

**MINUTES  
PLANNING COMMISSION  
CITY OF ZACHARY**

**Monday, August 7, 2017**

**7:22 PM**

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

Members Absent: none

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 August 7, 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 Dry motioned to approve the minutes of the July 10, 2017 meeting and approve them as presented. 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:** None

**Zoning**

a. Old Business –

1. **Resubdivision** – Lot A-7-B-2 of North Zachary Farms West into Lots A-7-B-1 and A-7-B-2 (S.Vernon)

Owner: Bill Grogan

Applicant: Damask Grogan

(Tabled – July 10, 2017)

Amy Schulze presented this item; this meets all requirements based on the rezoning.

Commissioner Kline declared a public hearing to be opened at 7:24 pm.

Damask Grogan, 3053 S. Vernon, Zachary, was present to speak in favor of this item and the cleaner path to get it done.

Commissioner Landry thanked Ms. Grogan for being so cooperative in the handling of this matter.

With no opposition, Commissioner Kline declared the public hearing closed at 7:25 pm.

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Commissioner Landry motioned to recommend approval of a Resubdivision of Lot A-7-B-2 of North Zachary Farms West into Lots A-7-B-1 and A-7-B-2. 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**

New Business-

1. **Resubdivision** – Consolidation of Lots 31, 32, 39, 40 into Lot 31-A of Zachary Center  
Owner: Donald O. & Lynda M. Gustaffson  
Applicant: Vaquero Ventures Management LLC

Amy Schulze presented this item. She explained that this property is the corner lots at Highway 19 and Mae Street; rezoned in the Zoning meeting today. The outer lines of the property don't change, just the inner lines.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:33 p.m.

Matthew Shirley was present to speak in favor of this item. This made more sense to combine the 4 lots into 1 lot to build on rather than putting one building on 4 lots.

Discussions were had regarding future site plan, access spacing and corner spacing.

There being no one to speak against the Conditional Use, Commissioner Kline declared the PUBLIC HEARING to be closed at 7:34 p.m.

Commissioner Kline motioned to recommend approval of a Resubdivision – consolidation of Lots 31, 32, 39, 40 into Lot 31-A of Zachary Center.

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**

2. **Resubdivision** – Site Plan – Dollar Tree- Bob Odom Drive (Montegudo Property)  
Owner: William N. Fakouri  
Applicant: Civil Design and Construction

Amy Schulze presented this item. She explained that this is the property on Bob Odom Drive, just behind Murphy's; a variance was granted from Council on August 8 for bufferyard/brushes; they're providing all trees and adding an 8 ft fence rather than a 6 ft fence

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:42 p.m.

Carla Weston with Civil Design and Construction was present to speak in favor of this item and answer questions. There being no one to speak in opposition, Commissioner Kline declared the public hearing closed at 7:47 p.m.

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Commissioner Landry motioned to recommend approval of a Resubdivision – Site Plan for Dollar Tree- Bob Odom Drive (Montegudo Property).

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**

**3. Resubdivision- Preliminary Plat – Tracts 3-A-1-A-1, 3-A-1-A-2 and 5-A-1 of the Dr. James T. Perret Estate (Zachary Subdivision)**

Owner/Applicant: Lonesome Development LLC/Tim Henning

Amy Schulze presented this item. Discussions were held regarding meeting/exceeding the guidelines for open space and density, the plan does not meet the new ordinance #2017-10 that will take effect on August 14, as currently presented.

Commissioner Kline declared the PUBLIC HEARING to be opened at 8:02 p.m.

**Geoff Wilson**, Sigma Consulting Group, 2297 Pride Port Hudson Road\*, Zachary\*, was present to speak in favor of this item and answer any questions. \*Mr. Wilson's address was changed at his request to reflect his home address rather than Sigma Consulting Group's address of 10305 Airline Highway, Baton Rouge.

Discussions were had regarding this plat having been approved around 2006 as a filing of High Plains Crossing; there was no proposed connection at that time to Pecan Hills; still 30-35% open space; 8500 sq ft average lot size; 10-15 year development; infrastructure and drainage impact; loop lines to level pressure for water and gas with connections; DOTD requirements; connectivity is important; a conflict of applying our UDC to something that isn't in our city limits; it was determined that an item in our city limits would follow the law that is in effect at the time of application.

Mr. Wilson explained that limiting the lot width did not have an effect on the density; this plan exceeds the requirements as it stands with the exception of lot widths.

**Michael Hawkins**, 1531 Pecan Crossing, Zachary, was present to speak in opposition; doesn't make sense for them to go through this neighborhood with the dead end streets.

**Rena Hester**, 1522 Pecan Crossing, Zachary, was present to speak in opposition; concerns about property values.

**Liberace Wade**, 1522 Pecan Crossing, Zachary, was present to speak in opposition; concerns included the entry point to the subdivision.

Additional discussions were had regarding one way in, one way out and public safety issues with multiple exits required; density remains the same, greenspace, infrastructure, detention ponds, traffic impact, drainage impact; taking the lots from 9500 sq ft to 8000 sq ft to accommodate new ordinance doesn't make sense; 5<sup>th</sup> filing shows connection to Pecan Hills; 7 filings total- roughly 50 houses per filing.

With no other opposition, Commissioner Kline declared the public hearing closed at 8:34 pm.

Commissioner Landry motioned to recommend **Denial** of a Resubdivision- Preliminary Plat – Tracts 3-A-1-A-1, 3-A-1-A-2 and 5-A-1 of the Dr. James T. Perret Estate (Zachary Subdivision)

. The motion was seconded by Commissioner Kline and approved by roll call vote.

**ACTION: Motion to Deny-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 Snowden motioned to adjourn the meeting. The motion was seconded by Commissioner Thornton and approved by roll call vote. Meeting adjourned at 8:59 pm.

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

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Tallie Langston, Recording Secretary

Approved by: \_\_\_\_\_

Mr. Kline, Chairman