

**CITY OF CENTRAL  
MEETING OF THE CITY COUNCIL**

Tuesday, June 26, 2007, 6:00 P.M.

Kristenwood Building  
14025 Greenwell Springs Road  
Greenwell Springs (Central), Louisiana

**MINUTES**

**I. Preliminary Business**

- (1) Call to Order. *Mayor Mac Watts*
- (2) Invocation. – *Jim Ferguson*; Pledge of Allegiance – *Ethan LeBlanc & Nathan Rotollo*
- (3) Roll Call – *Present – DeJohn, Moak, Ross, Washington*  
*Absent – Lansing*
- (4) Approval of the minutes from the May 22, 2007 council meeting.  
*Motion to approve by Ross*

**II. Old Business – None**

**III. New Business.**

- (1) Mayor's report of ordinance waivers and all related matters. *None*
- (2) Report of the Central Transition District and all related matters. *Sheri Morris.*
- (3) Discussion of DPW services and all related matters. *None*
- (4) Introduction of the following items (with public hearing to be held at July 24, 2007 council meeting):
  - (A) An ordinance requiring every transferor of land and/or buildings within the City of Central to furnish to the transferee a statement regarding flooding of the property; requiring every real estate agent or real estate broker who represents a transferor of land and/or buildings, and if there is none, then the notary performing the act of sale, to provide the transferor with a form for the required disclosure, and providing penalties for failure to comply therewith. (*By council member Ross*).

- (B) An ordinance requiring Drainage Impact Studies for developments, setting requirements, and providing procedures for waivers. *(By council member Ross)*.
  - (C) An ordinance prohibiting obstruction in canals and establishing penalties. *(By council member Ross)*.
  - (D) An ordinance relative to floodways, floodplains, drainage, and erosion. *(By council member Ross)*.
  - (E) An ordinance to establish penalties for violations in the flood zone. *(By council member Ross)*.
  - (F) An ordinance establishing a Flood Damage Prevention Ordinance for the City of Central. *(By council member Ross)*.
- (5) Discussion and action regarding the following instruments:
- (A) A resolution adopting the Advocate as the official journal for the City of Central. *(By council member Moak)*. *Motion by Moak*.  
*No objection*
  - (B) A resolution adopting, finalizing and implementing the annual operating budget of the City of Central for the Fiscal year beginning July 1, 2007, and ending on June 30, 2008, and all related matters. *( Lisa Ryder-Landaiche)*.  
*Motion to adopt by DeJohn, Seconded by Moak*  
*Yea – DeJohn, Moak, Ross, Washington – Absent – Lansing*
  - (C) *Motion by DeJohn, Seconded by Ross to amend the AGENDA to add the following:*  
  
*An Ordinance amending the Unified Development Code, Chapter 9, Section 9.201 (Accessory Uses)*  
*Motion by DeJohn – Seconded by Ross to approve.*  
*Yea – DeJohn, Moak, Ross, Washington – Absent – Lansing*

#### IV. Zoning Cases

- (1) Introduction of the following item (with Public Hearing to be held at July 24, 2007 Council meeting):
  - (A) **CASE PUD C-2-07** This property is located on the southwest corner of the intersection of sparkle Ln and Sullivan Rd. Applicant requests rezoning from Rural to PUD on 33.3 acres of land for mixed used residential and commercial.

(2) Discussion and action regarding the following zoning cases:

- (A) **CASE C-5-07** This property is located on the west side of Greenwell Springs Rd, south of Old Greenwell Springs Rd on Lot D-1 at 24749 Greenwell Springs Road. Applicant requests amending the Horizon Plan and rezoning from Rural to Light Commercial 3 (LC-3) on 2.89 acres of land for mini-storage buildings. (Applicant: Kenneth R. Miley) (*Deferred from May 22, 2007*)

*Zoning Commission Action: Motion to **DENY**. Motion to **DENY** passed. 6 Yeas, 0 Nays, 1 Absent (Milton).*

*Councilman Moak reported that applicant had requested deferral until the July 24 council meeting. Motion to Defer – DeJohn – No objection*

- (B) **CASE C-8-07** This property is located on the south side of Denham Rd between Hubbs Road and Hampshire Drive, on the N. Hutchinson Property. Applicant requests amending the Horizon Plan and rezoning from Rural to Neighborhood Office (NO) on 5.19 acres of land for an office building. (Applicant: J. Christopher Pilley).

*Zoning Commission Action: Motion to approve N.O. Motion Passed – 6 Yeas, 0 Nays, 1 absent (Bonvillain)*

*Speaking – Freeman, Pilley*

*Motion to approve by DeJohn, Seconded Moak. Motion Passed*

- (C) **CASE C-9-07** This property is located on the west side of Sullivan Rd, where Wax Rd and Sullivan Rd intersect, on the F. Hudson Property. Applicant requests rezoning from Rural to Light Commercial 2 (LC-2) on 0.363 acres of land for a restaurant or office. (Applicant: Calvin Blount)

*Zoning Commission Action: Motion to approve LC-2. Motion Passed. 6 Yeas, 0 Nays, 1 Absent (Bonvillain).*

*Motion to approve LC-2 by Moak – No Objection. Motion Passed*

- (D) **CASE C-10-07** This property is located on the north side of Wax Road between Sullivan Rd. and Willowbrook Drive at 14455 Wax Road, Suite F. Applicant requests rezoning from C2 (Heavy

Commercial) to C-AB-1 (Commercial Alcohol Beverage 1) for a Mexican Restaurant. (Applicant: Jessica Barraza-Caliente/ Jonathan Walker / Castle Realty Assoc., Inc.)

*Zoning Commission Action: Motion to approve C-AB-1. Motion Passed. 6 Yeas, 0 Nays, 1 Absent (Bonvillain).*

*Motion to approve by Ross – No Objection. Motion Passed*

**V. Other Business**

- (1) Announcements

*Ross – Moak – Starns*

- (2) Meeting Adjourned

Respectfully Submitted:

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Wyndi Bonvillain – Recording Secretary



















































































