

The minutes below are taken from the meeting to represent items addressed and actions by this board. All meetings are recorded with audio for our records. In the event these minutes are ever in question or controversy, the audio archive shall be used to determine the actual item or action taken by individuals present at the meeting.

MINUTES
CITY OF CENTRAL PLANNING COMMISSION
Thursday, October 22, 2015

The Planning Commission of the City of Central held a Public Meeting on Thursday, October 22, 2015 at 6:00 pm at Kristenwood Meeting Facility, 14025 Greenwell Springs Road, Central, LA 70739 in regular session convened:

1. Call to Order

The meeting was called to order at 6:00 p.m. by Mr. Paul Burns, Chairman.

2. Invocation and Pledge of Allegiance

Mr. Graydon Walker presented the Invocation and led the Pledge of Allegiance.

3. Roll Call

Members Present: Messrs: Morris Anderson, Paul Burns, T.J. Johnson, David Matlock, Harry Rauls, Bijan Sharafkhani, Graydon Walker

Members Absent: None

Also Present: Messrs: Woodrow Muhammad, Matt Zyjewski, City of Central Staff

4. Recitation of Rules (rules apply as stated on cover sheet)

The Chairman read the rules.

5. Approval of Minutes (September 24, 2015 Planning Commission Meeting)

Commission Action:

A motion to approve the September 24, 2015 Planning Commission Minutes was made by Mr. Bijan Sharafkhani, seconded by Mr. Harry Rauls. There were no objections and the motion carried.

6. Amendments and Consent Agenda

None

PUBLIC HEARING CASES (NEW BUSINESS):

- 7. PV-2-15 Paving Waiver for a Private Servitude of Access** These properties are located on the north side of Denham Road across from the Devall Road intersection in Section 47 T5S, R2E, GLD, EBR, LA. The applicant is requesting a waiver of **Section 7:13.6 (9)c** of the **Development Code** which requires private servitudes of access in the R1 Zoning

District to be constructed with a minimum of six inch thick concrete its entire length and be at least 22 feet wide. The applicant proposes to install limestone after the first 30 feet. (Applicant: Hunter & Laura Gerald)

Commission Action:

A motion to approve PV-2-15 with Staff's stipulations was made by Mr. Graydon Walker seconded by Mr. T.J. Johnson. Vote: 7 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Rauls, Sharafkhani, Walker), 0 nays, 0 absent and the motion carried.

- 8. SS-18-15 Subdivision of Tract A-1-A former Willie Whitney Property** This property is located south of the Sullivan and Joor Road intersection in Section 31, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into five for single family residential land use with a waiver request of **Section 7:4.4.(a)(4)(a)** of the **Development Code** which requires connection to public sewer. (Applicant: Newell Whitney)

Commission Action:

A motion to approve SS-18-15 with Staff's stipulations was made by Mr. Graydon Walker, seconded by Mr. Harry Rauls. Vote: 7 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Rauls, Sharafkhani, Walker), 0 nays, 0 absent and the motion carried.

9. Adjourn

The meeting was adjourned at 6:09pm.

Minutes 10/22/15

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MINUTES
CITY OF CENTRAL ZONING COMMISSION
Thursday, October 22, 2015

The Zoning Commission of the City of Central held a Public Meeting on Thursday, October 22, 2015 at 6:09pm at the Kristenwood Meeting Facility, 14025 Greenwell Springs Rd, Central, Louisiana 70739 in regular session convened:

1. Call to Order

The meeting was called to order at 6:09pm by Mr. Paul Burns, Chairman.

2. Roll Call

Members Present: Messrs: Morris Anderson, Paul Burns, T.J. Johnson, David Matlock, Harry Rauls, Bijan Sharafkhani, Graydon Walker

Members Absent: None

Also Present: Messrs: Woodrow Muhammad, Matt Zyjewski City of Central Staff

3. Recitation of Rules (rules apply as stated on cover sheet)

The Chairman read the rules.

4. Approval of Minutes (September 24, 2015 Zoning Meeting)

A motion to approve the September 24, 2015 Zoning Commission Minutes was made by Mr. T.J. Johnson, seconded by Mr. David Matlock. There were no objections and the motion carried.

5. Amendments and Consent Agenda

None

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING (NEW BUSINESS):

- 6. RZ-4-15 Rezoning from B1 to B3 for the Expansion of an Existing Restaurant with a Conditional Use Permit for a Dance Hall** This property is located at 9550 Hooper Road which is located at the southeast corner of the Hooper Road and Shady Bluff Drive intersection on Lots 1 and 2 of the Winchester Subdivision in Section 11, 14 and 80, T6S, R1E, GLD, EBR, LA. The applicant is requesting to rezone from the **B1 (Neighborhood**

Business One) Zoning District to B3 (General Commercial Business Three) Zoning District to expand an existing restaurant with a catering and dance hall. (Applicant: Charles Hebert)

The applicant, Charles Hebert, gave a brief overview of his rezoning request.

Two members from the public spoke regarding the proposal.

The Commission asked questions regarding uses that were permitted in the B3 Zoning District and whether or not the proposed development would fit on the lot.

The Chairman advised the applicant to consider changing the dumpster location.

Commission Action

A motion to approve RZ-4-15 with Staff's stipulations was made by Mr. Bijan Sharafkhani, seconded by Mr. T.J. Johnson. Vote: 7 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Rauls, Sharafkhani, Walker), 0 nays, 0 absent and the motion carried.

- 7. PUD-3-15 Planned Unit Development Preliminary Development Plan Grand Oaks** This property is located on the east side of Joor Road between the Core Lane and Sullivan Road intersections on Tracts B-1-A through E and Tract C which is located in Section 31, T5S, R2E, GLD, EBR, LA. The applicant is seeking conditional use approval through a Planned Unit Development Preliminary Development Plan consisting of 68 single family residential lots in the **R2 (Single Family Residential Two) Zoning District**. (Applicant: Kevin Nguyen)

****Commissioner Rauls recused himself prior to this item being heard****

The applicant, Deric Murphy, introduced the project to the Commission.

Fifteen members of the public spoke in opposition to the project.

The applicant rebutted issues that were raised.

Commissioner Sharafkhani stated concerns regarding the market for the number of proposed lots and the impact on the school system. He further stated that the proposed lots were not compatible with surrounding lots.

Commissioner Matlock had traffic study concerns and stated that the proposed development was not compatible with surrounding uses.

Vice-Chairman Johnson had concerns about traffic and could not support the development based on prior developments that were denied in the vicinity.

Chairman Burns stated that he could not support this development and that it would probably work in another part of Central. He further stated that the developer should go above the minimum standards for the R2 Zoning District.

Commission Action

A motion to deny PUD-3-15 was made by Mr. T.J. Johnson, seconded by Mr. David Matlock. Vote: 6 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Sharafkhani, Walker), 0 nays, 1 recused (Mr. Rauls) and the motion carried.

8. Announcements

None

9. Adjourn

The meeting was adjourned at 7:30 pm.

Minutes 10/22/15