

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, July 22, 2010

The Planning Commission of the City of Central held a Public Meeting on Thursday, July 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 (June 24, 2010 Planning Meeting)**

**Commission Action:**

*A motion to approve the May 27, 2010 Planning Minutes was made by Mr. Graydon Walker, seconded by Mr. Paul Burns. Vote: 7 yeas, 0 nays, and the motion carried.*

**6. Amendments and Consent Agenda**

*None*

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

- 7. SS-13-10 Dedication of Public Street** This property is Tract A-1-A-3-B-1, formerly of the O. K. Bozeman Property, located on the south side of Hooper Road between the Alena and Ida Street intersections in Section 82, T-6-S, R-1-E, GLD, EBR, LA. The applicant is proposing to subdivide an existing tract into two and dedicate a commercial street to the public. (Applicant: Brandon W. Rogillio)

*Mr. Shawn Hima, 1289 Del Este Ave., spoke on behalf of the applicant in favor of the public street dedication.*

*No one spoke in opposition to this item.*

**Commission Action:**

*A motion to recommend approval of SS-13-10 was made by Mr. T.J. Johnson, seconded by Mr. Wilson Reado. 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 6:10pm.*

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*Rodney Bonvillain, Chairman*

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**MINUTES**  
**CITY OF CENTRAL ZONING COMMISSION**  
Thursday, July 22, 2010

The Zoning Commission of the City of Central held a Public Meeting on Thursday, July 22, 2010 at 6:10pm 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 6:10 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 (June 24, 2010 Zoning Meeting)**

**Commission Action:**

*A motion to approve the June 24, 2010 Zoning Minutes was made by Mr. Graydon Walker, seconded by Mr. Harry Rauls. Vote: 7 yeas, 0 nays, and the motion carried.*

**5. Amendments and Consent Agenda**

*None*

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

- 6. RZ-04-10 Rezoning** This property is located at 9718 Shady Bluff Drive on Lots 1&2, being on the east side of Shady Bluff Drive southeast of the Hooper Road intersection in Section 11, T-6-S, R-1-E, GLD, EBR, LA. The applicant is proposing to rezone from LC1 (Light Commercial One District) to C-AB-1 (Commercial Alcoholic Beverage One District) for a restaurant to serve alcoholic beverages. (Applicant: A. Harold Laird)

*Mr. A. Harold Laird, applicant, spoke in favor of the proposed rezoning.*

*No one spoke in opposition of this rezoning request.*

**Commission Action:**

*A motion to recommend approval of Case RZ-04-10 was made by Mr. Wilson Reado, seconded by Mr. Wade Giles. Vote: 7 yeas (Messrs: Bonvillain, Burns, Giles, Johnson, Rauls, Reado, Walker), 0 nays and the motion carried.*

- 7. RV-1-10 Revocation of Drainage Servitude** This property is Tract A-1-A-3-B-1, formerly of the O. K. Bozeman Property, located on the south side of Hooper Road between the Alena and Ida Street intersections in Section 82, T-6-S, R-1-E, GLD, EBR, LA. The applicant is proposing to relocate existing drainage servitude in order to further develop the property. (Applicant: Brandon W. Rogillio)

*Mr. Shawn Hima, 1289 Del Este Ave., spoke on behalf of the applicant in favor of the revocation of the drainage servitude.*

*No one spoke in opposition to this item.*

**Commission Action:**

*A motion to recommend approval of Case RV-1-10 was made by Mr. T.J. Johnson, seconded by Mr. Paul Burns. Vote: 7 yeas (Messrs: Bonvillain, Burns, Giles, Johnson, Rauls, Reado, Walker), 0 nays and the motion carried.*

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

- 8. SPUD-01-09 Rev. Small Planned Unit Development Revision** This property is located on Lot 4-B-2-A, being on the west end of Wax Road Extension near the Sullivan Road intersection in Section 68, T-6-S, R-2-E, GLD, EBR, LA. The applicant is proposing the second phase of a Small Planned Unit Development consisting of office, commercial retail uses, and townhomes. (Applicant: Jeff Couvillion)

*Mr. Jeff Couvillion, applicant, introduced and spoke in favor of the proposed SPUD.*

*Mr. Justin Langlois, 2155 Hillridge, spoke on behalf of the applicant in favor of the proposed SPUD.*

*Ms. Kayla Johnson, 1810 Florida Blvd., spoke in favor of the townhomes.*

*Ms. Ashley Lively, 17550 Ashton Ave., stated that the proposed townhomes would attract young professionals back to the city.*

*No one spoke in opposition to this item.*

*Mr. Paul Burns asked the applicant how cars would be stored for the townhomes.*

*Mr. Jeff Couvillion stated that each residence will have an enclosed 2-car garage.*

*Mr. Paul Burns asked the applicant about the approximate price range for the townhomes.*

*Mr. Jeff Couvillion responded that the townhomes would start around \$175,000.*

*Mr. Paul Burns stated that the development needed more green space.*

*Mr. Jeff Couvillion stated that 22% of the development would be green space.*

*Mr. T.J. Johnson voiced traffic concerns at the proposed development.*

*Mr. Jeff Couvillion stated that this development, as proposed with townhomes, would downgrade pressure at the intersection.*

*Mr. T.J. Johnson stated that he would like to see more green space in the development. Mr. Johnson also asked if the townhomes would be deed restricted.*

*Mr. Jeff Couvillion stated that this development is all about home ownership.*

*Mr. Wade Giles asked what the approximate living size of each townhouse would be.*

*Mr. Jeff Couvillion stated that the townhomes would range from 1,000-1,300 square feet.*

*Mr. Wade Giles voiced concerns about green space in the development.*

*Mr. Harry Rauls voiced concerns about traffic issues associated with school bus drop-off and pick-up.*

*Mr. Russell Starns, school board member, clarified that school buses pick up children at the entrance of most subdivisions in the city.*

*Mr. Harry Rauls asked if there would be any fencing to the rear of the property.*

*Mr. Jeff Couvillion stated that the entire property would have an 8' wood fence that would be lushly landscaped.*

*Mr. Graydon Walker stated concerns about density of the townhomes and green space issues. Mr. Walker stated that he would like to see an adjusted site plan.*

*Mr. Paul Burns stated that a density of eight units per acre would be more appropriate.*

*Mr. Rodney Bonvillain, Chairman, stated that the applicant should address the density, add more green space near the park, and reduce the number of townhomes on the west side of the development to create more green space.*

*Mr. Jeff Couvillion stated that he would be willing to eliminate thirteen townhomes in the center of the development to increase green space.*

*Mr. Wilson Reado asked the applicant how many townhomes would be satisfactory in this development.*

*Mr. Jeff Couvillion stated that 115 townhomes was the lowest he could go with this development.*

**Commission Action:**

*A motion to recommend approval of SPUD-01-09 Revision was made by Mr. Graydon Walker, seconded by Mr. Wilson Reado with the following stipulations:*

- 1) Reduce the number of townhomes to 115.*
- 2) Increase green space*

- 3) *Increase park size*
- 4) *Include documentation regarding restrictions, exterior/interior finishes, and tentative floor plans*
- 5) *Include plan to accommodate school buses*

*Vote: 7 yeas (Messrs: Bonvillain, Burns, Giles, Johnson, Rauls, Reado, Walker), 0 nays and the motion carried.*

## **9. Announcements**

*None*

## **10. Adjourn**

*The meeting was adjourned at 7:35pm.*

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*Rodney Bonvillain, Chairman*