

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, January 9, 2017

6:58 PM

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

Members Absent: None

Also Present: Mrs. Amy Schulze-City Planner/ Code Compliance, Mr. Chris Davezac- Public Works Director, Mr. John Hopewell-City Attorney, Mr. Ricky McDavid-City Assistant Attorney.

A regular meeting of the Zachary Planning and Zoning Commission was held January 9, 2017 at 6:30 pm in the City Hall. A quorum was present.

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

Minutes of the previous meeting:

Commissioner Landry motioned to approve the minutes of the December 5, 2016 meeting. 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

Presentation of Delegation - None

Announcements-

Mrs. Schulze reminded the Commission about their yearly ethics training renewal; and to please submit a copy of certificates to the Planning and Zoning office.

Planning

a. **Old Business** –

1. Site Plan- Red Door Storage- addition
Owner: ESL, LLC
Applicant: Murray McCullough – Benchmark Group LLC
(Deferred from December 2016)

Mrs. Schulze did explain that this did have a variance approved at Council for the brick on the fences.

This item is deferred to February 2017.

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2. Resubdivision – Tract A-4-A-1-A-2 of the F.E. Bennett Tract into 3 lots (8601 Reserve Oak)

Owner/Applicant: Robert Keith Curtis Jr
(Deferred from December 2016)

This item is deferred to February 2017.

b. **New Business-**

1. **Site Plan-** Jett's Enterprises – Hwy 964 at Hwy 64
Owner/Applicant : Ronald Jett

Amy Schulze was present to speak on this item. She explained that this is a site plan for a new building with a fuel island- considered light automotive, allowed in CS zoning; part of the existing building, where Ambrosia is currently, will be removed to facilitate the flow of traffic through the parking lot. The people on the project have applied to DOTD for a second driveway. This is to be about an 8000 square foot building, mixed use.

A public hearing was opened at 7:09 pm.

Mr. Craig Corie of Monroe & Corie, 11325 Pennywood, Baton Rouge was present to speak in favor of the project and answer any questions.

Mr. Corie explained that there are two driveways shown on the plan, however, if DOTD does not approve the second drive, the drive furthest from the intersection will remain.

Mr. David Gaines, 14798 Old Scenic Hwy, Zachary, was present to speak in favor of the project, suggesting that even though the brand has not been selected yet, it could help alleviate traffic in other parts of town.

There was no opposition.

There were discussions regarding the detention pond being a dedicated open space for this project, table 2.204 of the UDC, section 14.507 of the UDC, and possible approval based on historical placement of other light automotive in the area.

Discussions were had with regard to rezoning, resubdivision, non conforming use and re-evaluation of requirements to proceed.

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The Commission asked Mr. Chris Davezac, Public Works Director- City of Zachary his views on this project's drainage.

Mr. Davezac stated that he has reviewed the traffic impact and drainage impact presented. There may be moving of pipe or replacing to upgrade. The open ditches in that area have a lot to do with State requirements and other than changing out pipes, especially with heavy flooding issues, those questions would be for the State. Mr. Davezac did say that he felt the pond, under normal conditions, was sufficient.

There were additional discussions regarding landscaping, canopy trees on arterial corridors(table 1.404 in the UDC), landscape ratio, and obligating tract K-3 (pond) as part of the overall plan, and buffer yard requirements.

Mr. Corie will look at the landscape and if K-3 is included. He indicated that including irregular areas, as well as K-3, to refigure calculations for landscape ratio.

Commissioner Kline appointed Commissioner Freeman to meet with Mrs. Schulze and one attorney, possibly Mr. McDavid, to figure out what this site plan needs to be approved.

The public hearing was closed at 7:20 pm.

The motion was made by Mr. Freeman and seconded by Mr. Thornton to recommend tabling of the Site Plan for Jett's Enterprises – Hwy 964 at Hwy 64, to the February meeting.

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

**2. Resubdivision- Final Plat – Copper Mill – 8th Filing, Part 1
Owner/Applicant : Cedar Bend, LLC (Ross Bruce)**

Commissioner Freeman requested to abstain and completely recuse himself from this item due to personal interest conflict.

Mrs. Schulze explained that this is the Final Plat for Copper Mill's 8th filing.

Mr. Davezac spoke regarding current work status on this project. He noted that there is still some dirt work to be done and dressing up to do on the site. It was agreed that the plat will not be signed until the work is complete.

A public hearing was opened at 8:32 pm.

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Mr. Ross Bruce, 422 Bluebonnet Blvd, Baton Rouge, was present to speak in favor of the project.

Mr. Bruce discussed the 5 ft sidewalks, the 6 ft wood fence along the 6th filing border, if the homeowners want it- the HOA has gotten the majority of the property owners to agree to a wood fence vs a metal fence. Mr. Bruce also discussed the street trees and the agreement that he and the HOA have regarding in lieu of placing street trees now, giving the HOA \$8750.00 to plant the street trees once the majority of the homes are built, giving the trees a better chance of survival. He also discussed fixing the areas of sidewalk that don't meet.

There was discussions regarding the sitting water on the West side and the dirt in the area being too wet to work. The drainage pipe is there but need to clear the grating to get to it when it dries up some.

Mrs. Olga Wilson, 2735 Murfield Drive, Zachary, was present (neither for nor against) to ask questions. Mrs. Wilson directed her question to Mr. Bruce- "When would the HOA be getting payment for the development trees to be put in place?" Mr. Bruce assured her it was done the afternoon of Friday the 6th.

There was no opposition.

The public hearing was closed at 8:42 pm.

The motion was made by Mr. Dry and seconded by Mr. Scott to recommend approval of the Final Plat – Copper Mill 8th Filing, Part 1.

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

3. Resubdivision – Preliminary Plat – Clairmont Community Subdivision
Owner/Applicant: Donald D. Hunt, Jr.

Mrs. Schulze explained that this was a slight revision of the 3rd phase of Clairmont. Some lot sizes, reconfiguring common space and roads are some of the changes.

A public hearing was opened at 8:47 pm.

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Mr. Travis Woodard, 6767 Perkins Road, Baton Rouge, was present to speak in favor of this project. Mr. Woodard stated that only one additional lot was added and five others were adjusted to accommodate the changes to the common space and roads.

There was no opposition.

The public hearing was closed at 8:50 pm.

The motion was made by Mr. Kline and seconded by Mr. Thornton to recommend approval of the Preliminary Plat – Clairmont Community Subdivision.

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

4. Resubdivision – Combination of Tracts A-1-A and A-2-A of the S. R. Kennedy Tract into Tract A-1-A-1 (2185 Hwy 964)
Owner/Applicant: Gary Guido/G & D Self Storage- Big Red Self Storage
*Combination of tracts A-1-A-1, A-1-A-2 and A-1-A-3 into A-1-A-1-A
Of the S. R. Kennedy Tract.

Mrs. Schulze explained that this is necessary to clean up and correct the current project from being built on two lots.

A public hearing was opened at 8:51 pm.

Mr. Chad Stevens, 9345 Interline Avenue, Baton Rouge, was present to speak in favor of this item and to answer any questions.

There was no opposition.

The public hearing was closed at 8:52 pm.

The motion was made by Mr. Kline and seconded by Mr. Thornton to approve a combination of tracts A-1-A-1, A-1-A-2 and A-1-A-3 of the S. R. Kennedy Tract (21085 Hwy 964).

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

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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 Scott and was approved by roll call vote.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline - Chairman