

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, September 24, 2015

The Planning Commission of the City of Central held a Public Meeting on Thursday, September 24, 2015 at 6:03 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 6:03 p.m. by Mr. Paul Burns, Chairman.

2. Invocation and Pledge of Allegiance

Mr. Bijan Sharafkhani 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,

Members Absent: Mr. Graydon Walker

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 (August 27, 2015 Planning Commission Meeting)

Commission Action:

A motion to approve the August 27, 2015 Planning Commission Minutes was made by Mr. T.J. Johnson, seconded by Mr. Morris Anderson. There were no objections and the motion carried.

6. Amendments and Consent Agenda

None

PUBLIC HEARING CASES (NEW BUSINESS):

- 7. EOP-5-15 Exchange of Property between Tracts A-2-A and A-3-A-1-A-1 of the former Anna Dyer Reed Property** These properties are located on the west side of Greenwell Springs Road south of the Liberty Road intersection in Section 41 T5S, R2E, GLD, EBR,

LA. The applicant is requesting to adjust the property lines between two adjoining properties. (Applicant: Wayne Lafleur)

The Chairman recommended that the applicant extend the fence to the new property line.

Commission Action:

A motion to approve EOP-5-15 was made by Mr. Bijan Sharafkhani, seconded by Mr. Morris Anderson with the stipulation that the applicant extend the fence to the new property line. Vote: 6 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Rauls, Sharafkhani), 0 nays, 1 absent (Mr. Walker) and the motion carried.

- 8. EOP-6-15 Exchange of Property between Lots B-1-B-1-B and B-1-A-1-A of the former A.B. Rounsaville Property** These properties are located on the west side Rounsaville Road north of the Hooper Road intersection in Section 32, T5S, R2E, GLD, EBR. The applicant is requesting to adjust the property lines between two adjoining properties. (Applicant: Bennie Payne)

Mr. Sharafkhani raised a concern about imposing conditions on a property which limits further subdivision.

Commission Action:

A motion to approve EOP-6-15 was made by Mr. T.J. Johnson, seconded by Mr. Harry Rauls with the stipulation that there shall not be any further subdivision of the property. Vote: 5 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Rauls), 1 nay (Mr. Sharafkhani), 1 absent (Mr. Walker) and the motion carried.

- 9. SS-17-15 Subdivision of Tract 1 and 2 of the former John C. Crowell Property** These properties are located near the southwest corner of the Hubbs and Greenwell Springs Port Hudson Road intersection in Section 17, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide two tracts into three for single family residential land use. (Applicant: Deborah Thibodeaux)

Commission Action:

A motion to approve SS-17-15 was made by Mr. Bijan Sharafkhani, seconded by Mr. T.J. Johnson. Vote: 6 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Rauls, Sharafkhani), 0 nays, 1 absent (Mr. Walker) and the motion carried.

10. Adjourn

The meeting was adjourned at 6:23pm.

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MINUTES
CITY OF CENTRAL ZONING COMMISSION
Thursday, September 24, 2015

The Zoning Commission of the City of Central held a Public Meeting on Thursday, September 24, 2015 at 6:23pm 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 6:23pm by Mr. Paul Burns, Chairman.

2. Roll Call

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

Members Absent: Mr. Graydon Walker

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 (August 27, 2015 Zoning Meeting)

A motion to approve the August 27, 2015 Zoning Commission Minutes was made by Mr. Harry Rauls, seconded by Mr. Morris Anderson. There were no objections and the motion carried.

5. Amendments and Consent Agenda

None

PUBLIC HEARING CASES (OLD BUSINESS):

6. PUD-2-14 Planned Unit Development Final Development Plan Cypress Lakes Estates

This property is located at the southwest corner of the Sullivan and Sparkle Drive intersection on Tracts B-1, C, D, E-1 and E-2 located in Sections 69 and 72, T6S, R2E, GLD, EBR, LA. The applicant is seeking conditional use approval through a Planned Unit Development Final Development Plan and a preliminary plat consisting of 75 single family residential lots. (Applicant: Jonathan Starns)

The developer, Jonathan Starns, gave a brief overview of the Final Development Plan, including but not limited to, the increased buffer area and green space,

addition of the earthen berm, retaining the total number of lots, proposed amenities, and the requested waiver of the lot widths.

The Zoning Commission discussed the earthen berm and Staff's recommendation of the opaque fence on the westernmost property line with the developer. After a brief discussion, the Commission agreed that there should be an opaque fence from the termination of the berm to the southernmost property line. It was also discussed that the developer should get with the asphalt plant to upgrade the existing chain link fence for security purposes.

The Vice-Chairman, T.J. Johnson, asked the developer what his plans were for the playground. The developer said that there would be a functional playset including a swing set, slide, monkey bars and other features. The Vice-Chairman expressed his desire for the developer to present a formal playground presentation to the City Council with specific equipment types.

The Chairman, Paul Burns, suggested that the developer connect the jogging path to the BREC Lovett Road Park, consider aligning lots on Knee Tree Drive, install traffic calming devices at crosswalks, and that the sidewalks should be bonded. The Chairman then asked the developer whether or not Sparkle Drive would be improved and the developer confirmed that it would be.

Commission Action

A motion to approve PUD-2-14 was made by Mr. T.J. Johnson, seconded by Mr. David Matlock with the following stipulations:

1. To approve with Staff's stipulations.
2. The developer should get with the neighboring asphalt plant to upgrade the existing fence for security purposes.
3. Developer shall install 6'-0" high opaque fence on westernmost property line from the termination of the earthen berm to the southernmost property line.
4. The developer shall present a formal playground presentation to City Council with equipment types.
5. Developer shall install fence alongside Sullivan Road.
6. Developer should consider traffic calming measures, particularly at crosswalks.
7. Developer may bond the sidewalk improvements.

Vote: 6 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Rauls, Sharafkhani), 0 nays, 1 absent (Mr. Walker) and the motion carried.

After this item was passed by the Commission, the Chairman advised the developer of pending litigation against the City related to PUD requirements.

PUBLIC HEARING (NEW BUSINESS):

- 7. CUP-5-15 Conditional Use Permit for a Restaurant Serving Alcohol** This property is located at 14455 Wax Road in Suite T on a portion of Lot B-2-B-1-A of the Central Woods Subdivision being near the northwest corner of the Willowbrook Drive and Wax Road intersection in Section 68, T6S, R2E. The applicant is requesting conditional use approval

for consumption of alcohol within a fast food restaurant in the **B4 (General Commercial/Business Four) Zoning District**. (Applicant: Kevin Gilmore)

Mr. Rauls asked the applicant whether a customer could carry out alcohol with their food order. The applicant responded that the alcohol could only be consumed in the restaurant.

Commission Action

A motion to approve CUP-5-15 was made by Mr. Bijan Sharafkhani, seconded by Mr. T.J. Johnson. Vote: 5 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Sharafkhani), 1 nay (Mr. Rauls), 1 absent (Mr. Walker) and the motion carried.

8. Announcements

None

9. Adjourn

The meeting was adjourned at 7:00 pm.

Paul Burns, Chairman

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