

**CITY OF CENTRAL -- MEETING OF THE PLANNING COMMISSION**  
**Thursday, May 22, 2008 6:00pm**  
**Kristenwood Building 14025 Greenwell Springs Road**  
**Greenwell Springs (Central), Louisiana 70739**  
[www.centralgov.com](http://www.centralgov.com)

----- MINUTES -----

**1. Call to Order**

*The meeting was called to order at 6:00 pm by Mr. Bonvillain .*

**2. Invocation and Pledge of Allegiance**

**3. Roll Call**

*Members Present: Bonvillain, Blough, Burns, Milton, Reado and Walker*

*Members Absent: Giles*

*Also Present: David Barrow, Ron Sigler, Lynn Oliver, City of Central Staff*

**4. Recitation of Rules**

**5. Approval of Minutes (March 27, 2008 Planning Meeting)**

*A motion to approve the minutes with staff correction was made by Mr. Burns and seconded by Mr. Blough.*

*No objections. Motion Passed by unanimous consent.*

**6. Amendments and Consent Agenda**

*None*

**PUBLIC HEARING CASES**

**7. Case SP-01-08**

**Southern Classic Millwork.**

This property is located on the east side of Frenchtown Road, south of Greenwell Springs Road, on Tracts D-2B-1 and D-2B-2. The applicant is proposing an expansion to their existing facility.

*A motion to defer this item until the November 20, 2008 Planning Commission Meeting was made by Mr. Walker and seconded by Mr. Blough. The Motion Passed Unanimously. 6 Yeas 0 Nays, 1 Absent (Giles).*

8. **Case SP-03-08** **Site Plan Approval. Wellness Center and Aquatic Therapy Facility**  
This property is located on the north side of Hooper Road, between Shoe Creek Drive and Lazy Lake Drive on Tracts A-2-A and B of the J.E. Morrison Property.

*A motion to defer this item until the June 26, 2008 Planning Commission Meeting was made by Mr. Milton and seconded by Mr. Reado. The Motion Passed Unanimously. 6 Yeas 0 Nays, 1 Absent (Giles).*

9. **Case RV-02-08** **Companion Case to SP-03-08 Revocation of General Purpose Servitudes.** This property is located on the north side of Hooper Road, between Shoe Creek Drive and Lazy Lake Drive on Tracts A-2-A and B of the J.E. Morrison Property, to revoke a 7.5' x 227.15' general purpose servitude on Tract A-2-A and to revoke a 7.5' x 175' general purpose servitude on Tract B. (C1(Light Commercial Zoning)) (Applicant: Douglas Villien)

*Douglas Villien spoke in favor. A motion to approve the item was made by Mr. Burns and seconded by Mr. Blough. The Motion Passed Unanimously. 6 Yeas 0 Nays, 1 Absent (Giles).*

10. **Case RV-01-08** **Companion Case to RZ-03-08 Revocation of 10" private sewer servitude.** This property is located on the north side of Greenwell Springs-Port Hudson Road, between Joor Road and Blackwater Road, on Lots 6-D8-2B-4B-1C, 6-D8-2B-4B-2A and 6-D8-2B-4B-3, to revoke 10' private sewer servitude. (R (Rural)) (Applicant: Walker Hawkins)

*Walker Hawkins spoke in favor. A motion to approve the item was made by Mr. Walker and seconded by Mr. Burns. The Motion Passed Unanimously. 6 Yeas, 0 Nays, 1 Absent (Giles).*

11. **Case MS-01-08** **Major Street Set Back Reduction.** This property is located on the west side of Morgan Rd, south of the intersection of Morgan Road and Greenwell Springs Road.

*Shawn Hima spoke in favor. Kandy Rogers spoke in opposition. A motion to approve the item was made by Mr. Burns and seconded by Mr. Walker. The Motion Passed Unanimously. 6 Yeas, 0 Nays, 1 Absent (Giles).*

12. **Announcements**  
(None)

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

*A motion was made by Mr. Blough and seconded by Mr. Burns to adjourn at 6:30 p.m. There being no objections, the motion passed.*

**CITY OF CENTRAL -- MEETING OF THE ZONING COMMISSION**  
**Thursday, May 22, 2008 6:30pm**  
**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 6:30 pm by Mr. Bonvillain .*

**2. Roll Call**

*Members Present: Bonvillain, Blough, Burns, Milton, Reado and Walker*

*Members Absent: Giles*

*Also Present: David Barrow, Ron Sigler, Lynn Oliver, City of Central Staff*

**3. Approval of Minutes (April 24, 2008 Zoning Meeting)**

*A motion to approve the minutes was made by Mr. Reado and seconded by Mr. Walker.  
No objections. The Motion Passed by unanimous consent. 6 Yeas 0 Nays, 1 Absent (Giles).*

**4. Amendments and Consent Agenda**

*None*

**PUBLIC HEARING CASES**

- 5. Case RZ-03-08 Day Care Center** This property is located on the north side of Greenwell Springs-Port Hudson Road, between Joor Road and Blackwater Road, on Lot 6-D8-2B-4B-1A, to amend the "2010 Land Use Plan" from Low Density Residential to Light Commercial and to rezone from R (Rural) to LC1(Light Commercial One) (Applicant: Walker Hawkins); (Engineer: Alvin Fairburn & Associates, LLC)
- Walker Hawkins spoke in favor. A motion to approve this item as a Conditional Use Permit was made by Mr. Walker and seconded by Mr. Blough. The Motion Passed Unanimously. 6 Yeas 0 Nays, 1 Absent (Giles).*
- 6. Case RZ-04-08 Car Sales** This property is located on the southwest corner of the intersection of Hooper Road and Sullivan Road, at 11575 Sullivan Road on Lot A1-A, to rezone from R (Rural) to LC3 (Light Commercial Three) (Applicant: Randy Kikindall); (Engineer: Toxie Craft, Civil Engineers & Surveyors)

*Randy Kikendall spoke in favor. A motion to deny this item was made by Mr. Blough and seconded by Mr. Milton. The Motion Passed Unanimously. 6 Yeas 0 Nays, 1 Absent (Giles).*

**7. Case CUP-01-08**

**Consideration to approve Conditional Use Permit. Snowball Stand**  
This property is located on the west side of Joor Road, south of Tynewood Avenue, on lot B-3-C of the T.W Morgan Estate in Section 99, T6S, R1E, GLD, EBRP, LA (City of Central)

*Robert Morgan spoke in favor. A motion to approve the item according to the submitted site plan with the following conditions:*

- *The applicant confirms that the travel trailer behind the vacant structure is not being occupied as a residence.*
- *The applicant remove the debris in front and throughout the property.*
- *Provide staff and/or Planning Commission the intended use of the vacant structure on the property. (**The applicant stated it was currently residential**).*
- *The applicant be informed and thereby required to pull all appropriate building permits and business licenses.*

*was made by Mr. Walker and seconded by Mr. Reado.. The Motion Passed Unanimously. 6 Yeas 0 Nays, 1 Absent (Giles).*

**8. Announcements**  
*(None)*

**9. Adjourn.**

*A motion was made by Mr. Bonvillain and seconded by Mr. Burns to adjourn at 7:10 p.m. There being no objections, the motion passed.*