

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, August 26, 2010

The Planning Commission of the City of Central held a Public Meeting on Thursday, August 26, 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 (July 22, 2010 Planning Commission Meeting)

Commission Action:

A motion to approve the July 22, 2010 Planning Commission 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. SP-01-10 Site Plan** This property is located on the north side of Hooper Road between Sullivan and Joor Road across from Shoe Creek Drive on Tract A-3 formerly of the Jasper A. Jines property. The applicant is proposing the expansion of an existing mini storage facility. The existing facility consists of 27,385 square feet with the expansion of 32,155 square feet for a total of 59,540 square feet. (Applicant: Wayne Leader)

Mr. Wayne Leader, applicant, spoke in favor of the development. Mr. Leader stated that he was willing to construct a fifteen (15) foot wide drainage ditch along the western side of his property to ameliorate drainage. Mr. Leader further clarified that the pond on the

subject property is not stagnant. Also present was Mr. Michael Stein, engineer for the applicant.

No one spoke in opposition to this item.

Mrs. Kathi Cowen, Planning & Zoning Director, stated that Staff will work with the neighboring property owners on future zoning applications to ensure that necessary drainage servitudes are dedicated.

Commissioner Graydon Walker stated that Mr. Leader is a good neighbor and that there are drainage issues. Mr. Walker stated that this was the first time he had heard of Mr. Leader's plan to construct a fifteen foot wide drainage ditch and that he was agreeable to the plan.

Commissioner Paul Burns asked Mr. Wayne Leader where the outfall ditch was located.

Mr. Leader stated that the outfall ditch is located on the north end of the Morrison property and that drainage makes a complete circle and drains back to Hooper Road.

Mrs. Cowen stated that the drainage study was reviewed and approved and that it appears that there is enough capacity to handle the extra runoff.

Mr. Michael Stein, engineer for the applicant, stated that the existing conditions are sufficient to handle the full development of the property.

Chairman Bonvillain asked Mr. Stein if he were aware of any blockages that would impact drainage on the site.

Mr. Stein stated that he was not aware of any significant blockages that would impede drainage at the site.

Commission Action:

A motion to recommend approval of SP-01-10 was made by Mr. T.J. Johnson with the following stipulations:

- 1) Applicant must clean existing drainage canals*
- 2) Applicant must construct fifteen (15) foot-wide swale on west side of property.*

A substitute motion to recommend approval of SP-01-10 without any stipulations was made by Mr. Wade Giles, seconded by Mr. Harry Rauls. Vote: 7 yeas, 0 nays, and the substitute motion carried.

PUBLIC HEARING CASES (OLD BUSINESS):

None

8. Announcements

None

9. Adjourn

The meeting was adjourned at 6:40pm.

Minutes 8/26/2010

Rodney Bonvillain, Chairman

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MINUTES
CITY OF CENTRAL ZONING COMMISSION
Thursday, August 26, 2010

The Zoning Commission of the City of Central held a Public Meeting on Thursday, July 22, 2010 at 6:40pm 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 6:40 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 (July 22, 2010 Zoning Meeting)

Commission Action:

A motion to approve the July 22, 2010 Zoning Minutes was made by Mr. Paul Burns, seconded by Mr. Wade Giles. Vote: 7 yeas, 0 nays, and the motion carried.

5. Amendments and Consent Agenda

None

PUBLIC HEARING CASES (NEW BUSINESS):

None

PUBLIC HEARING CASES (OLD BUSINESS):

- 6. 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. The applicant requests a waiver of Ordinance 2009-08 requiring public sewer connections for residential subdivisions. (Applicant: Jeff Couvillion)

Mr. Jeff Couvillion, applicant, introduced and spoke in favor of the proposed second phase of the SPUD. Mr. Couvillion stated that national and regional tenants are interested in the retail component of this project. Also in attendance was Mr. Ron Ferris, the consulting engineer for this development.

No one else spoke in favor of the SPUD.

Mr. Walton Barnes, 12756 Hooper Road, raised questions regarding homeowners restrictions, drainage, and emergency vehicle access to the site.

Mrs. Patricia Tetley, 13712 Huntley Avenue, spoke against the SPUD and had concerns regarding drainage and density.

Ms. Brenda Hayden, 13816 Marlin Avenue, had questions regarding whether the applicant had a DHH approval letter, DEQ discharge permit, wetlands delineation, wetlands permit, and an updated drainage impact study.

Ms. Susan Campbell, 13835 Huntley Avenue, voiced concerns about density and emergency vehicle access to the site.

Mr. Brian Flurry, 13743 Marlin Avenue, spoke in opposition to this development.

Ms. Gail LeCoq, 13540 Marlin Avenue, spoke in opposition to this development.

Ms. Lauren Foster, 10242 Woodland View Drive, spoke on behalf of Angela Cook Vaughan and expressed concerns about the retention pond.

Ms. Bobbie Devall, 13825 Huntley Avenue, had concerns regarding traffic and green space with the development.

Mr. Walter Vaughan, 13323 Hooper Road, spoke in opposition to the development. He stated that he would like to receive more information from the developer regarding the retention pond, fencing, and the number of units.

Ms. Lindsey Cook, 10242 Woodland View Drive, had concerns if a chemical truck were to overturn and block the entryway to this development and disperse chemicals into the air.

Mr. Ron Ferris, Ferris Engineering & Surveying, stated that his company prepared the drainage impact study. Mr. Ferris stated that since the completion of the drainage impact study, the project has gone through two revisions in which the density has been reduced, and therefore does not warrant a revised drainage impact study. He stated that the drainage in this project is all contained at the site and that the drainage impact study is accurate. He further clarified that this is part of the preliminary part of the construction process and that construction plans are not in place until the project is approved.

Commissioner Harry Rauls asked where the sewage is going.

Mr. Ron Ferris, stated that the Sewage Treatment Plant is located closer to Sullivan Road and has been approved and constructed. Mr. Ferris stated that the Sewage Treatment Plant is a modular-type plant and when additional capacity is needed, additional cells will be added and the lift station will be upsized. The treated effluent will then drain into the ditch and out to Shoe Creek.

Commissioner Paul Burns asked Mr. Couvillion how he would access the ditch for maintenance.

Mr. Couvillion stated that he will pipe the 20' wide section for a distance of 420', and that will give a 20' width access to the 35' wide servitude. Mr. Couvillion stated that he will need to do some rip-rap work to the effluent pipe. He further stated that he will provide construction drawings for 20' wide pipe section. He clarified that connectivity to Shoe Creek will be through pipes.

Mr. Rodney Bonvillain, Chairman, stated that proposed conditions at the site are less intense than for what the original drainage impact study was designed.

Mr. Couvillion stated the project is approaching 30% green space.

Chairman Bonvillain asked about side yards and lot dimensions.

Mr. Couvillion stated that the lines on the site plan indicate townhomes and that the townhomes will be attached with party walls.

Chairman Bonvillain asked if units would have access to the front yard.

Mr. Couvillion stated that residents would enter the townhomes through rear garages, which is typical of townhomes.

Chairman Bonvillain asked if emergency vehicles access had been reviewed.

Mrs. Kathi Cowen, Planning & Zoning Director, stated that the Fire Department has reviewed the plans for emergency vehicle access.

The question was then asked by Chairman Bonvillain if DHH had given approval for sewage disposal.

Mr. Couvillion answered that DHH approval had been given. He stated that what is currently in the ground through the original SPUD plan has been approved. He stated that he has not received any letter of objection and has to design as work progresses.

Chairman Bonvillain asked if there was a wetland delineation on the subject site.

Mr. Couvillion stated that this project has not been delineated and probably will not have any wetlands. Mr. Couvillion further stated that if it is determined that there are wetlands at the site, then he will have to buy into a wetlands mitigation bank.

Mr. Bonvillain stated that this entire development has its own sewage treatment plant.

Mr. Ferris stated that all building slabs will have to be 1'-0" above the nearest downstream manholes per UDC Floodplain Management regulations.

Mr. Couvillion further clarified that there would be no physical sewer connection to the Huntley Place Subdivision treatment plant.

Chairman Bonvillain asked about rental units in this development.

Mr. Couvillion stated that subdivision restrictions are not complete, but the proposed units would not be rental units. He stated that structures may only be occupied by owners or family members and that the last thing that he would want to have is an "eyesore" in the center of the city.

Mr. Ferris stated that the retention pond was sized and designed to old calculations. He further stated that this pond is designed to store water and is probably over designed because of two reductions in density.

Mr. Couvillion stated that he would be willing to provide a report on the retention pond and construction drawings for the piping.

Chairman Bonvillain then stated that the he would like to see some statement of the exact size of pond and an inspection showing that the retention pond is constructed per the design parameters.

Mr. Ferris stated his company will do a report and perform an inspection of the retention pond.

Chairman Bonvillain, Chairman, stated that if the motion is to approve this item, that the motion should require a report of the retention pond showing that the retention pond has been constructed to the required design parameters and that if the retention pond does not meet the requirements, then it will be modified to comply.

Mr. Couvillion clarified that the development will be mostly 2-bedroom units, but there would be some 1-bedroom units.

Commissioner Giles asked if everyone within 150' of the development had been notified by mail of the public hearing.

Mrs. Cowen stated that everyone within 150' of the development had been notified by mail.

Commissioner Giles asked if the applicant had met with the school board regarding the bus stop at the development.

Mr. Couvillion stated that he met with the school system regarding the design of the bus stop. He further stated that every parcel in the development has inner-parcel connectivity.

Commissioner Burns asked about the length of time it would take for the development to be 90% complete.

Mr. Couvillion stated that he would pre-sell the units and then build what they sell. He further said that he would not speculate, but that he already has some interest in the residential and commercial portions of the project.

Commissioner Burns stated concerns about the proposed density of the project and the associated schooling with residential growth. He further stated that he could not support the project with the density as presented.

Commissioner T.J. Johnson asked if there would be a contract on ditch maintenance.

Mr. Couvillion stated that he would have a third party administer ditch maintenance and that the homeowners' association and businesses would contribute fees towards maintenance.

Commissioner Rauls stated that he was in support of this project and that it would be a good buffer between residential and commercial areas.

Mr. Couvillion stated that there will be mature landscaping to the north of the property adjacent to the Huntley Place subdivision and that there would be an 8' high wooden fence to be maintained by the homeowners' association.

Chairman Bonvillain reiterated that this project would be a good buffer between residential and commercial uses.

Commission Action:

A motion to recommend approval of SPUD-01-09 Revision was made by Mr. Wilson Reado, seconded by Mr. Harry Rauls with the following stipulation:

- 1) Developer must provide a report showing that the retention pond has been constructed to the City's design requirements and that if the retention pond has not been constructed to those requirements, then it will be modified so as to comply.*

Vote: 6 yeas (Messrs: Bonvillain, Giles, Johnson, Rauls, Reado, Walker), 1 nay (Mr. Burns) and the motion carried.

7. Announcements

None

8. Adjourn

The meeting was adjourned at 8:10pm.