

CITY OF CENTRAL -- MINUTES OF THE MEETING OF THE PLANNING COMMISSION
Thursday, January 24, 2008 6:00pm
Kristenwood Building 14025 Greenwell Springs Road
Greenwell Springs (Central), Louisiana 70739
www.centralgov.com

----- MINUTES -----

1. Call to Order

The meeting was called to order at 6:00pm by Mr. Bonvillain.

2. Invocation and Pledge of Allegiance

3. Roll Call

Members Present: Rodney Bonvillain, Paul Burns, Larry Milton, Wilson Reado, Graydon Walker

Members Absent: Michael Blough, Wade Giles

Also Present: David Barrow, City of Central; and Emanuel Zanders, EBR Planning Commission

4. Recitation of Rules

5. Approval of Minutes (December 13, 2007 Planning Meeting)

A motion to approve the minutes was made by Mr. Milton and seconded by Mr. Walker.

Motion Approved. 5 Yeas, 0 Nays, 2 Absent (Blough, Giles).

6. Amendments and Consent Agenda

None

PUBLIC HEARING CASES

- 7. Case SS-C-27-07 Subdivision of the C.D. Turner Property.** This property is located on the north side of the Greenwell Springs-Port Hudson Rd, east of Hubbs Rd. on Tract D at 14313 Greenwell Springs-Port Hudson Rd. The applicant is proposing to create two (2) single family residential lots on a private servitude of access on 8.61 acres of land. (Rural Zoning) (Applicant: Wayne and Barbara Sullivan) (*Deferred from Dec. 13, 2007*)

The applicant was not present.

Mr. Burns made a motion to defer until the Feb. 28, 2008 meeting with the understanding that this will be the last deferral. Mr. Reado seconded the motion. MOTION PASSED. 5 Yeas, 0 Nays, 2 Absent (Blough, Giles).

- 8. Case SS-C-55-07 Subdivision of the L.W. Allen Property.** This property is located on the north side of Blackwater Road, southwest of Gurney Road on Tract D-1. The applicant is proposing to create two (2) single family residential lots on a private servitude of access on 5.14 acres of land. (Rural Zoning) (Applicant: R. Dale Hodges / Teryl Hebert)

*Teryl Hebert spoke in favor. There was no opposition.
A motion to approve, subject to all EBR DPW and Central Fire Dept.
comments being addressed as stated in the Jan. 18, 2008 DPW memo,
was made by Mr. Walker and seconded by Mr. Burns.
MOTION PASSED. 5 Yeas, 0 Nays, 2 Absent (Blough, Giles).*

9. Announcements

10. Adjourn. Zoning Commission meeting to immediately follow.

*The meeting was adjourned at 6:10pm upon a motion by Mr. Milton.
There being no objections, the meeting was adjourned.*

CITY OF CENTRAL – MINUTES OF THE MEETING OF THE ZONING COMMISSION
Thursday, January 24, 2008
6:00 P.M. (immediately following the Planning Commission meeting)
Kristenwood Building 14025 Greenwell Springs Road
www.centralgov.com

----- **MINUTES** -----

ALL ITEMS ON THIS AGENDA ARE PUBLIC HEARINGS. ITEMS HEARD ON THIS AGENDA, with the exception of Item #6, WILL BE HEARD BY THE CENTRAL CITY COUNCIL ON February 12, 2008 AT THIS SAME TIME AND LOCATION, UNLESS THE CASE IS DEFERRED BY THE COMMISSION.

1. Call to Order

The meeting was called to order at 6:11pm by Mr. Bonvillain.

2. Roll Call

*Members Present: Rodney Bonvillain, Paul Burns, Larry Milton, Wilson Reado, Graydon Walker
Members Absent: Michael Blough, Wade Giles
Also Present: David Barrow, City of Central; and Emanuel Zanders, EBR Planning Commission*

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

4. Approval of Minutes (December 13, 2007 Zoning Meeting)

*A motion to approve the minutes was made by Mr. Burns and seconded by Mr. Reado.
MOTION PASSED. 5 Yeas, 0 Nays, 2 Absent (Blough, Giles)*

5. Amendments and Consent Agenda

None

PUBLIC HEARING CASES:

- 6. Case PUD C-3-07 Burlington Lakes Final Development Plan.** This property is located to the south of Amber Lakes subdivision, south of the intersection of Lynnwood Ave. and Green Ash Drive on Tracts SY, SH, and a portion of A-1. The applicant requests amending the Horizon Plan and rezoning from Rural to Planned Unit Development for a single-family residential subdivision on 40.5 acres of land consisting of approximately 120 low density residential homes on 25.6 acres (63% of the site), 4.2 acres of common green space (10%), 4.2 acres of lake common space (10%), and 6.5 acres of streets and parking (16%). (Applicant: Jeff Couvillion; Engineer: Evans Graves Engineers, Inc.)

*Kevin Norman spoke in favor. Jeff Couvillion spoke in favor.
Eric Erikson spoke in favor. Walter Hancock spoke in favor.
Chris Anderson spoke regarding construction traffic concerns.
Mr. Norman advised there will be a separate construction access
entrance constructed to the west of the property.
A motion to approve, subject to all EBR DPW and Central Fire Dept
comments being addressed as stated in the Jan. 18, 2008 DPW memo,
was made by Mr. Burns and seconded by Mr. Milton.
MOTION PASSED. 5 Yeas, 0 Nays, 2 Absent (Blough, Giles).*

7. Case C-15-07

This property is located on the south side of Magnolia Bridge Rd near the intersection of Greenwell Springs Rd at 18564 Magnolia Bridge Rd, Suites 107-108. The applicant requests rezoning from Light Commercial 1 (LC-1) to Commercial Alcohol Beverage 1 (C-AB-1) for a restaurant. (Applicant: Marvin J. Keller)

*Jeff Couvillion spoke on behalf of the applicant.
There was no opposition.
A motion to approve C-AB-1 was made by Mr. Walker and seconded by
Mr. Burns. MOTION PASSED. 5 Yeas, 0 Nays, 2 Absent (Blough, Giles).*

8. Announcements

Mr. Bonvillain announced that the City of Central will begin providing all city services through CH2MHILL effective March 1, 2008. Therefore, due to the transition, he stated that we may postpone all requests on the March agenda until our April meeting in order to give our new staff time to review the applications.

Mr. Barrow introduced Lynn Oliver whom CH2MHILL has hired to be the Zoning Coordinator for the City of Central.

9. Adjourn

Mr. Burns made a motion to adjourn. There being no objections, the meeting was adjourned at 6:35pm.