

**CITY OF CENTRAL  
MINUTES OF THE CITY COUNCIL  
Central High School Auditorium  
10200 E. Brookside Drive  
Central, LA 70818**

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Tuesday, November 22, 2016

6:00 PM

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**I. Preliminary Business**

- 1) Call to Order – *Mayor Shelton called the meeting to order at 6:00 p.m.*
- 2) Invocation and Pledge of Allegiance – *Ron Erickson*
- 3) Roll Call – *Present: Council Members Ellis, Evans, Fralick, Messina, and Vance*  
*Absent: None*
- 4) Approval of the minutes from the November 8, 2016, council meeting

*Council Member Vance moved to accept the November 8, 2016 minutes. The motion was seconded by Council Member Messina. There were no objections. The minutes of the November 8, 2016 council meeting stand approved as written.*

**II. Unfinished Business**

- 1) Public Hearing and action regarding the following instrument(s):
  - a) An ordinance amending Section 12.3 of the City of Central Comprehensive Zoning Code making the minimum lot size for all properties in the Rural Agriculture (R/A) District One (1) acre. (By Council Member Evans)

***Commission Action (July 28, 2016):*** *The commission decided to defer until later date, pending legal research.*

***Council Action (August 9, 2016):*** *Council Member Evans moved to defer this item pending Commission action. The motion was seconded by Council Member Messina.*

***Commission Action (October 27, 2016):*** *Graydon Walker made the motion to defer until November 17 and it was seconded by Bijan Sharafkhani. Vote: 5 yeas (Chollette, Johnson, Sharafkhani, Walker, Burns), 0 nays, 2 absent (Matlock, Moak).*

***Commission Action (November 17, 2016):*** *A motion to approve the proposed ordinance with the amendment to replace 15 or more lots to 6 or more lots was made by Mr. Aaron Moak, seconded by T. J. Johnson. Vote: 4 nays (Messrs: Burns, Chollette, Sharafkhani, Matlock), 2 yeas (Johnson, Moak), 1 absent (Walker), and the motion failed.*

**Council Action (November 22, 2016):** Council Member Evans moved to amend the agenda by moving this item to Public Hearing item 5f. The motion was seconded by Council Member Ellis. Public comment: Debra Reed. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent. Motion passed.

2) Instrument(s) deferred to a later date:

**a) PUD-1-16 The Lakes at Woodland Grove: PUD Preliminary Development Plan (sent back to Zoning Commission by Council).** An ordinance to rezone and grant a Conditional Use Permit and Preliminary Plan approval for a Planned Unit Development consisting of 175 single family residential lots and an office park located on approximately 172.2 acres on the

north side of Wax Road between the Sullivan Road and Old Wax Road intersections (The Lakes at Woodland Grove). Applicant: Blake Seguin (By Council Member Ellis)

**Commission Action (July 28, 2016):** A motion to approve PUD-1-16 with the Staff's comments with the exceptions of conditions a, b, and d as listed was made by Mr. Moak, seconded by Mr. Johnson. Vote: 5 yeas (Messrs: Johnson, Moak, Chollette, Walker, Matlock), 2 nays (Messrs: Sharafkhani, Burns), 0 absent and the motion carried.

**Council Action (September 13, 2016):** Council Member Ellis moved to continue this item to the 1<sup>st</sup> council meeting in October. The motion was seconded by Council Member Evans. Council Member Vance made a substitute motion to **continue this item to the December 13, 2016 council meeting.** The motion was seconded by Council Member Messina. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent. Motion passed.

**b) PUD-3-16 Arbor Grove: PUD Preliminary Development Plan.** An ordinance to grant a Conditional Use Permit and Preliminary Site Plan Approval for a Planned Unit Development consisting of seventy-one (71) single family residential lots on 28.98 acres of property located on the east side of Joor Road between the Core Lane and Sullivan Road intersections (Arbor Grove PUD) Applicant: Casey Patterson/Jeff Couvillion (By Council Member Ellis)

**Commission Action (July 28, 2016):** A motion to approve PUD-3-16 with Staff conditions and the following:

1. Increase the width of the 60 foot wide lots to 70 feet;
2. Incorporate into the design the 45' degree radius design for the road intersection at Joor Road; and
3. Fence along applicable properties.

was made by Mr. Burns, seconded by Mr. Chollette. Vote: 6 yeas (Messrs: Johnson, Moak, Chollette, Sharafkhani, Burns, Walker), 1 nay (Matlock), 0 absent and the motion carried.

**Council Action (September 13, 2016):** Council Member Ellis moved to **continue this item to the December 13, 2016 council meeting.** The motion was seconded by Council Member Fralick. Public comment: Terry Luzier, Bob Cate, Joel Danehower, Debra Reid, Jamie Andre, Donald Dixon. Public opinion card: Dale Broussard, Larry Easley, Terry Luzier, Jamie Andre, Don Hurst, Violet Hurst, Judy Cate, Kim Bass, George & Barbara Williams, Amy Smith, Teena Welborn. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent. Motion passed.

### III. New Business

- 1) Mayor's report and presentations

*Mayor Shelton presented a brief update on FEMA services being provided to Central citizens.*

- 2) Report from James Salsbury, City of Central Chief of Police, concerning law enforcement within the City of Central.

*Chief James Salsbury presented a report concerning law enforcement within the City of Central.*

- 3) Report from David Ratcliff, IBTS Program Director, concerning services provided to the City of Central.

*David Ratcliff presented a report concerning services provided to the City of Central.*

- 4) Introduction of the following item(s) (with public hearing to be held at the December 13, 2016 council meeting):

- a) An ordinance to amend the 2016-2017 Fiscal Year General Fund Budget to appropriate funds for a post flood economic development study and strategic plan and to provide for related matters. (By Council Member Vance)

- 5) Public Hearing and action regarding the following instrument(s):

- a) An ordinance to establish boundaries for the five single-member City Council election districts established by Ordinance 2015-51 of the Council for the City of Central and to provide for related matters. Plan 1 (By Council Member Messina)

*Council Member moved to approve this ordinance. The motion was seconded by Council Member Fralick. Public comment: Ray Ashford, Olive Spillman, Randy Anglin, John Anderson, Dan Weber, Jacob Kammers. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, and Vance), 0 nays, 0 absent. Motion passed.*

- b) An ordinance to establish boundaries for the five single-member City Council election districts established by Ordinance 2015-51 of the Council for the City of Central and to provide for related matters. Plan 2 (By Council Member Messina)

*No action, Plan 1 was approved.*

- c) An ordinance to establish boundaries for the five single-member City Council election districts established by Ordinance 2015-51 of the Council for the City of Central and to provide for related matters. Plan 3 (By Council Member Messina)

*No action, Plan 1 was approved.*

- d) An ordinance to establish boundaries for the five single-member City Council election districts established by Ordinance 2015-51 of the Council for the City of Central and to provide for related matters. Plan 4 (By Council Member Messina)

*No action, Plan 1 was approved.*

- e) An ordinance to amend Ordinance No. 2016-23, the 2016-2017 Fiscal Year General Fund Budget, to appropriate funds for Engineering & Surveying services for the City of Central Flood Inundation Modeling/Mapping of the Comite and Amite Rivers near Central, Louisiana by the USGS-Lower Mississippi-Gulf Water Science Center and to provide for related matters. (By Council Member Ellis)

*Council Member Ellis moved to approve this ordinance. The motion was seconded by Council Member Evans. Public comment: Floyd Gomez, Dan Weber, R. J. Saucier, Louis DeJohn, Dave Freneaux, Harry Rauls.*

*Council Member Ellis moved to amend the ordinance to include funding of \$303,000.00. The motion was seconded by Council Member Vance. Public comment: R. J. Saucier, Floyd Gomez, David Ratcliff, and Dan Weber. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent. Motion passed.*

*Vote on approving this ordinance with the amendment: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent. Motion passed.*

- f) An ordinance amending Section 12.3 of the City of Central Comprehensive Zoning Code making the minimum lot size for all properties in the Rural Agriculture (R/A) District One (1) acre. (By Council Member Evans)

***Commission Action (July 28, 2016):*** *The commission decided to defer until later date, pending legal research.*

***Council Action (August 9, 2016):*** *Council Member Evans moved to defer this item pending Commission action. The motion was seconded by Council Member Messina.*

***Commission Action (October 27, 2016):*** *Graydon Walker made the motion to defer until November 17 and it was seconded by Bijan Sharafkhani. Vote: 5 yeas (Chollette, Johnson, Sharafkhani, Walker, Burns), 0 nays, 2 absent (Matlock, Moak).*

***Commission Action (November 17, 2016):*** *A motion to approve the proposed ordinance with the amendment to replace 15 or more lots to 6 or more lots was made by Mr. Aaron Moak, seconded by T. J. Johnson. Vote: 4 nays*

(Messrs: Burns, Chollette, Sharafkhani, Matlock), 2 yeas (Johnson, Moak), 1 absent (Walker), and the motion failed.

**Council Action (November 22, 2016):** Council Member Evans moved to approve this ordinance. The motion was seconded by Council Member Ellis. Public comment: Ray Ashford, Louis DeJohn, Floyd Gomez, Paul Burns, Randy Anglin, Jacob Kammers, Dan Weber, Dave Freneaux, Aaron Spellman.

Council Member Evans moved to amend the ordinance on page 1 line 35, Section 1A should read: Minimum Lot Size: 1. Minimum area: 1 acre; however, if an area is designated as Conservation, Restrictive Green Space or Incentive Green Space on the 2010 Master Plan Land Use Plan and the subdivision(s) of the property contain six (6) or more residential lots, then each lot shall be a minimum of 3 acres and these lots will be subject to no further subdivision. Public comment: Louis DeJohn, Ray Ashford, Dave Freneaux, Paul Burns, Dan Weber, and Jacob Kammers. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, and Vance), 0 nays, 0 absent. Motion passed.

Vote on approving this ordinance with the amendment: 4 yeas (Ellis, Evans, Fralick, and Messina), 1 nay (Vance), 0 absent. Motion passed.

#### IV. Zoning Cases

- 1) Introduction of the following item(s) (with public hearing to be held at the December 13, 2016 council meeting):

None

- 2) Discussion and action regarding the following case(s):

- a) **CUP-3-16 Conditional Use Permit – 14455 Wax Road, Suite Y.** An ordinance granting a Conditional Use Permit for the sale of alcoholic beverages for consumption in a restaurant located in a B-4 Zoning District – 14455 Wax Road, Suite Y. Applicant: Ismet Nezaj (By Council Member Messina)

**Commission Action: (October 27, 2016):** Graydon Walker made the motion to approve and it was seconded by Bijan Sharafkhani. Vote: 5 yeas (Chollette, Johnson, Sharafkhani, Walker, Burns), 0 nays, 2 absent (Matlock, Moak).

**Council Action: (November 22, 2016):** Council Member Messina moved to approve this ordinance. The motion was seconded by Council Member Ellis. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent. Motion passed.

- b) **RZ-2-16 Rezoning from R1 to R2 for Single Family Residential Land Use (This is a companion case to SS-15-16). Sun Court.** An ordinance granting a rezoning of an approximately 2.3 acre parcel from R-1 to R-2 to construct four homes and a deviation of the required front yard setback from 35 feet to 17.5 feet for three of the lots. This property is located at

the end of Sun Court intersection near the Abundance Drive intersection.  
Applicant: Larry K. Sullivan (By Council Member Ellis)

**Commission Action (October 27, 2016):** *T. J. Johnson made the motion to approve and it was seconded by Graydon Walker. Vote: 5 yeas (Chollette, Johnson, Sharafkhani, Walker, Burns), 0 nays, 2 absent (Matlock, Moak).*

**Council Action (November 22, 2016):** *Council Member Ellis moved to approve this ordinance. The motion was seconded by Council Member Fralick. Public comment: Ray Ashford. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent. Motion passed.*

## V. Other Business

### 1) Public Comment

\* Restricted to items not on the agenda. A Public Comment Request to Speak Card must be turned in to the City Clerk prior to the start of the meeting in order to be considered. Public comment is limited to 10 speakers with three minutes each.

None

### 2) Announcements

a) *Mayor Shelton announced the Chamber Christmas Tree Lighting is scheduled for December 1, 2016.*

b) *Mayor Shelton announced the City Light Display is scheduled to be lit on December 3, 2016*

### 3) Adjournment

*Council Member Messina moved to adjourn. Mayor Shelton adjourned the meeting at 9:15 p.m.*

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I. M. Shelton, Jr., Mayor

ATTEST:

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Mark Miley, City Clerk

NOTE: Pursuant to the requirements of La. R.S. 42:19, no matter may be discussed by the Central City Council unless it appears on the agenda published at least twenty-four hours prior to the meeting unless the members of the council vote unanimously to take up the matter.
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