



Tuesday, November 10, 2015

AGENDA

6:00 PM

The rules for conducting such public hearings are as follows:

In view of the many items appearing on the agenda, each Council Member will be allowed a maximum of five (5) minutes to express his or her views on any one subject without interruption from the other members upon initial consideration and five (5) minutes for rebuttal. No Council Member will speak until recognized by the chair. In compliance with La. R.S. 42:14(D), members of the public will be allowed to speak for up to three (3) minutes on any item included on the agenda on which the Council proposes to take action. A member of the public who wishes to speak on an agenda item on which the Council proposes to take action shall print his or her name and address on the register at the podium prior to addressing the Council. No member of the public shall address the Council until recognized by the chair. Each member of the public who addresses the Council shall state his or her name and address for the record prior to making any comment.

In lieu of speaking on an agenda item on which the Council proposes to take action, a member of the public may complete and submit a card evidencing whether he or she is a proponent (in favor) of the agenda item or an opponent of (against) the agenda item. The card to be completed and submitted will be made available prior to the meeting. A member of the public who wishes to submit such a card shall print his or her name and address on the card, indicate whether he is a proponent (in favor) of the agenda item or an opponent of (against) the agenda item, and submit the card to the City Clerk prior to the commencement of the meeting. After the time for public comment has been closed, the city clerk shall read aloud and into the minutes of the meeting all such cards, including the name and address of the person submitting the card and whether the person is a proponent or opponent of the proposed action.

I. Preliminary Business

- 1) Call to Order
- 2) Invocation and Pledge of Allegiance
- 3) Roll Call
- 4) Approval of the minutes from the October 27, 2015 council meeting

II. Unfinished Business

None

III. New Business

- 1) Mayor's report and presentations.
- 2) Introduction of the following item(s) (with public hearing to be held at the November 24, 2015 council meeting):

- a) An ordinance to approve the Proposed Amendment No. 1 related to Engineering Services for State Project No. H.002320/Federal Aid Project No. H002320 to be entered into between the Louisiana Department of Transportation and Development, State of Louisiana, and the City of Central; authorizing the Mayor to execute said Amendment; and to provide for related matters. (By Council Member Ellis)
- 3) Public Hearing and action regarding the following instrument(s):
 - a) Mayor appointment to the Budget Advisory Committee.
 - b) An [ordinance](#) to amend the 2015-2016 Fiscal Year Emergency Services, Drainage & Local Road Improvement & Maintenance Fund Budget to appropriate funds for the design of the Frenchtown Road Culvert Repair Project and to provide for related matters. (By Council Member Ellis)

Budget Committee Action (October 21, 2015): The Budget Committee voted unanimously to make recommendation to the City Council for approval of this ordinance.

Infrastructure Committee Action (October 21, 2015): The Infrastructure Committee voted unanimously to make recommendation to the City Council for approval of this ordinance.

IV. Zoning Cases

- 1) Introduction of the following item(s) (with public hearing to be held at the November 24, 2015 council meeting):
 - a) **RZ-04-15 Rezoning from B-1 (Neighborhood Business One) with previous alcoholic beverage approval to B-3 (General Commercial Business three) for the expansion of an existing Restaurant with a Conditional Use Permit for a Dance Hall.** An ordinance to rezone from B-1 (Neighborhood Business One) with previous alcoholic beverage approval to B-3 (General Commercial Business Three) with Conditional Use approval for a proposed catering/dance hall, property 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 and to provide for related matters. Applicant: Charles Hebert (By Council Member Fralick)

Commission Action (October 22, 2015): 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.

A motion to approve RZ-04-15 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.

- b) **SS-18-15 Waiver requiring connection to public sewer.** An ordinance to grant a waiver of Section 7:4.4(A)(4)(a) of the Development Code and Ordinance No. 2009-08 requiring connection to the public sewer for the five subdivided lots of Tract A-1-A of the former Willie Whitney property located south of the Sullivan and Joor Road intersection in Section 31, Township 5 South, Range 2 East, GLD, EBR, LA for single family residential use and to provide for related matters. Applicant: Newell Whitney (By Council Member Messina)

Commission Action (October 22, 2015): 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.

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

- a) **PUD-2-14 Planned Unit Development Final Plan Cypress Lakes Estates.** An ordinance to grant a Conditional Use Permit for the Final Development Plan for the proposed Planned Unit Development: Cypress Lakes Estates, located at the southwest corner of the Sullivan Road and Sparkle Road intersection on Tracts B-1, C, D, E-1 and E-2 and to provide for related matters. Applicant: Jonathan Starns (By Council Member Ellis)

Commission Action (September 24, 2015): 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.

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 proper 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, Sharafkahani), 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.

Council Action (October 27, 2015): Council Member Ellis moved to defer this item to the November 10, 2015 Council meeting due to a clerical error in publication. The motion was seconded by Council Member Evans. *Vote: 5 yeas (Ellis, Evans, Fralick, Messina, and Vance), 0 nays, 0 absent. Motion passed.*

- b) **CUP-5-15 Conditional Use Permit 14455 Wax Road, Suite T for the sale and consumption of alcohol.** An ordinance to grant a Conditional Use Permit for property 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, GLD, EBR, LA for the sale and consumption of alcohol on site within an existing restaurant and to provide for related matters. Applicant: Kevin Gilmore (By Council Member Fralick)

Commission Action (September 24, 2015): *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.*

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.

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.

Council Action (October 27, 2015): *Council Member Fralick moved to defer this item to the November 10, 2015 Council meeting due to a clerical error in publication. The motion was seconded by Council Member Evans. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, and 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.

2) Announcements

3) Adjournment

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.
