

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.

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**MINUTES**  
CITY OF CENTRAL PLANNING COMMISSION  
**Thursday, May 28, 2020**

The Planning Commission of the City of Central held a Public Meeting on Thursday, May 28, 2020 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. T.J. Johnson, Chairman*

**2. Invocation and Pledge of Allegiance**

*Mr. Pete Firmin led the Invocation and the Pledge of Allegiance*

**3. Roll Call**

*Members Present: Messrs: Pete Firmin, Mike Mannino, Chase Pino, Bijan Sharafkahni, Ryan Sheridan and T.J. Johnson*

*Members Absent: None*

*Also Present: Mr. Matt Zyjewski and Mr. Woodrow Muhammad AICP, City of Central Staff*

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

**5. Approval of Minutes (April 23, 2020 Planning Commission Meeting)**

**Commission Action:** *A motion to approve the April 23, 2020 Planning Commission Minutes was made by Mr. Bijan Sharafkhani, seconded by Mr. Ryan Sheridan. There were no objections and the minutes were approved.*

**6. Amendments and Consent Agenda**

**None**

- 7. Pre-Application Conference-Potential Subdivision of Tracts A and B of the former C.D. Turner Property.** This property is located on the north side of Greenwell Springs – Port Hudson Road east of the Hubbs Road intersection in Section 17, T5S, R2E, GLD, EBR, LA. The potential applicant is requesting informal non-binding feedback for a proposed subdivision of seven lots on a private servitude of access. (Requestor: Terry Tillman)

## **PUBLIC HEARING CASES (OLD BUSINESS):**

None

## **PUBLIC HEARING CASES (NEW BUSINESS):**

8. **EOP-4-20 Exchange of Property between Tracts A-1 & A-2 of the Berlin Mack Property** This property is [located](#) on the west side of Greenwell Springs Road north of the Magnolia Bend intersection in Section 73, T6S, R2E, GLD, EBR, LA. The applicant is requesting to alter the property lines between two adjoining tracts that are zoned **R/A) Rural/Agricultural Zoning District** with existing structures. (Applicant: Karen Kennedy)

**Commission Action:** A motion to approve EOP-4-20 was made by Mr. Bijan Sharafkhani and seconded by Mr. Pete Firmin. Vote: 6 yeas (Messrs: Firmin, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent and the motion carried.

9. **SS-3-20 Subdivision of a 14.76 Acre Tract of the former B.C. Thompson Property into Lots LG-1 and LG-2. (Deferred from the March 26<sup>th</sup> Agenda)** This property is [located](#) on the west side of Joor Road between the Solitude Lane intersection to the south and Lenwood Lane intersection to the north in Section 18, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one lot zoned **(R/A) Rural/Agricultural Zoning District** into two lots for an existing residential land use with a waiver of [Section 7:4.4\(a\)\(4\)\(a\)](#) of the **City of Central Development Code** regarding connection to public sewer. (Applicant: Lester J. Grimboll)

**Commission Action:** A motion to approve SS-3-20 with staff comments was made by Mr. Pete Firmin. The motion was seconded by Mr. Mike Mannino. Vote: 6 yeas (Messrs: Firmin, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent and the motion carried.

## **OTHER BUSINESS:**

None

### **10. Announcements**

*There were no announcements*

### **11. Adjourn**

*The Planning Commission meeting was adjourned at 6:23 p.m.*

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*T.J. Johnson, Chairman*

Minutes 5/28/2020

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**MINUTES**  
**CITY OF CENTRAL ZONING COMMISSION**  
**Thursday, May 28, 2020**

The Zoning Commission of the City of Central held a Public Meeting on Thursday, May 28, 2020 at 6:24 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 6:24 pm by Mr. T.J. Johnson, Chairman.*

**2. Roll Call**

*Members Present: Messrs: Pete Firmin, Mike Mannino, Chase Pino, Bijan Sharafkahni, Ryan Sheridan and T.J. Johnson*

*Members Absent: None*

*Also Present: Mr. Matt Zyjewski and Mr. Woodrow Muhammad AICP, City of Central Staff*

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

**4. Approval of Minutes (February 27, 2020 Zoning Meeting)**

**Commission Action:** *A motion to approve the February 27, 2020 Zoning Commission Minutes was made by Mr. Bijan Sharafkhani, seconded by Mr. Mike Mannino. There were no objections and the minutes were approved.*

**PUBLIC HEARING CASES (OLD BUSINESS):**

**Commission Action:** *A motion to move item PUD-3-19 to the end of the agenda was made by Mr. T. J. Johnson. The motion was seconded by Mr. Bijan Sharafkhani. Vote: 6 yeas (Messrs: Firmin, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent and the motion carried.*

**5. PUD-3-19 Planned Unit Development Final Development Plan: Legacy Oaks**

**(Deferred from the January 23<sup>rd</sup> Meeting)** This property is [located](#) on the east side of Joor Road between Solemn Oaks Avenue to the north and Sullivan Road to the south on Tracts A and B of the Former Eugene McGehee Property in Section 31, T5S, R2E, GLD, EBR, LA. This applicant is requesting conditional use and final development plan approval for a proposed residential subdivision consisting of 35 lots. (Applicant: Carl Newlin)

## **PUBLIC HEARING CASES (NEW BUSINESS):**

6. **RZ-1-20 Rezoning from (R-2) Single Family Residential Two District to (R/A) Rural/Agricultural Zoning District for proposed Tracts 3-A, 3-B and 3-C (Existing Tract 3) of the John Breck and Rosemary Winger Henderson Property. (Deferred from the February 27<sup>th</sup> Meeting)** This property is [located](#) at 15535 Greenwell Springs Road which is on the north side of Greenwell Springs Road between Green Meadow Drive to the east and Central Throughway to the west Sections 37 and 38, T6S, R2E, GLD, EBR, LA. The applicant is requesting rezoning for Low Density Residential and Rural/Agriculture land uses. (Applicant: Jeffrey Dean Diamond)

**Commission Action:** A motion to approve RZ-1-20 was made by Mr. Ryan Sheridan. The motion was seconded by Mr. Mike Mannino. Vote: 6 yeas (Messrs: Firmin, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent and the motion carried.

7. **CUP-1-20 Conditional Use Permit for a Trucking Company at 9783 Hooper Road Lot 4 of the former Hadley Smith Property.** This property is [located](#) on the north side of Hooper Road west of the Lansdowne Road intersection. The applicant is requesting conditional use approval for a trucking company on a property that is zoned **(B3) General Commercial/Business District Three.** (Applicant: Ben & Treshur Jones)

**Commission Action:** A motion to approve CUP-1-20 with staff's stipulations and requirement that a fence be built was made by Mr. Ryan Sheridan. The motion was seconded by Mr. Chase Pino. Vote: 5 yeas (Messrs: Firmin, Pino, Sharafkhani, Sheridan, and Johnson), 1 nay (Mannino), 0 absent and the motion carried.

8. **CUP-2-20 Conditional Use Permit Approval Extension of a Daycare Center on Lot B of the Dr. Milton O. Holt Subdivision.** This property is [located](#) at 9886 Hooper Road between Lansdowne Road to the east and Shady Bluff Drive to the west. The applicant is requesting an extension of a conditional use permit approval for a Daycare Center. (Applicant: Deandrea Glasper.)

**Commission Action:** A motion to approve CUP-2-20 was made by Mr. Bijan Sharafkhani. The motion was seconded by Mr. Ryan Sheridan. Vote: 6 yeas (Firmin, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent and the motion carried.

9. **TA-1-20 An Ordinance Amending [Section 2.2 D. 4.](#) of the City Of Central Comprehensive Zoning Code (Deferred from the March 26<sup>th</sup> Agenda)** A text amendment to the Comprehensive Zoning Code regarding the size and setbacks for accessory structures. (Councilman Wade Evans)

**Commission Action:** A motion to approve TA-1-20 with amendments:

- a) Page 1, line 32, from twelve feet to ten feet above grade

- b) Page 1, line 34, from twelve feet to ten feet above grade
- c) Page 1, line 5, from 5 feet to 7 ½ feet
- d) The proposed ordinance shall include the definition of a storage shed

was made by Mr. Pete Firmin and seconded by Mr. Ryan Sheridan. Vote: 6 yeas (Firmin, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent and the motion carried.

**10. PUD-3-19 Planned Unit Development Final Development Plan: Legacy Oaks**

**(Deferred from the January 23<sup>rd</sup> Meeting)** This property is [located](#) on the east side of Joor Road between Solemn Oaks Avenue to the north and Sullivan Road to the south on Tracts A and B of the Former Eugene McGehee Property in Section 31, T5S, R2E, GLD, EBR, LA. This applicant is requesting conditional use and final development plan approval for a proposed residential subdivision consisting of 35 lots. (Applicant: Carl Newlin)

**Commission Action:** A motion to approve PUD-3-19 with staff stipulations was made by Mr. Pete Firmin and seconded by Mr. Ryan Sheridan. Vote: 6 yeas (Messrs: Firmin, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent and the motion carried.

**11. Announcements;**

None

**12. Adjourn**

The meeting was adjourned at 7:31 pm.

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T.J. Johnson, Chairman