

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, November 18, 2010

The Planning Commission of the City of Central held a Public Meeting on Thursday, November 18, 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, Wade Giles, T.J. Johnson, Harry Rauls, Wilson Reado, Graydon Walker

Members Absent: Mr. Paul Burns

Also Present: Mr. David Barrow, Mrs. Kathi Cowen, Mr. Charles Becnel, City of Central Staff

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

The Chairman read the rules.

5. Approval of Minutes (October 28, 2010 Planning Commission Meeting)

Commission Action:

A motion to approve the October 28, 2010 Planning Commission Minutes was made by Mr. Wade Giles, seconded by Mr. T.J. Johnson. Vote: 6 yeas (Messrs: Bonvillain, Giles, Johnson, Rauls, Reado, Walker), 0 nays, 1 absent (Mr. Burns) and the motion carried.

6. Amendments and Consent Agenda

None

PUBLIC HEARING CASES (NEW BUSINESS):

- 7. PK-01-10** **Parking Waiver** This property is located on the northwest corner of the intersection of Hooper Road and Carmel Avenue on Tract B of the Carmel Acres Subdivision in Section 81, Township 6 South, Range 1 East, Greensburg Land District, East Baton Rouge Parish, Louisiana. The applicant is requesting a parking waiver in accordance with Section 17.15(D) of the Unified Development Code for a reduction in the number of required parking spaces. (Applicant: Jack Warden)

This item was withdrawn by the applicant prior to the meeting.

PUBLIC HEARING CASES (OLD BUSINESS):

- 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)

This item was deferred by the applicant until the December 16, 2010 Planning Commission meeting.

- 9. Adoption Adoption of 2011 Planning & Zoning Commission Calendar**

*** Attachment "A" ***

Commission Action:

A motion to approve the 2011 Planning & Zoning Commission Calendar was made by Mr. Graydon Walker, seconded by Mr. Wade Giles. Vote: 6 yeas (Messrs: Bonvillain, Giles, Johnson, Rauls, Reado, Walker), 0 nays, 1 absent (Mr. Burns) and the motion carried.

- 10. Announcements**

None

- 11. Adjourn**

The meeting was adjourned at 6:15pm.

Minutes 11/18/2010

Rodney Bonvillain, Chairman

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MINUTES
CITY OF CENTRAL ZONING COMMISSION
Thursday, November 18, 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 6:15 p.m. by Mr. Rodney Bonvillain, Chairman.

2. Roll Call

Members Present: Messrs: Rodney Bonvillain, Wade Giles, T.J. Johnson, Harry Rauls, Wilson Reado, Graydon Walker

Members Absent: Mr. Paul Burns

Also Present: Mr. David Barrow, Mrs. Kathi Cowen, Mr. Charles Becnel, City of Central Staff

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

The Chairman read the rules.

4. Approval of Minutes (October 28, 2010 Zoning Meeting)

Commission Action:

A motion to approve the October 28, 2010 Zoning Minutes was made by Mr. Harry Rauls, seconded by Mr. Wilson Reado. Vote: 6 yeas (Messrs: Bonvillain, Giles, Johnson, Rauls, Reado, Walker), 0 nays, 1 absent (Mr. Burns) and the motion carried.

5. Amendments and Consent Agenda

None

PUBLIC HEARING CASES (NEW BUSINESS):

- 6. RZ-06-10** **Rezoning** This property is located on the southwestern corner of the intersection of Hooper Road and Sullivan Road, at 11575 Sullivan Road on lot A-1-A located in Section 5, Township 5 South, Range 2 East, Greensburg Land District, East Baton Rouge Parish, Louisiana. The applicant is proposing to rezone from R to LC-3 so that an automotive repair shop and gas station may continue to operate in a legally conforming zoning district. (Applicant: Randall A. Kikendall).

Mr. Randall Kikendall, applicant, presented this case to the Commission.

No one spoke in opposition to the rezoning.

Commissioner Wade Giles asked if the applicant had plans to use the site differently than for what it is currently being used.

The applicant stated that he would like to have a commercial zoning if he sells the property in the future.

Commissioner Graydon Walker asked what was different with the present zoning compared to the previous rezoning petition at this site.

Planning & Zoning Director Kathi Cowen explained that the only difference between the two petitions was the absence of a proposed used car lot on the current rezoning petition. She further explained Staff's recommended conditions on the property should the rezoning be approved by the Zoning Commission.

Commissioner T.J. Johnson asked Staff about the legally nonconforming status of the property.

A discussion regarding permitted uses in the LC-3 zoning district ensued between Commission members and Staff.

The applicant stated that he has no plans to sell the property.

Mr. David Barrow, Executive Assistant to the Mayor, stated that the City is in the process of creating the City Center Overlay District.

Commission Action:

A motion to defer RZ-06-10 until the City Center Overlay is complete was made by Mr. Wilson Reado, seconded by Mr. Rauls.. Vote: 6 yeas (Messrs: Bonvillain, Giles, Johnson, Rauls, Reado, Walker), 0 nays, 1 absent (Mr. Burns) and the motion carried.

PUBLIC HEARING CASES (OLD BUSINESS):

- 7. 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 was deferred by the applicant until the December 16, 2010 Planning Commission meeting.

8. 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)

Mrs. Kathi Cowen, Planning & Zoning Director, introduced the proposed amendments to Chapter 4.

Councilman Tony LoBue discussed the proposed amendments to Chapter 4 of the Unified Development Code.

The Zoning Commission members, Councilman LoBue, and Staff held a discussion about bonds.

Chairman Rodney Bonvillain stated that he would like to see a committee formed with multiple stakeholders to discuss these proposed changes to the UDC.

Vice-Chairman Wade Giles stated that he would like to see a workshop to discuss these proposed changes to the UDC.

Commissioner T.J. Johnson expressed concerns about public mailings that would be required of applicants.

Councilman Aaron Moak, 5140 Fryers Avenue, stated that a workshop should be scheduled with all stakeholders to discuss these proposed changes to the UDC.

Commissioner Harry Rauls stated that he would prefer to have this item deferred until a workshop has been held.

Councilman Ralph Washington, 7201 Conestoga Drive, stated that these changes should be discussed in a workshop that would allow for more input from the public.

Mr. Russell Starns, 13110 Greenwell Springs Road, had a question regarding the procedure for Planning Commission items.

Mr. David Barrow, Executive Assistant to the Mayor, stated that these proposed UDC changes could be discussed at an upcoming workshop for the new zoning ordinance.

Commission Action:

A motion to defer amendments to Chapters 4 and 19 of the Unified Development Code made by Mr. Harry Rauls, seconded by Mr. Wilson Reado. Vote: 6 yeas (Messrs: Bonvillain, Giles, Johnson, Rauls, Reado, Walker), 0 nays, 1 absent (Mr. Burns) and the motion carried.

9. Announcements

None

10. Adjourn

The meeting was adjourned at 7:45pm.