYOR

David Amrhein present at 6.51 p.m.

COUNCIL MEMBERS

Francis Neziyana – District 1
Brandon Noel – District 2
Laura O’Brien – District 3
Ben Cavin – District 4
Tommy Womack – District 5

ABSENT

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

Before proceeding with the meeting, Councilman Cavin read a statement into the record regarding the Open Meetings Law, and citizens’ right to participate in public meetings. The statement set forth general rules of conduct of the public meeting and outlined the process through which a citizen can have items placed on the Council agenda. A copy of the rules is available at City Hall, Mayor’s Office or by calling the Clerk of the City Council. The rules will also be available at every Council meeting.

3. CHANGES/ADDITIONS TO AGENDA

D. READING OF THE MINUTES

1. Minutes of the December 12, 2017 Regular Meetings.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve the Minutes of the December 12, 2017 Regular Meeting and approve them as presented.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

E. HONORS, RECOGNITIONS AND INTRODUCTIONS

F. CONTRACT ITEMS/CONTRACTS OR ITEMS RELATING TO PROJECTS

1. Street/Road Projects

2. Sewer

3. Subdivision Inspections

4. Water and Gas Projects

5. Other Projects

G. PRESENTATION OF DELEGATIONS

1. Requests to Speak

2. Hardship Waivers

3. Other Variances

- a. **Sign Variance-** Baton Rouge Sign and Graphics for Dollar Tree sign - Section 5.301B of the UDC.

The motion was made by Councilman Womack

The motion was seconded by Councilman Noel

To approve a **Sign Variance-** Baton Rouge Sign and Graphics for Dollar Tree sign - Section 5.301B of the UDC.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

4. Exceptions to Regulations

H. ACTION MANDATED BY HOME RULE CHARTER

I. PLANNING & ZONING MATTERS

1. Receive Minutes of the Regular meeting of December 4, 2017 of the Planning Commission and the Minutes of the Regular meeting of December 4, 2017 of the Zoning Commission.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Noel

To Receive Minutes of the Regular meeting of December 4, 2017 of the Planning Commission and the Minutes of the Regular meeting of December 4, 2017 of the Zoning Commission.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

2. Planning Matters REQUIRING a Public Hearing

- a. **Site Plan** – Lot 2-A of the Robert Flanders Tract (proposed retail)
Owner/Applicant: Melane Landry (Tabled from the November 28, 2017 meeting and December 12, 2017 meeting)

Mayor Pro Tem Ben Cavin declared a PUBLIC HEARING to be in session at 6:34 pm. Amy Schulze was present to speak and said the item was recommended for approval by the planning and zoning commission. There being no one to speak in favor or against the site plan Mayor Pro Tem Ben Cavin closed the PUBLIC HEARING at 6:35 p.m.

The motion was made by Councilman Womack

The motion was seconded by Councilwoman O'Brien

To approve a **Site Plan** – Lot 2-A of the Robert Flanders Tract (proposed retail)
Owner/Applicant: Melane Landry (Tabled from the November 28, 2017 meeting)

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

- b. **Resubdivision-** Combination of lots B, C, 21, 22, 23 & 24 of Marshall Bond into 21-A Owner: Zachary Lodging LLC Applicant: Stephen LaCour/L&L Land Surveying/ Pete Patel

Mayor Pro Tem Ben Cavin declared a PUBLIC HEARING to be in session at 6:35 pm. Amy Schulze was present to speak and said the item was recommended for approval by the planning and zoning commission. There being no one to speak in favor or against the resubdivision Mayor Pro Tem Ben Cavin closed the PUBLIC HEARING at 6:37 p.m.

The motion was made by Councilman Womack

The motion was seconded by Councilman Nezianya

To approve a **Resubdivision-** Combination of lots B, C, 21, 22, 23 & 24 of Marshall Bond into 21-A Owner: Zachary Lodging LLC Applicant: Stephen LaCour/L&L Land Surveying/ Pete Patel

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack
NAYS: None
ABSENT: None
ABSTAINED: None

3. Planning Matters NOT requiring a Public Meeting

4. Zoning Matters REQUIRING a Public Hearing

a. Conditional Use – Manufactured Home (Hardship renewal) – 22603 Old Scenic Hwy Owner: Janester Anderson Applicant: Myrties Anderson

Mayor Pro Tem Ben Cavin declared a PUBLIC HEARING to be in session at 6:37 pm. There being no one to speak in favor or against the site plan Mayor Pro Tem Ben Cavin closed the PUBLIC HEARING at 6:38 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve a **Conditional Use – Manufactured Home (Hardship renewal) – 22603 Old Scenic Hwy** Owner: Janester Anderson Applicant: Myrties Anderson

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack
NAYS: None
ABSENT: None
ABSTAINED: None

b. Rezone –4800 Hwy 19 – from BP to CG Owner: Calvin J, LLC Applicant: April Scott

Mayor Pro Tem Ben Cavin declared a PUBLIC HEARING to be in session at 6:39 pm. There being no one to speak in favor or against the site plan Mayor Pro Tem Ben Cavin closed the PUBLIC HEARING at 6:40 p.m.

The motion was made by Councilman Womack

The motion was seconded by Councilman Nezianya

To approve a **Rezone –4800 Hwy 19 – from BP to CG** Owner: Calvin J, LLC Applicant: April Scott

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack
NAYS: None
ABSENT: None
ABSTAINED: None

c. Conditional Use- Alcohol – Cloud 9 Hookah Lounge, 4800 Hwy 19, Ste 300 Owner: Calvin J, LLC Applicant: April Scott

Mayor Pro Tem Ben Cavin declared a PUBLIC HEARING to be in session at 6:40 pm. Amy Schulze was present to speak and explained that the business needs to have 48 parking spaces and she estimates the area to only have 40 spaces. Mrs. Schulze also said that the item was denied for approval by the planning and zoning commission. April Scott, 4336 Stewart Street, Zachary was present to speak in favor of the item. Ms. Scott

explained that she had taken her own measurements and said that she estimated 55 parking spaces were available. Dana Tucker, 4720 Hwy 19, Zachary was present to speak against the item. Ms. Tucker explained her concerns about the parking and said there is barely enough already. Eileen Tullier, 7705 Kingly Drive, was present to speak against the item. Ms. Tullier explained her concerns about not having enough parking as well. Ms. Tullier operates a tax business in the shopping center near the area. Brent Diebold, 20915 Watson Drive, Zachary was present to explain his concerns of parking and safety. Jeff Tarver, 4754 Rankin Street, Zachary was present to explain his concerns about the parking and noise issues. Tallie Langston, 4754 Rankin Street, Zachary was present to explain her concerns due to lack of parking and noise. Council members asked Ms. Scott to provide a professional drawing of the area and to bring it to the next meeting. There being no one else to speak Mayor Pro Tem Ben Cavin closed the PUBLIC HEARING at 7:16 p.m.

The motion was made by Councilman Womack

The motion was seconded by Councilwoman O'Brien

To table a **Conditional Use- Alcohol** – Cloud 9 Hookah Lounge, 4800 Hwy 19, Ste 300
Owner: Calvin J, LLC Applicant: April Scott

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

5. Zoning Matters NOT Requiring Public Hearing

6. Other Matters

J. APPROVE PAYMENT OF BILLS

K. BUDGET AND FINANCIAL MATTERS

L. OLD BUSINESS PENDING FOR FINAL ACTION

M. OLD BUSINESS PENDING

N. NEW BUSINESS

1. Council approval of garbage and recycle contract.

The motion was made by Councilman Womack

The motion was seconded by Councilwoman O'Brien

To approve the garbage and recycle contract with Waste Management.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

O. CONDEMNED BUILDINGS - PUBLIC HEARINGS OR OTHER ACTION REGARDING BUILDINGS BEING CONSIDERED FOR CONDEMNATION

1. Review/Reports relative to Proposed/Active Condemnations

- a. Notice of Condemnation Hearing; 9366 Main Street, Zachary, La; Lot 58, Little Farms Subdivision, First Filing (John Hopewell) (Tabled until the January 23, 2018 meeting)

P. REPORTS FROM DEPARTMENT HEADS

Mayor Amrhein thanks the Council and City Employees for doing a good job for the City.

**Q. DISCUSSION OF BUSINESS NOT ON AGENDA
(No Action May Be Taken Unless Declared an Emergency)**

R. ADJOURNMENT

The meeting was adjourned at 7:29 p.m.

CERTIFICATION

Dana LeJeune, Clerk of City Council
CITY OF ZACHARY
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA

David Amrhein, Mayor

I, Dana LeJeune, do hereby certify that I am the duly appointed and acting Clerk of the City Council for the City of Zachary, Parish of East Baton Rouge, Louisiana.

I further certify that the above and foregoing is a true and correct copy of the minutes of the regular meeting of the Mayor and Council of the City of Zachary, Louisiana, held on Tuesday, December 19, 2017, a proper quorum being there and then present.

Dana LeJeune, Clerk of the City Council