

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, April 12, 2016, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday April 12, 2016 at the Zachary City Hall located at 4700 Main Street, Zachary, LA.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Councilman Nezianya  
Pledge of Allegiance by Councilman Cavin

**C. OPENING PROCEDURES**

1. ROLL CALL

MAYOR  
David Amrhein  
COUNCIL MEMBERS  
Francis Nezianya – District 1  
Brandon Noel – District 2  
Laura O’Brien – District 3  
Ben Cavin – District 4  
Tommy Womack – District 5  
ABSENT

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

Before proceeding with the meeting, Mayor Amrhein read a statement into the record regarding the Open Meetings Law, and citizens’ right to participate in public meetings. The statement set forth general rules of conduct of the public meeting and outlined the process through which a citizen can have items placed on the Council agenda. A copy of the rules is available at City Hall, Mayor’s Office or by calling the Clerk of the City Council. The rules will also be available at every Council meeting.

3. CHANGES/ADDITIONS TO AGENDA

The motion was made by Councilman Womack  
The motion was seconded by Councilman Nezianya

To alter the agenda to and move items N6, N7, N8, and N5 up to G3.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**D. READING OF THE MINUTES**

1. Minutes of the March 22, 2016 Regular Meeting

The motion was made by Councilwoman O'Brien  
The motion was second by Councilman Womack

To waive the reading of the minutes of the March 22, 2016 regular meeting and approve them as presented.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack  
NAYS: None  
ABSENT: None  
ABSTAIN: None

2. Amend Minutes of the December 08, 2015 Regular Meeting (Council Cavin)

The motion was made by Councilman Noel  
The motion was second by Councilwoman O'Brien

To amend the minutes of the December 08, 2015 regular meeting. This amendment is to correct Councilman Cavin's vote on item 3.b. Other Variances from Yay to Abstain.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**E. HONORS, RECOGNITIONS AND INTRODUCTIONS**

**F. CONTRACT ITEMS/CONTRACTS OR ITEMS RELATING TO PROJECTS**

**1. Street/Road Projects**

a. Pay Estimate #17 Mount Pleasant Boulevard (Bia Hillhouse)

The motion was made by Councilman Nezianya  
The motion was seconded by Councilman Cavin

To approve Pay Estimate #17 Mount Pleasant Boulevard in the amount of \$687, 239.14 to RJ Daigle & Sons Contractors, Inc.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack  
NAYS: None  
ABSENT: None  
ABSTAIN: None

- 2. Sewer
- 3. Subdivision Inspections
- 4. Water and Gas Projects

**G. PRESENTATION OF DELEGATIONS**

- 1. Requests to Speak
- 2. Hardship Waivers
- 3. Other Variances

- a. Occupational Variance Request – Sheila Baysinger 4140 Hwy 19, Suite B, Zachary, La – Request to allow an upholstery Shop in BP Zoning.

The motion was made by Councilman Cavin

The motion was seconded by Councilwoman O’Brien

To approve an Occupational Variance Request to Sheila Baysinger, 4140 Hwy 19, Suite B, Zachary, La – Request to allow an upholstery Shop in BP Zoning.

YEAS: Nezianya, Noel, O’Brien, Cavin, Womack

NAYS: None

ABSENT: None

ABSTAIN: None

- b. Occupational Variance Request – Caleb Jenkins 2634 Brady Ave., Zachary, La – Request to operate a home office for his business.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Noel

To approve an Occupational Variance Request to Caleb Jenkins 2634 Brady Ave., Zachary, La – Request to operate a home office for his business.

YEAS: Nezianya, Noel, O’Brien, Cavin, Womack

NAYS: None

ABSENT: None

ABSTAIN: None

- c. Sign Variance Request – Burger King 5131 Main Street, Zachary, La – Variance from Table 5.301 B of the UDC .Request to allow for a larger sign on the East side and South side of the building.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Cavin

To approve a Sign Variance Request to Burger King 5131 Main Street, Zachary, La – Variance from Table 5.301 B of the UDC.

Request to allow for a larger sign on the East side and South side of the building.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack  
NAYS: None  
ABSENT: None  
ABSTAIN: None

- d. George Rip Rittell – 21840 WJ Wicker Road, Zachary, La – Section 9.401 of the UDC. To waive minimum lot frontage for access to a collector street.

The motion was made by Councilman Womack

The motion was seconded by Councilman Cavin

To approve a variance to George Rip Rittell at 21840 WJ Wicker Road, Zachary, La – Section 9.401 of the UDC. To waive minimum lot frontage for access to a collector street.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack  
NAYS: None  
ABSENT: None  
ABSTAIN: None

#### **ALTER AGENDA**

6. **Introduction** of Ordinance 2016-06 Authorizing The City Of Zachary To Amend §14.203 Of The Unified Development Code For The City Of Zachary To Provide For Amendments To The Public Hearing Permits. (John Hopewell)

The motion was made by Councilman Womack

The motion was seconded by Councilwoman O'Brien

To approve the **Introduction** of Ordinance 2016-06 Authorizing The City Of Zachary To Amend §14.203 Of The Unified Development Code For The City Of Zachary To Provide For Amendments To The Public Hearing Permits.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack  
NAYS: None  
ABSENT: None  
ABSTAIN: None

7. **Introduction** of Ordinance 2016-07 Authorizing The City Of Zachary To Amend §11.501(B)1 and §11.502(E) Of The Unified Development Code For The City Of Zachary To Provide For Amendments To The Application Of Design Standards To Other Areas Within The City Of Zachary. (John Hopewell)

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Noel

To approve **Introduction** of Ordinance 2016-07 Authorizing The City Of Zachary To Amend §11.501(B)1 and §11.502(E) Of The Unified Development Code For The City Of Zachary To Provide For Amendments To The Application Of Design Standards To Other Areas Within The City Of Zachary.

Mayor Amrhein suggested to the council to hold a workshop regarding this matter.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack  
NAYS: None  
ABSENT: None  
ABSTAIN: None

- 8. Discussion by Council regarding the possible further amendment to §14.203(B) of the Unified Development Code for the City of Zachary to provide for an amendment to the requirement for issuance of Public Hearing Permits within the City of Zachary for Site Plan Approval covering the renovation, redevelopment and expansion of existing structures.

Mrs. Schulze was present to speak on this matter. She explained that the Planning and Zoning Commission recommended this item for discussion with council. Mr. Hopewell asked the council if this was an item that they would like for him to make changes to. He explained that Mrs. Schulze and Mr. Masterson already cover this issue when attending technical review meetings and when plans are submitted for approval. He said that if this was included it would possibly add six more weeks to the process before being able to pull a permit. The council expressed that the City already had a checks and balance system in place. No action was taken on the matter.

- 5. Special Event Permit for the sale of alcohol - Council approval to allow Americana Development to host "Lemonade Day" on April 30, 2016.

The motion was made by Councilman Cavin

The motion was seconded by Councilman Noel

To approve a Special Event Permit for the sale of alcohol to Americana Development on April 30,2016.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack  
NAYS: None  
ABSENT: None  
ABSTAIN: None

To approve a resolution of support to allow "Lemonade Day" at Americana Development.

The motion was made by Councilman Womack

The motion was seconded by Councilwoman O'Brien

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**BACK TO REGULAR AGENDA ORDER**

**4. Exceptions to Regulations**

**H. ACTION MANDATED BY HOME RULE CHARTER**

**I. PLANNING & ZONING MATTERS**

- 1. Receive Minutes of the Regular meeting of April 4, 2016 of the Planning Commission and the Minutes of the Regular meeting of April 4, 2016 of the Zoning Commission.**

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Womack

To Receive Minutes of the Regular meeting of April 4, 2016 of the Planning Commission and the Minutes of the Regular meeting of April 4, 2016 of the Zoning Commission.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack

NAYS: None

ABSENT: None

ABSTAIN: None

- 2. Planning Matters REQUIRING a Public Hearing**
- 3. Planning Matters NOT requiring a Public Meeting**
- 4. Zoning Matters REQUIRING a Public Hearing**
- 5. Zoning Matters NOT Requiring Public Hearing**
- 6. Other Matters-Requiring a Public Hearing**

**J. APPROVE PAYMENT OF BILLS**

1. Approve Accounts Payable and the natural gas bill when it is received.

The motion was made by Councilman Womack

The motion was seconded by Councilman Noel

To approve Accounts Payable in the amount of \$396,805.97 and the natural gas bill when it is received.

YEAS: Nezianya, Noel, O'Brien, Cavin, Womack

NAYS: None

ABSENT: None

ABSTAIN: None

**K. BOOKKEEPING AND BUDGET CHANGES**

**L. OLD BUSINESS PENDING FOR FINAL ACTION**

**M. OLD BUSINESS PENDING**

1. Brown Property – MacHost Road  
Subpoena issued to Laurie Brown to attend Jan 28, 2014 meeting pertaining to failure to abide by Ordinance (46-53) and continued violation of same.  
Laurie Brown represented by her father Joseph Brown  
Remains under Subpoena, remains on the agenda until removed by Council.

**N. NEW BUSINESS**

1. Introduce Ordinance #2014-07 – Petition of Annexation East Mt. Pleasant Rd. & the remainder of the Marshall Bond Property – Located on Hwy. 61 & Hwy.64 (Remains Tabled)
2. Introduce Ordinance #2014-12 – Calling for the Annexation of Tracts 1 & 2 of the J. A. Carruth Subdivision (Remains Tabled)
3. Discussion for the 2016 Ad Valorem Millage Rates. (Mayor Amrhein)  
Remains on Agenda until removed by Council.

4. Request for Council approval of placement of “No Parking” signs from 39<sup>th</sup> Street up Hemlock Street to Zachary Elementary.

The motion was made by Councilman Womack

The motion was seconded by Councilman O’Brien

To approve a Request for Council approval of placement of “No Parking” signs from Hemlock Street back up to 39<sup>th</sup> street.

YEAS: Nezianya, Noel, O’Brien, Cavin, Womack

NAYS: None

ABSENT: None

ABSTAIN: None

**O. REPORTS FROM DEPARTMENT HEADS**

Councilman Nezianya asked Mr. Masterson to give an update on the debris at the house located on Plank road that was torn down. Mr. Masterson said he would get an update and email all the councilman.

**P. DISCUSSION OF BUSINESS NOT ON AGENDA**

**(No Action May Be Taken Unless Declared an Emergency)**

**Q. ADJOURNMENT**

The meeting was adjourned at 7:26 pm.

**CERTIFICATION**

\_\_\_\_\_  
**Dana Poole, Clerk of City Council**  
**CITY OF ZACHARY**  
**PARISH OF EAST BATON ROUGE**  
**STATE OF LOUISIANA**

\_\_\_\_\_  
**David Amrhein, Mayor**

I, Dana Poole, do hereby certify that I am the duly appointed and acting Clerk of the City Council for the City of Zachary, Parish of East Baton Rouge, Louisiana.

I further certify that the above and foregoing is a true and correct copy of the minutes of the regular meeting of the Mayor and Council of the City of Zachary, Louisiana, held on Tuesday, April 12, 2016, a proper quorum being there and then present.

\_\_\_\_\_  
**Dana Poole, Clerk of the City Council**