



Tuesday, June 25, 2019

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 June 11, 2019 council meeting

II. Unfinished Business

None

III. New Business

- 1) Mayor's report and presentations
- 2) Report from Roger Corcoran, City of Central Chief of Police, concerning law enforcement within the City of Central.

- 3) Report from Matt Zyjewski, IBTS Program Director, concerning services provided to the City of Central.
- 4) Distribution of the City of Central Accounts Payable Disbursement Report for period of May 1, 2019 thru May 31, 2019, and Deposit Totals for May, 2019
- 5) Distribution of the City of Central March, 2019 Financial Statements.
- 6) Introduction of the following item(s) (with public hearing to be held at the July 9, 2019 council meeting):
 - a) An ordinance to adopt an Official Master Drainage Plan, to provide for implementation of the Official Plan and to provide for related matters. (By Council Member Wells)
- 7) 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 July 9, 2019 council meeting):

None
- 2) Discussion and action regarding the following case(s):
 - a) **PUD-1-19 Central Private School:** An ordinance granting a Conditional Use Permit and Preliminary Site Plan approval for a Planned Unit Development consisting of a K-12 private school campus including multiple academic and associated buildings, playgrounds, athletic fields and parking facilities on 27.165 acres of property located on the south side of Gurney Road between Joor Road and Sullivan Road. Engineer/Applicant: Harrison Hymel, Civil and Structural Engineers, Inc. (By Council Member Myer)

Commission Action (May 23, 2019): A motion to recommend approval of PUD-1-19 was made by Mr. Bijan Sharafkhani and seconded by Mr. Neal Chollette with the following stipulations:

1. All enumerated comments in the Development Review Committee comments (Attachment A).
2. The applicant shall conduct a study to determine the feasibility of installing public sewer versus a private treatment system before the submittal of a PUD Final Development Plan application.
3. The applicant shall analyze downstream drainage conditions before the submittal of a PUD Final Development Plan application.

Vote: 6 yeas (Messrs: Chollette, Johnson, Rauls, Sharafkhani, Sheridan and Walker), 0 nays, 1 absent (Mr. Lumpkin) and the motion carried.

- b) **RZ-3-19 10440 Hooper Road:** An ordinance rezoning an approximately .65 acre lot from R-1 District to B-2 District in order to permit the operation of a Physical Therapy Clinic. Applicant: Marc Oceguela. (By Council Member Freneaux)

Commission Action (May 23, 2019): A motion to recommend approval of RZ-3-19 was made by Mr. Bijan Sharafkhani and seconded by Mr. Ryan Sheridan with the following stipulations:

1. The parking lot shall be re-striped and include one handicapped space.
2. The current number of parking spaces only meets the required number of spaces for the 2,400 square foot medical office that is located in front of the property. Any future expansion will require the parking lot to be expanded. The warehouse in the back of the property shall only be used for storage.
3. The rear and side yards shall be appropriately landscaped to screen the proposed commercial use from abutting residences.
4. DOTD approval is required for the commercial driveway entrance. This needs to be obtained prior to a Certificate of Occupancy being granted.

Vote: 6 yeas (Messrs: Chollette, Johnson, Rauls, Sharafkhani, Sheridan and Walker), 0 nays, 1 absent (Mr. Lumpkin) and the motion carried.

- c) **TA-1-19:** An ordinance amending Sections 1.7 & 14.3 of the Comprehensive Zoning Code relative to changes to Planned Unit Developments and to provide for related matters. (By Council Member Freneaux)

Commission Action (May 23, 2019): A motion to recommend approval of the ordinance was made by Mr. Bijon Sharafkhani and seconded by Mr. Neal Chollette with the following stipulation:

5. Revise item 5 under Minor Changes to read, "5. Less than a 10% change in the number of parking spaces."

Vote: 6 yeas (Messrs: Chollette, Johnson, Rauls, Sharafkhani, Sheridan and Walker), 0 nays, 1 absent (Mr. Lumpkin) and the motion carried.

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.