

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, October 28, 2010

The Planning Commission of the City of Central held a Public Meeting on Thursday, October 28, 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. Wade Giles, Vice-Chairman.*

**2. Invocation and Pledge of Allegiance**

*Mr. Aaron Moak presented the Invocation and led the Pledge of Allegiance.*

**3. Roll Call**

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

*Members Absent: Messrs: Rodney Bonvillain, Graydon Walker*

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

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

*The Vice-Chairman read the rules.*

**5. Approval of Minutes (September 23, 2010 Planning Commission Meeting)**

**Commission Action:**

*A motion to approve the September 23, 2010 Planning Commission Minutes was made by Mr. Wilson Reado, seconded by Mr. T.J. Johnson. Vote: 5 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado), 0 nays, 2 absent (Messrs: Bonvillain, Walker) and the motion carried.*

**6. Amendments and Consent Agenda**

*None*

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

- 7. SS-15-10      Subdivision with Waiver** This property is located near the Joor and Gurney Road intersection on the south side of Gurney Road on Lot 10 of Gorway Estates Subdivision in Section 6, T-6-S, R-2-E, GLD, EBR, LA. The applicant is proposing to subdivide one lot into two on a private servitude of access with a waiver request of **Section 4.103(4)(g)(2) of the Unified Development Code.** (Applicant: Richard Turner) *\*This item has been withdrawn by applicant.\**

**8. SS-17-10**

**Subdivision with Waiver** This property is located at the end of Roundsaville Road on Tract A of the Henry H. Bozeman Tract in Section 32, T5S, R2E, GLD, EBR. The applicant is proposing to subdivide one (1) lot into two (2) on an existing private servitude of access with a waiver request of **Section 13.6 (I)(4) of the Unified Development Code.** (Applicant: Henry Bozeman)

*Mr. Henry Bozeman, applicant, spoke in favor of the subdivision and waiver.*

*No one spoke in opposition to this item.*

*Commissioner Paul Burns asked if there would be access to the site via Roundsaville Road.*

*The applicant stated that access to the site would be via Devall Road.*

*Mrs. Kathi Cowen, Planning & Zoning Director, read a comment by Assistant Fire Chief Bobby Eller which stated that existing drive appears to acceptable for fire trucks and that the applicant has agreed to remove the gate and widen the drive at the new lot.*

*Commissioner T.J. Johnson asked whether or not this item could be deferred to receive an attorney's opinion of the concrete paving waiver.*

**Commission Action:**

*A motion to defer SS-17-10 until the November 18, 2010 Planning Commission meeting was made by Mr. T.J. Johnson, seconded by Mr. Paul Burns. Vote: 5 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado), 0 nays, 2 absent (Messrs: Bonvillain, Walker) and the motion carried.*

**9. SS-19-10**

**Subdivision with Waiver** This property is located on the east side of Blackwater Road north of the Hooper Road intersection on Tract G-1 of the H.O. Denham Estate in Section 80, T6S, R1E, GLD, EBR. The applicant is proposing to subdivide one (1) tract into two (2) while dedicating an existing drive with a waiver request of **Section 13.6 (I)(4) of the Unified Development Code.** (Applicant: James Aaron)

*Mr. James Aaron, applicant, spoke in favor of this item.*

*Mr. Adam Aaron, 18358 Broussard Road, spoke in favor of this item.*

*No one spoke in opposition to this item.*

**Commission Action:**

*A motion to approve SS-19-10 was made by Mr. Wilson Reado, seconded by Mr. T.J. Johnson. Vote: 5 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado), 0 nays, 2 absent (Messrs: Bonvillain, Walker) and the motion carried.*

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

**10. SP-03-08**

**Revised Site Plan (Central Physical Therapy Plus)** This property is located on the north side of Hooper Road between Shoe Creek Drive and Lazy Lake Drive on Tract A-1 and B-1-A-1 of the J.E. Morrison property in Section 69, T-6-S, R-2-E, GLD, EBR, LA. The applicant is proposing a revised site plan which includes replacement

of the existing Physical Therapy Clinic and is proposing other support facilities. (Applicant: Tom Coplin)

*Mr. Tom Coplin, applicant, spoke in favor of the development and explained the various phases of the project and medical facilities that will be on the site.*

*Mr. Wayne Leader, 12414 Hooper Road, had concerns regarding drainage.*

*Ms. Lynn Bradley, project architect, stated that the retention pond is actually on the Morrison Hills property and that engineers have specified a 24" pipe.*

**Commission Action:**

*A motion to approve SP-03-08 was made by Mr. Paul Burns, seconded by Mr. Harry Rauls. Vote: 5 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado), 0 nays, 2 absent (Messrs: Bonvillain, Walker) and the motion carried.*

**11. SP-06-08**

**Revised Site Plan (Morrison Hills)** This property is located on the north side of Hooper Road between Shoe Creek Drive and Lazy Lake Drive on Tract A-2-A-1-B on a portion of the J.E. Morrison and Charles P. Morrison property in Section 69, T-6-S, R-2-E, GLD, EBR, LA. The applicant is proposing to revise a site plan that was previously approved by the Planning Commission. (Applicant: Tom Coplin)

*Ms. Lynn Bradley, project architect, spoke in favor the project.*

*Mr. Tom Coplin, applicant, spoke in favor of the project.*

*No one spoke in opposition.*

*Commissioner Burns stated that traffic calming devices, connectivity, and inter-parcel access should be incorporated at the site.*

**Commission Action:**

*A motion to approve SS-06-08 was made by Mr. Paul Burns, seconded by Mr. T.J. Johnson with the following condition:*

*1) Applicant must provide an inter-parcel concrete drive without an access gate.*

*Vote: 5 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado), 0 nays, 2 absent (Messrs: Bonvillain, Walker) and the motion carried.*

**12. S-C-01-06**

**Preliminary Plat Approval Extension (Woodstock 2<sup>nd</sup> Filing)** This property is located on the north side of Planchet Rd east of the Thibodeaux Rd intersection. The applicant is requesting an extension of the previously approved plat.

*Mr. Tommy Fazio, applicant, spoke in favor of the preliminary plat extension.*

*Ms. Tara Smith, 17248 Tugwell Lane, spoke in favor of the 2<sup>nd</sup> filing if the restrictions placed on the development mirror the existing restrictions on the 1<sup>st</sup> filing.*

*Ms. Nicole Williams, 4875 Harbor Lane, agreed with Ms. Smith's comments.*

*Mr. Matt Accardo, 4867 Harbor Lane, agreed with Ms. Smith's comments.*

*Mr. Brian Guidry, 4903 Harbor Lane, reiterated Ms. Smith's comments.*

*Mr. Ryan Borill, 17232 Tugwell Lane, agreed with Ms. Smith's comments.*

*Mr. Christopher Best, 4803 Harbor Lane, agreed with Ms. Smith's comments and had concerns about property values.*

*Ms. Joy Smith, 4811 Harbor Lane, agreed with Ms. Smith's comments.*

*Mr. Richard Kimble, 17390 Planchet Road,*

*Ms. Pat Kimble, 17390 Planchet Road, supported Ms. Smith's comments and had concerns about property values and Planchet Road conditions.*

*Mr. Francis Stacey, 17578 Planchet Road, had concerns about property values.*

*Mr. Don Berry, 4819 Harbor Lane, agreed with previous comments*

*Ms. Angela Summerville, 6934 Bryce Canyon Drive, raised a question regarding the private treatment plant.*

*Mr. Tommy Fazio, applicant, stated that Tugwell Development does not own the sewer treatment plant and that concerns should be directed to the wastewater treatment company. He stated that the sewer treatment plant was designed to handle the capacity of both filings. He further acknowledged that the developer would be willing to mirror the requirements for the first filing.*

*Commissioner Johnson asked Staff if the homeowners' restrictions could be amended.*

*Mrs. Cowen stated that homeowners' restrictions are not governed by Staff nor the Planning Commission.*

**Commission Action:**

*A motion to grant an extension of the preliminary plat(S-C-01-06) was made by Mr. Paul Burns, seconded by Mr. T.J. Johnson with the following condition:*

- 1) The homeowners' restrictions for the second filing should remain consistent with the restrictions placed on the first filing.*

*Vote: 5 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado), 0 nays, 2 absent (Messrs: Bonvillain, Walker) and the motion carried.*

**13. Announcements**

*None*

**14. Adjourn**

*The meeting was adjourned at 7:30pm.*

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

The Zoning Commission of the City of Central held a Public Meeting on Thursday, October 28, 2010 at 7:30pm 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 7:30 p.m. by Mr. Wade Giles, Vice-Chairman.*

**2. Roll Call**

*Members Present: Messrs: Paul Burns, Wade Giles, T.J. Johnson, Harry Rauls, Wilson Reado  
Members Absent: Messrs: Rodney Bonvillain, Graydon Walker  
Also Present: Mr. David Barrow, Mrs. Kathi Cowen, Mr. Woodrow Muhammad, City of  
Central Staff*

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

*The Vice-Chairman read the rules.*

**4. Approval of Minutes (September 23, 2010 Zoning Meeting)**

**Commission Action:**

*A motion to approve the September 23, 2010 Zoning Minutes was made by Mr. Wilson Reado, seconded by Mr. T.J. Johnson. Vote: 5 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado), 0 nays, 2 absent (Messrs: Bonvillain, Walker) and the motion carried.*

**5. Amendments and Consent Agenda**

*None*

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

- 6. RZ-05-10**     **Rezoning** This property is located on the north side of Lovett Road just east of the intersection of Joor Road and Lovett Road, on a portion of lot I-1-A. The applicant is proposing to rezone from LC-2 to C-AB-1 for a restaurant which can serve alcohol. (Applicant: Amber Martel)

*Ms. Amber Martel, applicant, spoke in favor of the rezoning and concurrent site plan revision.*

*Mr. Donald Ray Lovett, 9157 Joor Road, spoke in favor of the project.*

*Mr. Matt Accardo, 4867 Harbor Lane, spoke in favor of the project.*

*No one spoke in opposition to this request.*

**Commission Action:**

*A motion to approve RZ-05-10 was made by Mr. Paul Burns, seconded by Mr. T.J. Johnson. Vote: 5 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado), 0 nays, 2 absent (Messrs: Bonvillain, Walker) and the motion carried.*

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

- 7. RZ-02-09 Concurrent Site Plan Revision** This property is located on the north side of Lovett Road just east of the intersection of Joor Road and Lovett Road, on lot I-1-A. The applicant is requesting a revision of the site plan which was originally approved by Central City Council on July 14, 2009. (Applicant: Amber Martel)

*Ms. Amber Martel, applicant, spoke in favor of the site plan revision.*

*No one spoke in opposition to this request.*

**Commission Action:**

*A motion to approve RZ-02-09 was made by Mr. Paul Burns, seconded by Mr. Harry Rauls. Vote: 5 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado), 0 nays, 2 absent (Messrs: Bonvillain, Walker) and the motion carried.*

- 8. SPUD-01-09 Small Planned Unit Development Revision 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) *\*This item has been deferred by applicant.\**

**9. Amending Unified Development Code**

- a. An Ordinance To Amend and Re-Enact Chapter 4 (Permits and Final Plat Approval) of Title 7, the Unified Development Code and to Provide for Related Matters (Councilman LoBue)
- b. An Ordinance To Amend and Re-Enact Chapter 19 (Amendments) of Title 7, the Unified Development Code and to Provide for Related Matters. (Councilman LoBue) *\*This item has been deferred by Councilman LoBue.\**

**10. Announcements**

*None*

**11. Adjourn**

*The meeting was adjourned at 7:45pm.*