

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

Tuesday, November 8, 2016

6:00 PM

I. Preliminary Business

- 1) Call to Order – *Mayor Pro Tempore Fralick called the meeting to order at 6:00 p.m.*
- 2) Invocation and Pledge of Allegiance – *Council Member Evans*
- 3) Roll Call – *Present: Council Members Ellis, Evans, Fralick, and Messina*
Absent: Vance
- 4) Approval of the minutes from the October 25, 2016, council meeting

Council Member Evans moved to accept the October 25, 2016 minutes. The motion was seconded by Council Member Ellis. There were no objections. The minutes of the October 25, 2016 council meeting stand approved as written.

II. Unfinished Business

- 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).*

- b) **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 1st 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.

- c) **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

None.

- 2) Report from Amanda Moody, Economic Development Director, concerning economic development within the City of Central.

Amanda Moody presented a report concerning economic development within the City of Central.

- 3) Introduction of the following item(s) (with public hearing to be held at the November 22, 2016 council meeting):
- 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)
 - 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)
 - 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)
 - 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)
 - 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)
- 4) Public Hearing and action regarding the following instrument(s):

None

IV. Zoning Cases

- 1) Introduction of the following item(s) (with public hearing to be held at the November 22, 2016 council meeting):
- 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).
 - 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).*

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

- a) **RZ-4-16 Veterinary Clinic with Boarding – 18364 Magnolia Bridge Road.** An ordinance granting a rezoning from B-1 to B-2 and a Conditional Use Permit for the operation of a veterinary clinic with boarding, 18364 Magnolia Bridge Road. Applicant: Chris Hayes (By Council Member Evans)

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

Council Action (November 8, 2016): *Council Member Evans moved to approve this ordinance. The motion was seconded by Council Member Messina. Public comment: Chris Hayes. Vote: 4 yeas (Ellis, Evans, Fralick, Messina), 0 nays, 1 absent (Vance). Motion passed.*

- b) An ordinance permitting persons to reside in recreational vehicles. (By Council Member Evans)

Commission Action (October 27, 2016): *Neal Chollette 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 8, 2016): *Council Member Evans moved to approve this ordinance. The motion was seconded by Council Member Messina. Vote: 4 yeas (Ellis, Evans, Fralick, Messina), 0 nays, 1 absent (Vance). 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

None

3) Adjournment

Council Member Messina moved to adjourn. Mayor Pro Tem Fralick adjourned the meeting at 6:35 p.m.

I. M. Shelton, Jr., Mayor

ATTEST:

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.