

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, December 5, 2016

6:51 PM

Members Present: Mr. John Dry, Mr. Robert Snowden, Mr. Earl Thornton
Mr. Hunter Landry, Mr. Thomas Scott,
Mr. Michael Freeman (arrived 6:55 pm)

Members Absent: Mr. William Kline

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

A regular meeting of the Zachary Planning and Zoning Commission was held December 5, 2016 at 6:51 pm in the New City Hall. A quorum was present.

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

Minutes of the previous meeting:

Commissioner Landry motioned to approve the minutes of the November 7, 2016 meeting and approve them as presented. The motion was seconded by Commissioner Dry and approved by roll call vote.

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

Presentation of Delegation: None

Announcements: None

Zoning

a. Old Business – None

b. New Business-

1 Conditional Use- Alcohol – Lot Z-1-A-1-A of the Marshall M Hughes
Tract (1210 Independence Blvd.)

Amy Schulze explained that this is an application for alcohol sales-conditional use for the purpose of a restaurant and from property line to premises is clear of the 300 ft rule and they understand that 75% of their sales must be from food. Commissioner Thornton declared the PUBLIC HEARING to be opened at 6:55 p.m.

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Mr. Ken Jones. 6819 US Hwy 61, St. Francisville, LA, was present to speak in favor of this item.

There was discussion regarding the difference between a conditional use and a variance. Mrs. Schulze explained the conditional use covers the whole lot and does not transfer with ownership. This property was zoned CG contingent upon it being a restaurant. A daiquiri shop would be a bar and would involve zoning issues and not allowed.

Mr. Freeman questioned Mr. Jones regarding his current ownership of property. Mr. Jones explained that he does and it will include 360 design with a consolidation of mechanical and electrical inside a courtyard. Mrs. Schulze reiterated that they can not build closer than 300 ft – from the property line of the school to the premises via a sidewalk.

There being no one else to speak. Commissioner Thornton declared the public hearing to be closed at 7:08p.m.

Commissioner Dry motioned to approve a Conditional Use- Alcohol- Lot Z-1-A-1-A of the Marshall M Hughes Tract (1210 Independence Blvd). The motion was seconded by Commissioner Freeman and approved by roll call vote.

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

2. Conditional Use- Manufactured Home to be located at 21746 W. J. Wicker Road

Amy Schulze explained that this is a new manufactured home placement; the property is zoned RE and is 6.22 acres. This property meets the UDC.

Commissioner Thornton declared the public hearing to be opened at 7:15 p.m.

Mrs. Cheryl Hutchinson, 4217 Cherry Street, Zachary, LA, property owner, was present to speak in favor of this item.

Mr. Brennan Hutchinson, 3331 White Oak Street, Zachary, was present to speak in favor of this item.

Commissioner Landry asked about any other structures, driveway, if this was a new manufactured home?

Mrs. Hutchinson explained that this is family property, there is a home on her sister's piece next door but nothing on this one. There was a mobile home on this property several years ago and they intend to use the same pad and location for the new one they plan to place there.

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Discussion was had about how far back off the road and buffering- ie trees, shrubbery. This manufactured home site is approximately 80 ft off the road and there are trees and shrubberies with a small opening for the driveway.

There being no one else to speak. Commissioner Thornton declared the public hearing to be closed at 7:19 p.m.

Commissioner Landry motioned to approve a recommendation for a conditional use for a manufactured home at 21746 W. J. Wicker Road. The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

3. Conditional Use- Manufactured Home to be located at 9018 Dottie Lee

Amy Schulze explained that this is a replacement manufactured home. Theirs flooded in August and they're just replacing it with a new one.

There was discussion about time limits on how long the vacant on can remain on the property, renewal of the conditional use- 2 years vs a modified 5 year renewal that may need to be looked at for circumstances such as these; also noted that there are no changes to elevations.

Commissioner Thornton declared the public hearing to be opened at 7:30 p.m.

Mr. Donald Ard, 9018 Dottie Lee, Zachary, was present to speak in favor of this item.
Mrs. Jackie Ard, 9018 Dottie Lee, Zachary, was also present to speak in favor of this item.

Mr. and Mrs. Ard stated that this will have a connected porch, like their old one that flooded. They expect to have the old one out as soon as possible, estimated no more than a year

There being no one else to speak. Commissioner Thornton declared the public hearing to be closed at 7:37 p.m.

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Commissioner Dry motioned to approve a recommendation for a conditional use for a manufactured home at 9108 Dottie Lee. The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

4. Conditional Use- Manufactured Home to be located at 7822 Main St.

Amy Schulze explained that this is a replacement manufactured home. Ms. Causey's flooded in August and she's just replacing it with a new one.

Commissioner Thornton declared the public hearing to be opened at 7:51 p.m.

There being no one to speak for or against, Commissioner Thornton declared the public hearing to be closed at 7:51 p.m.

Commissioner Thornton motioned to approve a recommendation for a conditional use for a manufactured home at 7822 Main Street. The motion was seconded by Commissioner Scott and approved by roll call vote.

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

5. Conditional Use- Manufactured Home, located at 22661 Old Scenic Hwy.

Amy Schulze explained that this is a conditional use for a manufactured home, formerly referred to as a hardship waiver. Scott Masterson did go out and inspect it and found a couple of items that needed to be addressed.

Commissioner Thornton declared the public hearing to be opened at 8:01 p.m.

Mr. Clarence Judson (son) and Mrs. Margaret Judson (mother), both of 22661 Old Scenic Hwy were present in favor of this item.

Mrs. Judson explained that the trailer has been there since 1992 and her son helps take care of her and the property.

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There was discussion regarding a resubdivision of the property. Also included was what happens to the trailer in 30-80 years when the situation changes? With a resubdivision and moving the property line, it could be left there.

Mr. Judson spoke about the repairs and his timelines for coming into compliance. He will talk to Scott about things to fix.

There being no one to speak for or against, Commissioner Thornton declared the public hearing to be closed at 8:01 p.m.

Commissioner Scott motioned to approve a recommendation for a conditional use for a manufactured home at 22661 Old Scenic Hwy. 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

6. Conditional Use- Manufactured Home, located at 3399 Pride Port Hudson Road

Amy Schulze explained that this is a conditional use for a manufactured home, formerly referred to as a hardship waiver. Scott Masterson did go out and inspect it and found it locked and inaccessible.

Commissioner Thornton declared the public hearing to be opened at 8:13 p.m.

Ms. Anna Kendrick and Ms. Barbara Nugent, both of 3399 Pride Port Hudson Road, were present to speak in favor of this item.

Discussions were had about the structures on the property, additional inhabited trailers on the property and the base of the hardship. Also covered was the definition of hardship and setting a precedence. There were discussions about resubdividing the property and allowing two (or more) residences on one property. It was agreed that this should be resubmitted.

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There being no one to speak for or against, Commissioner Thornton declared the public hearing to be closed at 8:23 p.m.

Commissioner Snowden motioned to approve a recommendation for a conditional use for a manufactured home at 3399 Pride Port Hudson. The motion was seconded by Commissioner Thornton 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 Landry motioned to adjourn the meeting. 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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. Kline, Chairman