

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.

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**MINUTES**  
CITY OF CENTRAL PLANNING COMMISSION  
Thursday, May 27, 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, 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 (April 22, 2010 Planning Meeting)**

**Commission Action:**

*A motion to approve the April 22, 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 (NEW BUSINESS):**

- 7. SS-02-10      Minor Subdivision** This property is located on the east side of Old Greenwell Springs Road, northeast of the Old Greenwell Springs Road and Greenwell Springs Road intersection. The applicant is requesting to subdivide one tract into five lots on a private servitude of access. (Applicant: Charles Tubre)

*Mr. Thomas Tubre, 623 Patrick Road Natchitoches, LA, spoke on behalf of the applicant in favor of this proposed subdivision.*

*Mr. William Browning expressed concerns about drainage and sewage with the proposed subdivision.*

*Mr. Thomas Tubre rebutted flooding concerns by stating that there is enough buildable land on the subject property.*

*Mr. Charles Tubre, applicant, stated that there are no plans for building in the rear of the subject property.*

*Mr. Wade Giles, board member, asked Staff whether or not the applicant has met the required standards for this subdivision.*

*Mrs. Kathi Cowen, Planning & Zoning Manager, stated that the applicant would have to meet all requirements if approved.*

**Commission Action:**

*Mr. Paul Burns made a motion to approve this item with Staff's stipulations, seconded by Mr. Graydon Walker. Vote: 7 yeas, 0 nays, and the motion carried.*

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

- 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).

*Mr. Charles Tubre spoke on behalf of the applicant and requested an extension of the preliminary plat.*

*No one appeared to speak against this item.*

**Commission Action:**

*Mr. Wade Giles made a motion to approve this item, seconded by Mr. Harry Rauls. Vote: 7 yeas, 0 nays, and the motion carried.*

**9. Announcements**

*None*

**10. Adjourn**

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

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*Rodney Bonvillain, Chairman*

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**MINUTES**  
**CITY OF CENTRAL ZONING COMMISSION**  
Thursday, May 27, 2010

The Zoning Commission of the City of Central held a Public Meeting on Thursday, May 27, 2010 at 6:20pm 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 6:20 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. Recitation of Rules (rules apply as stated on cover sheet)**

*The Chairman read the rules.*

**4. Approval of Minutes (April 22, 2010 Zoning Meeting)**

**Commission Action:**

*A motion to approve the April 22, 2010 Zoning Minutes was made by Mr. Paul Burns, seconded by Mr. Graydon Walker. Vote: 7 yeas, 0 nays, and the motion carried.*

**5. Amendments and Consent Agenda**

*None*

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

- 7. RZ-02-10      Rezoning** This property is located on the northeast corner of Core Lane and Joor Road. The applicant is proposing to rezone from R (Rural) to A2.5 (Town House District) for a five-unit town house development. This lot is designated "commercial" on the final plat of the Rambling Oaks subdivision. (Applicant: Casey Patterson, Patterson Homes LLC)

*Mr. Greg Callihan, attorney for the applicant, spoke in favor of the rezoning. Mr. Callihan stated that the applicant, Mr. Casey Patterson, addressed concerns by the Rambling Oaks HOA at a meeting prior to the public hearing.*

*Mr. Rodney Bonvillain, Chairman, stated that he received legal clarification from Mr. Mark Balkin that the subject property allows for commercial uses.*

*Ms. Tashia Cheveallier, 10212 Cloudland, spoke in favor of the rezoning.*

*Ms. Suzanne Clarke, 14022 Spanish Oak Drive, stated that she was the President of Rambling Oaks Homeowners Association and addressed concerns with the proposed town homes such as traffic and safety at the subject site.*

*Mr. Melvin Bihm, 14036 Joor Road, spoke in opposition to the rezoning.*

*Mr. Greg Otto, 13544 Joor Road, spoke in opposition to the rezoning.*

*Mr. Dennis Stewart, 8633 Joor Road, spoke in favor of the rezoning.*

*Mr. Greg Callihan, spoke again in favor of the rezoning on behalf of the applicant.*

**Commission Action:**

*After further discussion between the applicant and board members, a motion to recommend approval of Case RZ-02-10 was made by Mr. Harry Rauls, seconded by Mr. Graydon Walker with the following conditions:*

- 1) Applicant must satisfactorily meet all requirements of the A2.5 Town House District*
- 2) Applicant must satisfactorily meet DPW requirements.*
- 3) Applicant must only have one entrance to the subject site on the east side of the median on Core Lane.*

*Vote: 5 yeas (Messrs: Bonvillain, Burns, Giles, Rauls, Walker), 1 nay (Mr. Johnson), 1 abstention (Mr. Reado) and the motion carried.*

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

*None*

**7. Announcements**

*None*

**8. Adjourn**

*The meeting was adjourned at 7:25pm.*

*Minutes 5/27/2010*

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*Rodney Bonvillain, Chairman*