

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, April 22, 2010

The Planning Commission of the City of Central held a Public Meeting on Thursday, April 22, 2010 at 6:00pm 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 6:00 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, Mr. Charles Becnel, Mrs. Kathi Cowen, Mr. Matt Zyjewski City of Central Staff

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

The Chairman read the rules.

5. Approval of Minutes (March 25, 2010 Planning Meeting)

Commission Action:

A motion to approve the March 25, 2010 Planning Minutes was made by Mr. Paul Burns, seconded by Mr. T.J. Johnson. Vote: 7 yeas, 0 nays, and the motion carried.

6. Amendments and Consent Agenda

None

PUBLIC HEARING CASES (OLD BUSINESS):

- 7. SS-02-10** **Minor Subdivision of Lot A-1 of the L.M. Shaffett Tract.** This property is located on Sullivan Road east of the Joor Road intersection. The applicant is proposing to subdivide one tract of land into two lots. The applicant is requesting a waiver from **Section 14.3.B.1 of the Unified Development Code** which requires a minimum area of 22,500 square feet when no public sanitary sewer is available.

Ms. Angie Armoney, applicant, spoke in favor of the proposed waiver and subdivision of the property

Ms. Carolyn L. Patterson, 13046 Joor Road, stated that she would like the trailer to be removed from her property.

Mr. Chad Rizzutto, 18734 Keystone Avenue, stated that applicant has rented the trailer for years and nothing will change on the property.

Ms. Kathi Cowen explained setback requirements for mobile homes.

Mr. Wade Giles had questions regarding minimum lot sizes and sewer effluent on the site.

Mr. Graydon Walker voiced concerns about the size of the proposed lot.

Mr. Paul Burns stated that he would be opposed to the subdivision in an area that features large lots an as a gateway to the city.

Commission Action:

Mr. Paul Burns made a motion to deny this item, seconded by Mr. Harry Rauls. Vote: 7 yeas, 0 nays, and the motion carried.

- 8. SS-C-47-07 Extension of Preliminary Plat of Minor Subdivision** This property is located to the west of Greenwell Springs Road and south of Liberty Road. The applicant is requesting an extension of preliminary plat approval (Applicant: Ruth Parsons).

The applicant did not appear for this item.

No one appeared to speak against this item.

Commission Action:

Mr. T.J. Johnson made a motion to defer this item, seconded by Mr. Graydon Walker. Vote: 7 yeas, 0 nays, and the motion carried.

PUBLIC HEARING CASES (NEW BUSINESS):

- 9. CUP-01-10 Conditional Use Permit** This property is located at Sullivan Road northeast of the Gurney Road intersection on Tracts A-1, B-1, C-2, and C-1-A at 12636 Sullivan Road. The applicant is requesting a conditional use permit for the new middle and intermediate schools (Applicant: Central Community School System).

Mr. Bill Rutter, PBK Architects, presented the plan and stated that fire issues have been addressed and that the Central Community School System is agreeable to traffic comments but would like to consider a third access point to the site via Gurney Road to “free- up” traffic.

Mr. Greg Bennett, 13124 Virgil Jackson Drive, expressed concerns about flood mitigation with the site.

Mr. David Barrow, stated that the City has no objections to a third entrance via Gurney Road, but stated it is a parish road and that the applicant may have to make some improvements at that intersection. Mr. Barrow stated that if the Planning Commission were to approve this request, the

*Commission should approve this request with the traffic stipulations based on an email received by the City-Parish on April 22, 2010. ** See Attachment 'A' ***

Mr. Rodney Bonvillain had concerns about drainage on the site. Only potential drainage issue is in very heavy rain events at the site.

Mr. Michael LaBas, civil engineer for the project, stated that driveway access will better facilitate drainage issues. Mr. LaBas stated that if they gain access it will allow traffic pattern on site to be adjusted so it remains the same way it is today.

Commission Action:

*Mr. Graydon Walker made a motion to approve this item with the conditions **See Attachment B**, seconded by Mr. Wade Giles. Vote: 7 yeas, 0 nays, and the motion carried.*

- 10. SS-05-10** ~~Concurrent Subdivision Case to SPUD-01-10~~ This property is located at Triple B Road west of the Kohler Lane intersection on Lots 4 through 8. The applicant is proposing to subdivide 5 lots into 38 lots for a townhouse development (Applicant: ABC Development). ** This item was removed from the Agenda by the Planning Commission due to a denial of a rezoning request for this site. **

11. Announcements

None

12. Adjourn

The meeting was adjourned at 6:45pm.

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Rodney Bonvillain, Chairman

Zyjewski, Matthew

From: Barrow, David
Sent: Thursday, April 22, 2010 1:58 PM
To: Cowen, Kalthi Muhammad; Woodrow; Zyjewski, Matthew; Becnel, Charles
Cc: Harry Rauls; Lori Manning; Paul Burns (deepaul1@cox.net); Rodney Burwillsin (rjb81@bellsouth.net); T... Johnson; Wade Giles; Wilson Reado (wreado@cox.net)
Subject: Revised: Traffic Impact Study Review Central Schools

Please make copies and give to the commission members tonight in case they didn't get this email in time.

From: Cyndi Pennington [mailto:OPENNINGTON@brgov.com]
Sent: Thursday, April 22, 2010 1:41 PM
To: Barrow, David; ROSS BOGAN; nick.ferlito@neel-schaffer.com; Bert Moore
Subject: RE: Revised: Traffic Impact Study Review Central Schools

1. The northbound right turn lanes and southbound left turn lanes on Sullivan Rd at the driveways are required.
2. The roundabout on Sullivan Rd at Gurney is necessary to mitigate the traffic from this school. This intersection is operating at an acceptable level of service at this time; however, with the new schools the intersection will operate at an unacceptable level of service for eastbound traffic. Because this development is outside the limits of our new Traffic Impact Policy, the roundabout must be installed by the Central School System.
3. A school zone will be considered for the new schools.
4. The schools within the development must have cross access.

Cyndi Pennington, P. E.

Traffic Engineer, City-Parish

From: Barrow, David [mailto:david.barrow@centralgov.com]
Sent: Wednesday, April 21, 2010 1:48 PM
To: ROSS BOGAN; nick.ferlito@neel-schaffer.com
Subject: Revised: Traffic Impact Study Review Central Schools

Please see additional comments received from DOTD regarding the new Central Intermediate School and Central Middle School.

Please note on the DOTD comments that Item 1 is encouraged, and Item 2 will be required if access to the schools is granted to Devall Rd.

David Barrow

City of Central

13421 Hooper Rd, Ste. 8

4/22/2010

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www.centralgov.com

From: Keith Mayeux
Sent: Wednesday, April 21, 2010 12:51 PM
To: Barrow, David
Cc: Bert Moore
Subject: RE: Traffic Impact Study Review

David,

Bert asked me to send official comments. Presently, we have two:

- 1) A roundabout for Hopper at Greenwell Springs is discouraged. We are happy with that recommendation.
- 2) A full-length (based on design speed limit) left-turn lane will be necessary to facilitate high volume left turns from Hopper onto Devall (NB).

Please feel free to contact our office any time with questions or concerns. Thank you.

Keith Mayeux
Louisiana DOTD
Dist. 31 Traffic Engineering

From: Barrow, David [mailto:david.barrow@centralgov.com]
Sent: Wednesday, April 21, 2010 9:12 AM
To: ROSS BOGAN; nick.ferlito@neel-schaffer.com
Cc: Cyndi Pennington; Ingolf Partenheimer; Bert Moore; Keith Mayeux; Teresa Hamilton
Subject: RE: Traffic Impact Study Review

Central Community School System Traffic Impact Study and Requirements for the new Central Intermediate School and Central Middle School

Minimal recommendations from the city of Central will be as follows:

Per the Traffic Impact Study dated April 8, 2010, as referenced on page 30, Conclusions and Recommendations, the following items must be installed prior to any occupancy permits being issued:

- 1) Southbound Left turn lanes must be constructed along Sullivan Rd at its intersection with the proposed Intermediate

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School Driveway and the proposed Middle School Driveway. Due to the close proximity of these driveways in terms of turning lane transitions and tapering, a two-way-left-turn lane may be more feasible between these two driveways on Sullivan.

- 2) Northbound right turn lanes should be constructed along Sullivan Rd at its intersection with the proposed Intermediate School Driveway and the proposed Middle School Driveway.

- 3) A northbound left turn lane and a southbound right turn lane are warranted along Sullivan Rd at its intersection with Gurney Rd; however a single lane roundabout would dramatically improve the Level of Service of the intersection. A meeting with the City-Parish Traffic Engineer should take place to determine which of these two methods would be more appropriate at this intersection. Consideration should also be given to a right turn lane eastbound on Gurney Rd. Currently, this eastbound approach on Gurney in the A.M. peak operates at a service level of "B" with an 11.0 second delay per vehicle. After the school is built, this eastbound approach in 2012 is projected to have a service level of "E" with a 46.8 second delay per vehicle if no improvements are made. A roundabout would improve this approach to a service level of "B" with a 10.5 second delay per vehicle.

The study shows that the new Intermediate and Middle Schools will result in an additional 324 trips per peak a.m. hour northbound on Sullivan at its intersection with Gurney, which will be a 281% increase in trips compared to existing trips now, and will result in an additional 75 trips per peak p.m. hour northbound on Sullivan at its intersection with Gurney, which represents a 24% increase in trips.

The study shows that the new schools will result in an additional 107 trips per peak a.m. hour in the southbound through lane on Sullivan at its intersection with Gurney, which will be a 74% increase in trips compared to existing trips now, and will result in an additional 92 trips per peak p.m. hour in the southbound through lane on Sullivan at its intersection with Gurney, which will be a 40% increase in trips.

The study also shows that the new schools will result in an additional 75 trips per peak a.m. hour for vehicles southbound on Sullivan turning right onto Gurney Rd, which will be a 288% increase in right turns compared to existing trips now, and will result in an additional 13 trips per peak p.m. hour for vehicles southbound on Sullivan turning right onto Gurney, which will be a 216% increase in right turns compared to existing trips now.

The study shows that the new schools will result in an additional 45 trips eastbound on Gurney turning left onto Sullivan in the peak a.m. hour, which will be a 2,250% increase in left turns compared to existing trips now, and will result in an additional 26 trips eastbound on Gurney turning left onto Sullivan in the peak p.m. hour, which will be a 520% increase in left turns compared to existing trips now.

- 4) Additional requirements may be imposed by DOTD at the intersection of Hooper Rd and Devall Rd, and additional requirements may be imposed by the City-Parish for Sullivan Rd.

Davis Barrow

City of Central

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Central, LA 70818-2900

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ATTACHMENT 'B'

Conditions for CUP-01-10

- 1) There shall be pedestrian access from both Jackson Place and Jackson Park subdivisions to the school site.
- 2) An Inner-parcel connection between the middle school driveway and intermediate school parking lot should be installed if the ring-road is not constructed.
- 3) All traffic requirements of DOTD, City-Parish, and City of Central must be addressed and completed prior to any Occupancy Permit being issued.
- 4) There shall be no portion of the building(s) this is farther than 150' from a fire access road.
- 5) If the "loop" is not completed around the building site, the two driveways should be cross connected in the event one becomes blocked during an emergency.
- 6) Fire hydrants shall be installed within 300 feet of any sprinkler connection and at regular intervals on the site as approved by the fire department.

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MINUTES
CITY OF CENTRAL ZONING COMMISSION
Thursday, April 22, 2010

The Zoning Commission of the City of Central held a Public Meeting on Thursday, April 22, 2010 at 6:45pm 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 6:45 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. Charles Becnel, Mrs. Kathi Cowen, Mr. Matt Zyjewski City of Central Staff

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

The Chairman read the rules.

4. Approval of Minutes (March 25, 2010 Zoning Meeting)

Commission Action:

A motion to approve the March 25, 2010 Zoning Minutes was made by Mr. Paul Burns, seconded by Mr. Wilson Reado. Vote: 7 yeas, 0 nays, and the motion carried.

5. Amendments and Consent Agenda

None

PUBLIC HEARING CASES (NEW BUSINESS):

- 7. RZ-01-10 Rezoning** This property is located on the southeast corner of Wax Road and Quarter Drive (private access servitude). The applicant is proposing to rezone from SPUD to C-AB-2 (Commercial Alcoholic Beverage Two District) for a sports bar/lounge (Applicant: Carolyn & Shawn Jones).

Ms. Carolyn Jones, applicant, spoke in favor of this rezoning.

Mr. Troy LeBlanc, 16242 Mystic Court, spoke on behalf of the applicant in favor of the rezoning.

Mr. Shawn Jones, applicant, spoke in favor of the rezoning. Mr. Jones stated that the proposed sports bar is a planned upscale establishment. Mr. Jones stated that there will be precautionary measures taken to ensure that customers are of legal drinking age.

Mr. Justin Langlois, a representative of the developer, Acadiana Group, stated that the applicant meets all requirements for C-AB-2 and spoke in favor of the rezoning.

Mr. Wade Evans, 10652 Big Sur Drive, spoke in favor of this rezoning.

Mr. Jr. Shelton, 7437 Conestoga Drive, spoke in opposition to this rezoning.

Mr. Sam Raney, 6526 Lindsey Neal Drive, spoke in opposition to this rezoning.

Ms. Donna Dufour, 4524 E Post Oak Court, expressed concerns about underage drinking.

Mr. Craig Pike, 12059 Morganfield Avenue, spoke in opposition to this rezoning.

Mr. Jim Gardner, 11522 Core Lane, spoke in opposition to this development and the proposed name of this sports bar.

Ms. Maureen Lahn, 18645 Bellingrath Lakes Drive, spoke in opposition to this rezoning.

Ms. Sharon Browning spoke in opposition to this rezoning.

Ms. Cheryl Dupuy, 12712 Triple B Road, spoke in opposition to this rezoning.

Mr. Hunter Harrington, 13865 Beaver Bend, spoke in favor of this rezoning and stated that this development would bring in more revenue for the city.

Mr. Dick Metz, 13734 Huntley Avenue, spoke in opposition to this rezoning.

Mr. Ted McCulley, 6812 Oak Cluster Drive, spoke in opposition to this rezoning.

Mr. Jesse Medine, 11916 Sage Drive, spoke in favor of this rezoning.

Mr. Gerald Martin, 14512 Greenwell Springs Road, spoke in opposition to this rezoning.

Ms. Tricia Pourceau, 15099 Planchet Road, spoke in opposition to this development and the proposed name of this sports bar.

Mr. Jeff Stanfill, 6584 Landmor Drive, spoke in opposition of this rezoning.

Mr. Douglas O'neal, 12289 Core Lane, spoke in opposition of this rezoning.

Mr. Michael Mannino, 12221 Blackwater Road, spoke in opposition to this rezoning.

Mr. Shawn Jones, applicant, rebutted that the sports bar will have trained bartenders and will ensure the safety of citizens.

Mr. Justin Langlois, representative for the developer, again spoke in favor of the rezoning.

Councilman Louis DeJohn stated that the decision for the rezoning should not be based on the Cooking in Central festival.

Mr. T.J. Johnson, Commission member, asked the applicant if he would be willing to change the name of the establishment.

Mr. Shawn Jones, applicant, stated that he would be willing to change the name of the sports bar.

Commission Action:

A motion to recommend approval of case RZ-01-10 with the condition that the applicant changes the name of the sports bar was made by Mr. Paul Burns, seconded by Mr. T.J. Johnson. Vote: 7 yeas, 0 nays, and the motion carried.

- 7. SPUD-01-10 Small Planned Unit Development** This property is located at Triple B Road west of the Kohler Lane intersection on Lots 4 through 8. The applicant is proposing to rezone from Rural to SPUD (Small Planned Unit Development) to create a 38 lot townhouse development (Applicant: ABC Development).

Mr. Shawn Hima, 1289 Del Este, civil engineer for the applicant, spoke in favor of the rezoning to SPUD. Mr. Hima stated that there are 36 units proposed at this site at a density of 7.6 units per acre. He stated that the average lot is approximately 3,000 square feet and the average townhouse size would be approximately 2,000 square feet. He said that the developers held a public meeting with nearby property owners and as a result of that meeting, the developer revised the site plan and eliminated two lots to accommodate more green space.

Mr. R.J. Saucier, 6643 Bryce Canyon Drive, spoke in opposition to this rezoning.

Ms. Angela Sommerville, 6930 Bryce Canyon Drive, spoke in opposition to this rezoning and cited drainage, traffic, and sewer concerns.

Mr. Kenneth Kohler, 6747 Kohler Lane, spoke against the rezoning and wanted private servitude of passage issues for Kohler Lane agreed upon.

Mr. Allen Hill, 13581 Triple B Road, spoke in opposition to the rezoning and had drainage concerns.

Ms. Cheryl Dupuy, 12712 Triple B Road, spoke in opposition to the rezoning and had traffic concerns.

Mr. Charles Williams, 6718 Bryce Canyon Drive, spoke in opposition to the rezoning and cited drainage and traffic impact issues.

Mr. Gil Matherne, 7438 Conestoga Drive, spoke in opposition to this rezoning.

Ms. Amber Martel, 16936 Lynnwood Avenue, stated that if this rezoning were approved, a condition should be placed on the developer to ensure the developer completes all improvements to the development.

Mr. Michael Mannino, 12221 Blackwater Road, spoke in opposition to this rezoning citing road access and sewer capacity issues.

Mr. Shawn Hima, rebutted concerns that were addressed. Mr. Hima stated the townhouse development is right for the site and that the applicant will meet all drainage requirements. Additionally, Mr. Hima stated that access via Kohler Lane would only be for emergency vehicles and that traffic to this development would not be going down Kohler Lane. Mr. Hima stated that DOTD will evaluate the project and decide if a traffic study is warranted.

Mr. Harry Rauls, Commission member, addressed concerns about the size of the street within the development and how a school bus would turn around.

Mr. Shawn Hima stated that a T-turn around will be required in this development and that it will be included in a revised plan.

Mr. Graydon Walker, Commission member, stated that a two lot reduction is not a great compromise with the Comite Hills Homeowners Association. Mr. Walker thinks this project is good, but it is just in the wrong location.

Mr. Wade Giles, Commission member, stated that Central needs these types of developments, but this development has a lot of issues. Mr. Giles stated that the density is too high at this site and could not tell what kind of impact sewer and traffic would have. Mr. Giles further stated that the flood zone is bad and that this development did not have enough green space.

Commission Action:

A motion to recommend denial of SPUD-01-10 was made by Mr. Paul Burns, seconded by Mr. T.J. Johnson. Vote: 7 yeas, 0 nays, and the motion carried.

PUBLIC HEARING CASES (OLD BUSINESS):

None

8. Announcements

None

9. Adjourn

The meeting was adjourned at 9:00pm.

Minutes 4/22/2010

Rodney Bonvillain, Chairman