

MINUTES
CITY OF CENTRAL -- MEETING OF THE PLANNING COMMISSION
Thursday, December 15, 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 6:05pm by Mr. Bonvillain.

2. Invocation and Pledge of Allegiance

3. Roll Call

*Members Present: Michael Blough, Rodney Bonvillain, Paul Burns, Wade Giles, Larry Milton,
Wilson Reado, Graydon Walker*

Members Absent: None

Also Present: David Barrow, City of Central; Emanuel Zanders, Jr., EBR Planning Staff

4. Recitation of Rules

5. Approval of Minutes (November 15, 2007 Planning Meeting)

A motion to approve the minutes was made by Mr. Walker and seconded by Mr. Reado. Motion Passed. 7 Yeas, 0 Nays.

6. Amendments and Consent Agenda

a. Approval of Planning & Zoning Calendar for 2008.

A motion to approve the Calendar for 2008 was made by Mr. Burns and seconded by Mr. Blough. Motion Passed. 7 Yeas, 0 Nays.

PUBLIC HEARING CASES

7. Case SS-C-27-07

Subdivision of the C.D. Turner Property. This property is located on the north side of the Greenwell Springs-Port Hudson Rd, east of Hubbs Rd. on Tract D at 14313 Greenwell Springs-Port Hudson Rd. The applicant is proposing to create two (2) single family residential lots on a private servitude of access on 8.61 acres of land. (Rural Zoning) (Applicant: Wayne and Barbara Sullivan)

The applicant was not present. A motion to defer this item until the January 24, 2008 meeting was made by Mr. Walker and seconded by Mr. Giles. Motion Passed. 7 Yeas, 0 Nays.

8. Discussion of Private Servitude issues and turn-arounds.

Mr. Barrow reiterated the importance of making sure all private servitudes are built to UDC and Fire Department standards, including the turn-arounds at the end of the servitudes.

9. Announcements

10. Adjourn. Zoning Commission meeting to immediately follow.

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

MINUTES
CITY OF CENTRAL -- MEETING OF THE ZONING COMMISSION
Thursday, December 13, 2007
6:00 P.M. (immediately following the Planning Commission meeting)
Kristenwood Building 14025 Greenwell Springs Road
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 January 8, 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 Mr. Bonvillain.

2. Roll Call

Members Present: Michael Blough, Rodney Bonvillain, Paul Burns, Wade Giles, Larry Milton, Wilson Reado, Graydon Walker

Members Absent: None

Also Present: David Barrow, City of Central; Emanuel Zanders, Jr., EBR Planning Staff

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

4. Approval of Minutes (November 15, 2007 Zoning Meeting)

A motion to approve the minutes was made by Mr. Burns and seconded by Mr. Milton. Motion Passed. 7 Yeas, 0 Nays.

5. Amendments and Consent Agenda

None

PUBLIC HEARING CASES:

6. Case C-14-07

This property is located on the north side of Lovett Rd, east of Prairie Dr. at 12715 Lovett Rd. on Tracts E-1 and E-2 of the Walter Peevy Estate. The applicant requests amending the Horizon Plan and rezoning from Rural to Heavy Commercial 1 (HC-1) on 0.937 acres (40,8098 square feet) of land for commercial paintball operations. (Applicant: Stacey Basham) (*deferred from November 15, 2007*)

Mr. Zanders announced that the application has been amended to request Light Commercial 1 (LC-1) with a site plan instead of Heavy Commercial 1.

Robert Cangelosi spoke in favor. Becky Overlease spoke in favor.

Stacey Basham spoke in favor. Robert Burns spoke in favor.

Lance Butler spoke in favor.

R. J. Saucier spoke in opposition. John Firmin spoke in opposition.

Barbara Schopp spoke in opposition and presented a petition with 20 names of nearby residents who are in opposition.

Mr. Bonvillain pointed out that in the new proposed zoning code for the City of Central that is currently under review, an athletic field can be allowed as a Conditional Use in the Agricultural district. It was suggested that the applicant defer the request and consider applying for this use if the new zoning code is adopted.

A motion to defer until the February 28, 2008 meeting was made by Mr. Giles and seconded by Mr. Reado. Motion Passed. 7 Yeas, 0 Nays.

Mr. Barrow reminded the commission members that this is the second deferral of this item, and according to Planning Commission procedure, this item must be resolved at the February 28 meeting.

7. Case PUD C-3-07

Burlington Lakes Concept Plan. This property is located to the south of Amber Lakes subdivision, south of the intersection of Lynnwood Ave. and Green Ash Drive on Tracts SY, SH, and a portion of A-1. The applicant requests amending the Horizon Plan and rezoning from Rural to Planned Unit Development for a single-family residential subdivision on 40.5 acres of land consisting of approximately 120 low density residential homes on 25.6 acres (63% of the site), 4.2 acres of common green space (10%), 4.2 acres of lake common space (10%), and 6.5 acres of streets and parking (16%). (Applicant: Jeff Couvillion; Engineer: Evans Graves Engineers, Inc.)

Kevin Norman spoke in favor. Jeff Couvillion spoke in favor.

Amber Martel spoke in favor. Gerald Phares spoke in favor.

Cheryl Hood spoke in opposition. Kristina Shook spoke in opposition.

Don and Pay May spoke regarding their concerns.

Cindy Conti spoke regarding her concerns.

Carmen Fruge spoke regarding her concerns with drainage.

A motion to approve the Concept Plan (subject to all EBR DPW and Central Fire Dept comments being addressed and the developer exploring the possibility of a temporary construction road) was made by Mr. Blough and seconded by Mr. Burns. Motion Passed. 7 Yeas, 0 Nays..

8. Announcements

9. Adjourn

The meeting was adjourned at 7:38pm upon a motion by Mr. Burns and seconded by Mr. Giles. Motion Passed. 7 Yeas, 0 Nays.