

**MINUTES  
ZONING COMMISSION  
CITY OF ZACHARY**

**Monday, July 10, 2017**

**6:30 PM**

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

Members Absent: Mr. Robert Snowden

Also Present: Mrs. Amy Schulze-Planning and Zoning Director/Code Compliance  
Mr. John Hopewell- City Attorney  
Mr. Ricky McDavid – Planning and Zoning Attorney

A regular meeting of the Zachary Planning and Zoning Commission was held July 10, 2017 at 6:30 pm in the New City Hall. A quorum was present.

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

**Minutes of the previous meeting:**

Commissioner Landry motioned to approve the minutes of the June 5, 2017 meeting and approve them as presented. 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**

**Presentation of Delegation:** None

**Announcements:**

Commissioner Kline informed the commissioners about 2020 Census presentation by the Captial Area Regional Planning Commission to be held July 13, 2017, from 1-3 pm at the BREC center on Florida Boulevard.

Commissioner Landry attended the Commissioner training that was held June 10<sup>th</sup> in Baker.

**Zoning**

- a. Old Business – None

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b. New Business-

1. **Rezoning-** Tracts C-2-B-1-A-1-B through E of the Marshall M. Hughes & Mrs. M.G. Hughes (Marigny Place) Tract (4 Tracts) –  
From RS to CS  
Owner/Applicant: Zachary Property Development LLC (Carmen Erwin)

Amy Schulze presented this item. She explained that this is also going to be heard on the planning agenda. These four tracts are the strip that fronts on Old Scenic Highway in addition to the open section that would be used as access later for the larger piece. 1 of the tracts will be the new CC's location. The Master Plan and Future Land Use have this property designated as AF and Parks and Recreation. All four pieces are in compliance with CS zoning requested.

Commissioner Kline declared the PUBLIC HEARING to be opened at 6:44 p.m.

Randy Herring, 23221 Sunnyside, was present to speak in favor of this item. He represents the owner, Carmen Erwin. Mr. Herring answered questions regarding DOTD guidance, driveways and accesses.

Thomas Johnson with Alvin Fairburn and Associates, 1289 Del Este Avenue, Denham Springs, was present in favor of this item and to answer any questions. Discussions were had regarding retention pond, flooding issues and the drainage impact study being done with the site plan submittal.

Landon Petty, 4116 Lake Pointe, HOA President, was present to speak, neither for nor against; has no problem with this plan, would rather see a well done commercial development; expressed concern about loss of trees, erosion of lakes, right of ways and accesses.

Bradley Rabalais, 1534 Lake Pointe, was present to speak, not necessarily in favor or opposition; expressed concerns about erosion from development, retention pond reduction of capacity and noise levels.

Estella Juneau, 2034 Point South, representing HOA, not for or against, has concerns about single access and flooding. Will wait and view the site plan in the future.

There being no one to speak against the rezoning, Commissioner Kline declared the PUBLIC HEARING to be closed at 7:05 p.m.

Commissioner Landry motioned to recommend approval of a rezoning of the proposed Tracts C-2-B-1-A-1-B through E of the Marshall M. Hughes & Mrs. M.G. Hughes (Marigny Place) Tract (4 Tracts) –From RS to CS.

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

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

Commissioner Kline clarified with Mr. McDavid about the adoption of these comments and discussions to the related item on the Planning agenda; it is allowed.

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**2. Conditional Use-** Manufactured Home- (replacement) -Lot 43 of the Kennedy Subdivision (4549 Avenue D)

Owner: Brenda Williams

Applicant: Dosha N. Banguel

Mrs. Schulze presented this item; a replacement of an older, now condemned mobile home and Ms. Banguel would like to replace it; there are pictures of the new one and she understands an approval would be good for 2 years and then renewable annually after that.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:12 p.m. Christy Turner, 3663 Church Street, representing the Zachary Charity League, was present to speak in favor of this item. Ms. Turner explained that Ms. Banguel was responsible for removing the old one and the Charity League will be paying for the new one to be placed with the title going in Ms. Banguel's name.

Dosha Banguel, 4549 Avenue D, was present to speak in favor of this item. She explained the situation surrounding this replacement; she's the 4<sup>th</sup> generation on this property;

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:18 pm.

Commissioner Scott motioned to recommend approval of a Conditional Use- Manufactured Home- (replacement) -Lot 43 of the Kennedy Subdivision -4549 Avenue D. 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 Thornton motioned to adjourn the meeting. The motion was seconded by Commissioner Kline and approved by roll call vote. Meeting adjourned at 7:19 pm.

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

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Tallie Langston, Recording Secretary

Approved by: \_\_\_\_\_  
Mr. Kline, Chairman