

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, January 9, 2017

6:30 PM

Members Present: Mr. John Dry, Mr. Robert Snowden, Mr. Earl Thornton
Mr. Hunter Landry, Mr. Thomas Scott, Mr. William Kline
Mr. Michael Freeman (arrived 6:34 pm)

Members Absent: None

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

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

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

Minutes of the previous meeting:

Commissioner Thornton motioned to approve the minutes of the December 6, 2016 meeting and approve them as presented. The motion was seconded by Commissioner Landry 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 everyone about their ethics training for this year.

Zoning

a. Old Business – None

b. New Business-

1. **Conditional Use**- Manufactured Home- 6505 Main Street
Owner: Frank and Linda Devall
Proposed Occupant: Sharon Hawes

Amy Schulze explained that this is an application for a manufactured home on the property, formerly referred to as a hardship waiver.

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Discussions and questions involved if the manufactured home has always been there, the property is not subdivided, and why the manufactured home wasn't put on a lot in the park for her to manage. This falls under 2 residences on one lot or property.

Commissioner Kline opened a public hearing at 6:38 pm.

No one was present to speak in favor of this item.

No one was present to speak against this item.

Commissioner Kline closed the public hearing at 6:38 pm.

Commissioner Kline stated that they need to be present and heard.

Commissioner Kline motioned to table a Conditional Use- Manufactured Home – 6505 Main Street. The motion was seconded by Commissioner Thornton.

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

**2. Conditional Use- Manufactured Home – 9044 West Vernon
Owner/Applicant: Mary Lilly**

Amy Schulze explained that this is a new manufactured home replacing a flooded home; the property is zoned RE and is 1.9 acres. This property meets the UDC. This will be a single Manufactured home on a single lot. The damaged trailer will be removed. Mrs. Lilly is currently waiting for a Fema trailer until she can get her new one in place.

Commissioner Kline declared the public hearing to be opened at 6:44 p.m.

Mrs. Mary Lilly, 9044 West Vernon, Zachary, was present to speak in favor of this item.

Mrs. Lilly explained that she had the flooded trailer since the early 70's; she only wants the Fema trailer until her new one gets here.

Discussions were had regarding renewal and length of time for the damaged trailer to be removed.

Mrs. Lilly stated she didn't want anything on her property but the new one and she hopes to have all of it done before a year.

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There being no one else to speak. Commissioner Kline declared the public hearing to be closed at 6:46 p.m.

Commissioner Thornton motioned to approve a recommendation for a conditional use for a manufactured home at 9044 West Vernon. The motion was seconded by Commissioner Scott and approved by roll call vote.

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

3. Conditional Use- Home Based Business – 4835 Newell Street

Mrs. Schulze explained that this item was withdrawn by the applicant.

**4. Conditional Use – Alcohol -20766 Highway 964 – DG Louisiana-
Dollar General Store # 16561**

Mrs. Schulze explained that this was for the new Dollar General on 964; this one does state beer, wine and liquor on the application. It meets the 300 ft requirement in the UDC.

Commissioner Kline opened the public hearing at 6:49 pm.

Mr. Allen Etheridge, 449 Ben Hur Road, Baton Rouge, was present to speak in favor of this item and to answer any questions.

This will operate more like a grocery store, a one stop destination. Liquor will be secured behind the register area. There will be no more than \$1500 inventory on hand to limit the risk. There will be 8 ft beer, 4 ft wine, cases and packs, no singles. The employees will have TIPS/ATC training and will be 18 years and over. The hours will be 8 am – 10 pm.

There were discussions regarding common practice, and limited access to inventory.

There being no one else to speak. Commissioner Kline declared the public hearing to be closed at 6:55 p.m

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Commissioner Landry motioned to approve a recommendation for a conditional use for alcohol at 20766 Highway 964, Dollar General Store # 16561.. The motion was seconded by Commissioner Snowden and approved by roll call vote.

ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 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 Dry and 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