

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.

---

**MINUTES**  
CITY OF CENTRAL PLANNING COMMISSION  
Thursday, January 28, 2010

The Planning Commission of the City of Central held a Public Meeting on Thursday, January 28, 2010 at 6:05pm in the Kristenwood Building, 14025 Greenwell Springs Road Greenwell Springs (Central), Louisiana 70739 in regular session convened:

**1. Call to Order**

*The meeting was called to order at 6:05 p.m. by Mr. Rodney Bonvillain, Chairman.*

**2. Invocation and Pledge of Allegiance**

*Mr. Graydon Walker presented the Invocation and led the Pledge of Allegiance.*

**3. Roll Call**

*Members Present: Messrs: Rodney Bonvillain, Paul Burns, Wade Giles, T.J. Johnson, Harry Rauls, Wilson Reado, Graydon Walker*

*Members Absent: None*

*Also Present: Mr. David Barrow, Mrs. Kathi Cowen, Mr. Matt Zyjewski, City of Central Staff*

**4. Election of Chairman for 2010**

**Commission Action:**

*A motion was made by Mr. Paul Burns to elect Mr. Rodney Bonvillain as Chairman, seconded by Mr. Graydon Walker. Vote: 6 yeas, 0 nays, 1 abstention (Mr. Rodney Bonvillain) and the motion carried.*

**5. Election of Vice-Chairman for 2010**

**Commission Action:**

*A motion was made by Mr. Paul Burns to elect Mr. Wade Giles as Vice-Chairman, seconded by Mr. Graydon Walker: Vote: 6 yeas, 0 nays, 1 abstention (Mr. Wade Giles) and the motion carried.*

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

*The Chairman read the rules.*

**7. Approval of Minutes (November 19, 2009 Planning Meeting)**

**Commission Action:**

*A motion to approve the November 19, 2009 Planning Minutes was made by Mr. Graydon Walker, seconded by Mr. Paul Burn. Vote: 7 yeas, 0 nays and the motion carried.*

**8. Approval of Planning and Zoning Commission Meeting Schedule for 2010**

**Commission Action:**

*A motion to approve this item was made by Mr. Paul Burns, seconded by Mr. T.J. Johnson. Vote: 7 yeas, 0 nays and the motion carried.*

**9. Amendments and Consent Agenda**

*None*

**PUBLIC HEARING CASES:**

*None*

**10. Announcements**

*None*

**11. Adjourn**

*The meeting was adjourned at 6:15pm.*

*Minutes 1/28/2010*

---

*Rodney Bonvillain, Chairman*

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.

---

**MINUTES**  
**CITY OF CENTRAL ZONING COMMISSION**  
Thursday, January 28, 2010

The Zoning Commission of the City of Central held a Public Meeting on Thursday, January 28, 2010 at 6:15pm in the Kristenwood Building, 14025 Greenwell Springs Road Greenwell Springs (Central), Louisiana 70739 in regular session convened:

**1. Call to Order**

*The meeting was called to order at 6:15 p.m. by Mr. Rodney Bonvillain, Chairman.*

**2. Roll Call**

*Members Present: Messrs: Rodney Bonvillain, Paul Burns, Wade Giles, T.J. Johnson, Harry Rauls, Wilson Reado, Graydon Walker*

*Members Absent: None*

*Also Present: Mr. David Barrow, Mrs. Kathi Cowen, Mr. Matt Zyjewski, City of Central Staff*

**3. Election of Chairman for 2010**

**Commission Action:**

*A motion was made by Mr. Paul Burns to elect Mr. Rodney Bonvillain as Chairman, seconded by Mr. Graydon Walker. Vote: 6 yeas, 0 nays, 1 abstention (Mr. Rodney Bonvillain) and the motion carried.*

**4. Election of Vice-Chairman for 2010**

**Commission Action:**

*A motion was made by Mr. Paul Burns to elect Mr. Wade Giles as Vice-Chairman, seconded by Mr. Graydon Walker. Vote: 6 yeas, 0 nay, 1 abstention (Mr. Wade Giles) and the motion carried..*

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

*The Chairman read the rules.*

**6. Approval of Minutes (November 19, 2009 Zoning Meeting)**

**Commission Action:**

*A motion to approve the November 19, 2009 Zoning Minutes was made by Mr. Graydon Walker and seconded by Mr. Wilson Reado. Vote: 7 yeas, 0 nays and the motion carried.*

**7. Amendments and Consent Agenda**

*None*

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

**8. RZ-10-09**

**Rezoning** This property is located on the west of Sullivan Road on lot B-1-A-1-A, at 9339 Sullivan Road. The applicant is proposing to rezone from Neighborhood Office to Neighborhood Commercial for a children’s boutique store. (Applicant: Kenneth Montgomery)

---

January 18, 2010

MEMORANDUM

TO: Planning Commission  
FROM: Kathryn W. Cowen, Planning and Zoning Manager  
SUBJECT: **Case RZ-10-09**

LOCATION	This property is located on the west of Sullivan Road on lot B-1-A-1-A, at 9339 Sullivan Road.
LAND USE CATEGORY	Low Density Residential
PRESENT ZONING	NO (Neighborhood Office District)
PROPOSED USE	Children’s Boutique Store
REQUESTED ZONING	NC (Neighborhood Commercial District)
LOT/BLOCK NUMBER	111
LOT ID NUMBER	611110304
APPLICANT	Kenneth C. Montgomery Sr.

STAFF COMMENTS

1. **Existing land use** is Low Density Residential.  
**Surrounding land uses** include Residential.
2. **Existing zoning** is NO (Neighborhood Office District).  
**Surrounding zoning** is R (Rural).
3. **Size** of subject property is 0.98 acres.
4. **Master Plan Statement** The proposed rezoning is in Planning District 6. The subject property is designated Low Density Residential land use on the City of Central Master Plan. The proposed rezoning from NO (Neighborhood Office) to NC (Neighborhood Commercial) is not consistent with the City of Central Master Plan.

5. **Rezoning Criteria** The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare.
  6. **Planning Commission Staff Recommendation** The proposed rezoning is inconsistent with the Master Plan and Staff is of the opinion that this rezoning would create a spot zone. Therefore, Staff recommends denial of this application.
  7. Scheduled for Planning Commission Meeting on **January 28, 2010**.  
Scheduled for Mayor and City Council on **February 9, 2010**.
- 

*No one appeared to speak for or against this item.*

**Commission Action:**

*A motion to defer this item until February 25, 2010 was made by Mr. Wade Giles, seconded by Mr. Harry Rauls. Vote: 7 yeas, 0 nays and the motion carried.*

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

**9. RZ-09-09**

**Rezoning** This property is located on the southern portion of Lot 4A-1-A, as advertised, being on the north side of Wax Road east of the Willow Brook Drive intersection in Section 8, T-6-S, R-2-E, GLD, EBR, LA. The applicant is proposing to rezone from Rural to HC-1 (Heavy Commercial One) for a pre-owned car dealership. (Applicant: Michael Word) (**Deferred From November 19, 2009**)

---

January 18, 2010

MEMORANDUM

TO: Planning Commission

FROM: Kathryn W. Cowen, Planning and Zoning Manager

SUBJECT: **Case RZ-09-09 (Deferred from November 19, 2009)**

LOCATION This property is located on the southern portion of Lot 4A-1-A, as advertised, being on the north side of Wax Road east of the Willow Brook Drive intersection.

LAND USE CATEGORY Rural/Agriculture

PRESENT ZONING Rural

PROPOSED USE Pre-Owned Car Dealership

REQUESTED ZONING HC-1 (Heavy Commercial)

LOT/BLOCK NUMBER 113

LOT ID NUMBER 611130546

APPLICANT Michael Word

STAFF COMMENTS

1. **Existing land use** is Vacant.

**Surrounding land uses** include Commercial, Residential, and Vacant.

2. **Existing zoning** is Rural.

**Surrounding zoning** is Rural, C-1, C-2, LC-1, HC-1, C-AB-1.

3. **Size** of subject property is 0.75 acres.

4. **Master Plan Statement** The proposed rezoning is in Planning District 6. The subject property is designated: Rural/Agriculture on the City of Central Master Plan. The proposed rezoning is not consistent with the Master Plan.

5. **Rezoning Criteria** Consideration of changes in land value, physical environment or economic aspects which tend to limit the usefulness of vacant land or buildings.

6. **Planning Commission Staff Recommendation** Staff recommends denial of the rezoning application because the proposed use is inconsistent with the Master Plan and surrounding land uses.

7. Scheduled for Planning Commission Meeting on **January 28, 2010**.  
Scheduled for Mayor and City Council on **February 9, 2010**.
- .....

*No one appeared to speak for or against this item.*

*Mrs. Kathi Cowen state she had received a letter from the applicant requesting this item be deferred.*

**Commission Action:**

*A motion to defer this item until February 25, 2010 was made by Mr. Wade Giles, seconded by Mr. T.J. Johnson. Vote: 7 yeas, 0 nays and the motion carried*

**10. Announcements**

*None.*

**11. Adjourn**

*The meeting was adjourned at 6:20pm.*

*Minutes 1/28/2010*

---

*Rodney Bonvillain, Chairman*