

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, May 06, 2024,

6:00 PM

A. CALL TO ORDER

Commissioner Slaughter called the meeting to order at 6:00 p.m., on Monday, May 06, 2024, at the Zachary City Hall located at 4700 Main Street, Zachary, LA.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Commissioner Womack

Pledge of Allegiance by Commissioner Scott

C. OPENING PROCEDURES

1. ROLL CALL

MEMBERS PRESENT

Mindy Slaughter

Christina Price

Thomas Scott

James Peay arrived at 6:07 p.m.

Jason Floyd

Tommy Womack

Christi Murphy

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

An opportunity for public comment shall be observed before a vote is taken on any agenda item. Once recognized by the presiding officer, the person afforded the floor, shall identify the agenda item upon which he or she wishes to provide comment and shall limit his or her comments to matters that are strictly relevant to that agenda item. Commentary shall not exceed three (3) minutes per person. No dialogue between Planning and Zoning board members and the public shall be permitted at these meetings, except to clarify the nature of questions and/or comments. The presiding officer reserves the right to limit and/or terminate any commentary when deemed necessary or outside of public decorum.

3. CHANGES/ADDITIONS TO THE AGENDA

D. READING OF THE MINUTES

1. Approval of minutes of the April 01,2024, meeting and approve them as written.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Slaughter

To approve the minutes of the April 01,2024, meeting and approve them as written.

YEAS: Slaughter, Price, Scott, Peay, Floyd, Womack, Murphy

NAYS: None

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ABSENT: Peay
ABSTAINED: None

E. PRESENTATION OF DELEGATON

F. ANNOUNCEMENTS

G. PLANNING

1. Consent Agenda

- a. **COB-2-24 (21067 Plank Road)** – Proposed combination of lots of Lots A-4-A-1-A-3-B & A-4-A-1-A-3-C of the F.E. Bennett Estate into Lot SH-1, on property located at 21067 Plank Road, Zachary, La 70791.
- b. **CUPMH-1-24 (22135 W.J. Wicker Road)** – Proposed manufactured home being placed on Tract 1-C-1-C of the William J. Wicker Placed, on property located at 22135 W.J. Wicker Road, Zachary, La 70791.

The motion was made by Commissioner Womack

The motion was seconded by Commissioner Slaughter

To approve the consent agenda items G1A and G1B.

YEAS: Slaughter, Price, Scott, Peay, Floyd, Womack, Murphy

NAYS: None

ABSENT: None

ABSTAINED: None

2. Old Business

3. New Business

- a. **PUD-1-24 (Americana Crossing Concept Plan)** – Proposed Concept Plan for Americana Crossing, a planned unit development on property located at 1333, 1203, 1126 & 1136 Mount Pleasant-Zachary Road, 21104 Barsket Road, located on lots Tract 2-E, 3-A, & 3-C, Zachary, LA 70791

Commissioner Slaughter opened the PUBLIC HEARING at 6:17 p.m. Charles Landry, representative of Enquist Development, was present to speak in favor of the PUD. Mrs. Westmoreland, 23309 Old Scenic Highway, Zachary, was also present to speak in favor of the PUD. Mrs. DeVirgilio, 3701 Clubview Court, Zachary, was present to speak in favor of the PUD. There being no one else to speak in favor or against the PUD Commissioner Slaughter closed the PUBLIC HEARING at 6:23 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Peay

To approve the **PUD-1-24 (Americana Crossing Concept Plan)** – Proposed Concept Plan for Americana Crossing, a planned unit development on property located at 1333, 1203, 1126 & 1136 Mount Pleasant-Zachary Road, 21104 Barsket Road, located on lots Tract 2-E, 3-A, & 3-C, Zachary, LA 70791 with the waivers presented as follows:

- 6.403.A.3 – Single-Family residential shall be developed in accordance with the standards for RU single-family cluster development in Article 2

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- 2.304.B, Table 2.304-Site Development Standards and Single-Family Detached Cluster Standards (RS/RU)
- Section 2.402.B – Residential Lot Average and Distribution of Averaged Lots
-Proposed minimum lot width of 50 feet and minimum 16 feet front, 15 feet rear, and 5 feet side setbacks

YEAS: Slaughter, Peay, Floyd, Womack, Murphy
NAYS: Scott, Price
ABSENT: None
ABSTAINED: None

- b. PUD-1-24 (Americana Crossing Final Development Plan)** – Proposed Final Development Plan for Americana Crossing, a planned unit development on property located at 1333, 1203, 1126 & 1136 Mount Pleasant-Zachary Road, 21104 Barsket Road, located on lots Tract 2-E, 3-A, & 3-C, Zachary, LA 70791

Commissioner Slaughter opened the PUBLIC HEARING at 6:40 p.m. Charles Landry, representative of Enquist Development, was present to speak in favor of the PUD. Chad Stevens, MR Engineering, was present to speak in favor of the PUD. Numerous constituents submitted emails in support of the PUB. Josh Knight, Zachary Fire Department, was present to speak against the PUD due to fire hydrants not being placed properly. There being no one else to speak in favor or against the PUD Commissioner Slaughter closed the PUBLIC HEARING at 6:50 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Womack

To approve the **PUD-1-24 (Americana Crossing Final Development Plan)** – Proposed Final Development Plan for Americana Crossing, a planned unit development on property located at 1333, 1203, 1126 & 1136 Mount Pleasant-Zachary Road, 21104 Barsket Road, located on lots Tract 2-E, 3-A, & 3-C, Zachary, LA 70791.

YEAS: Slaughter, Price, Scott, Peay, Floyd, Womack, Murphy
NAYS: None
ABSENT: None
ABSTAINED: Price

H. REPORT OF THE CITY PLANNER

I. REPORT OF THE CHAIRMAN

J. ADJOURNMENT

The meeting was adjourned at 6:52 p.m.

Dana LeJeune Recording Secretary

Minday Slaughter - Chairman