

MINUTES OF THE MEETING
CITY OF CENTRAL -- MEETING OF THE PLANNING COMMISSION
Thursday, July 26, 2007 6:00pm
Kristenwood Building 14025 Greenwell Springs Road
Greenwell Springs (Central), Louisiana 70739
www.centralgov.com

----- MINUTES -----

1. Call to Order

*The meeting was called to order at 6:00pm by Vice-Chairman Bonvillain.
Newly appointed member Wilson Reado was issued his Oath of Office by Justice of the Peace
John Welborn and duly appointed to the Planning and Zoning Commissions.*

2. Invocation and Pledge of Allegiance

3. Roll Call

*Members Present: Blough, Bonvillain, Burns, Giles, Milton, Reado, Walker
Members Absent: None
Also present: David Barrow, Administrator; and Lynn Oliver, EBR Planning Commission Staff*

4. Election of a new Chairman and Vice-Chairman for the remainder of 2007.

*A motion was made by Mr. Giles to nominate Mr. Bonvillain as Chairman. Seconded by Blough.
There being no objections, the motion passed.
A motion was made by Mr. Blough to nominate Mr. Giles as Vice-Chairman. Seconded by Mr.
Burns. There being no objection, the motion passed.*

5. Recitation of Rules

6. Approval of Minutes (June 28, 2007 Planning Meeting)

*A motion to approve the minutes was made by Mr. Walker and seconded by Mr. Giles.
There being no objections, the motion passed.*

7. Amendments and Consent Agenda

None

PUBLIC HEARING CASES:

- 8. Case SS-C-22-07 Subdivision of the L. W. Allen Property.** This property is located on the north side of Blackwater Rd, west of Gurney Rd. The applicant is proposing to create three (3) single family residential lots on a private servitude of access on 13.29 acres of land. (Rural Zoning). (Applicant: Teryl Hebert)

*Teryl Hebert spoke in favor. There was no opposition.
A motion to approve subject to all EBR DPW and Central Fire Dept
comments being addressed was made by Mr. Burns and seconded by Mr.
Milton. Motion Passed. 7 Yeas, 0 Nays.*

- 9 **Case SS-C-29-07** **Subdivision of the Ivy Q. Aucoin Property, Lot A.** This property is located at 13512 Blackwater Rd, on the east side of Blackwater Rd, north of Carey Rd. The applicant is proposing to create two (2) single family residential lots on a private servitude of access on 2.92 acres of land. (Rural Zoning). (Applicant: Virginia Pryor)

*Virginia Pryor spoke in favor. There was no opposition.
A motion to approve subject to all EBR DPW and Central Fire Dept comments being addressed was made by Mr. Walker and seconded by Mr. Blough. . Motion Passed. 7 Yeas, 0 Nays*

10. **Announcements**

11. **Adjourn. Zoning Commission meeting to immediately follow.**

The meeting was adjourned at 6:15pm upon a motion by Mr. Blough and seconded by Mr. Burns. Motion Passed. 7 Yeas, 0 Nays.

MINUTES OF THE MEETING
CITY OF CENTRAL -- MEETING OF THE ZONING COMMISSION
Thursday, July 26, 2007
6:00 P.M. (immediately following the Planning Commission meeting)
Kristenwood Building 14025 Greenwell Springs Road
Greenwell Springs (Central), Louisiana 70739
www.centralgov.com

----- **MINUTES** -----

ALL ITEMS ON THIS AGENDA ARE PUBLIC HEARINGS. ITEMS HEARD ON THIS AGENDA WILL BE HEARD BY THE CENTRAL CITY COUNCIL ON August 28, 2007 AT THIS SAME TIME AND LOCATION, UNLESS THE CASE IS DEFERRED BY THE COMMISSION.

1. Call to Order

The meeting was called to order at 6:15pm by Vice-Chairman Bonvillain.

2. Roll Call

Members Present: Blough, Bonvillain, Burns, Giles, Milton, Reado, Walker

Members Absent: None

Also present: David Barrow, Administrator; and Lynn Oliver, EBR Planning Commission Staff

3. Election of a Chairman and Vice-Chairman for the remainder of 2007.

A motion was made by Mr. Giles to nominate Mr. Bonvillain as Chairman. Seconded by Blough. There being no objections, the motion passed.

A motion was made by Mr. Blough to nominate Mr. Giles as Vice-Chairman. Seconded by Mr. Burns. There being no objection, the motion passed

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

5. Approval of Minutes (June 28, 2007 Zoning Meeting)

A motion to approve the minutes was made by Mr. Burns and seconded by Mr. Blough. There being no objection, the motion passed.

6. Amendments and Consent Agenda

None

PUBLIC HEARING CASES:

- 7. Case PUD C-1-07 Bayou Landing Concept Plan.** This property is located on the north side of Wax Rd., west of Magnolia Blossom Ave. on Tract A-1-A-1 and a portion of Tract A-1-A-2 of the Milton G. Harelson property. Applicant requests rezoning from Rural/Residential Estate/Agriculture to Planned Unit Development (PUD) on 167 acres of land for a single family residential development. The proposed PUD Concept Plan includes 165 single family residences on 106.32 acres of land (63%), 47.9 acres of green area (29%), and a 13.48 acre lake (8%). A Horizon Plan Land Use change is requested and is incorporated within the PUD request. (Applicant: Blake Seguin, Titan Development Group)

*Blake Seguin spoke in favor.
Greg Breaux, Sigma Consulting Group, spoke in favor.
Harry Rawls spoke in opposition.
Kevin Henderson, Sr. spoke in opposition.
Kathi Cowen spoke regarding her concerns.*

A motion to approve rezoning to PUD Concept Plan subject to all EBR DPW comments being addressed was made by Mr. Walker and seconded by Mr. Reado.

A substitute motion to deny based upon density, traffic, and flood plain issues was made by Mr. Giles and seconded by Mr. Burns.

*Vote on the substitute motion first (to deny): 7 Yeas, 0 Nays.
The substitute motion to deny passed. No action needed on the original motion.*

8. Announcements

Mr. Giles asked for a moment to read a letter that he wrote expressing concerns over the City Council's recent decision to overturn a Zoning Commission recommendation regarding case C-5-07..

Mr. Walker also expressed his concerns regarding spot zoning and the City Council's decision that Mr. Giles referenced.

A motion was made by Mr. Walker to send Mr. Giles' letter to the City Council on behalf of all Zoning Commission members. Seconded by Mr. Milton. There being no objection, the motion passed.

9. Adjourn

The meeting was adjourned at 7:05pm upon a motion by Mr. Walker and seconded by Mr. Blough. There being no objection, the motion passed.