

CITY OF CENTRAL -- MEETING OF THE PLANNING COMMISSION
Thursday, November 19, 2009 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 6:00 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: Rodney Bonvillain, Michael Blough, Paul Burns, Wilson Reado,
Graydon Walker*

Members Absent: Wade Giles

Also Present: David Barrow, Kathi Cowen, Charles Becnel, 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 (October 22, 2009 Planning Meeting)

*A motion to approve the October 22, 2009 Planning Minutes was made by Mr. Paul Burns. Vote:
5 yeas, 0 nays.*

6. Amendments and Consent Agenda

None

PUBLIC HEARING CASES:

7. SS-14-09

Minor Subdivision of Tract A-1, B, and C of the Ray C Pearce Property. This property is located on Joor Road west of the Sullivan Road intersection. Section 31 T5S R2E GLD EBR. Applicant is requesting to extend an existing private street and create one additional tract. **(Deferred From October 22, 2009)**

This item was withdrawn by the applicant prior to the meeting.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

8. SS-18-09

Minor Subdivision of Tracts A-2-B-1-A and A-2-B-1-B of the Emma Lee Sullivan Rome property. This property is located on the west side of Sullivan Road north of the Sparkle Drive intersection. Section 69, T6S-R2E GLD EBR. Applicant is requesting to create one additional lot on a private servitude of access.(Applicant: Jonathan Starns)

Mr. Jonathan Starns presented this item. No one spoke in opposition. Mr. David Barrow stated that there will be no median opening on Sullivan Road under the proposed Green Light Plan-Sullivan Road improvements. Mr. Graydon Walker made a motion to approve this item, seconded by Mr. Paul Burns. Vote: 5 yeas, 0 nays.

9. SS-C-47-07

Extension of Preliminary Plat of Minor Subdivision. This property is located to the west of Greenwell Springs Road and south of Liberty Road. The applicant is requesting extension of preliminary plat approval. (Applicant: Ruth E. Parsons)

A representative of the applicant spoke in favor of this item. No one spoke in opposition. Mr. Paul Burns made a motion to approve this item subject to Planning and Zoning Department approval of a street name. Mr. Wilson Reado seconded the motion. Vote: 5 yeas, 0 nays.

10. PUD-C-03-07

Extension of Final Development Plan Approval PUD Burlington Lakes. This property is located to the south of Lynnwood Avenue and the Amber Lakes subdivision. The applicant is requesting extension of preliminary plat approval. (Applicant: Jeff Couvillion)

The applicant, Mr. Jeff Couvillion, pleaded his case for an extension. Mr. Couvillion stated that he would have a separate construction entrance separate from the public streets in the Amber Lakes subdivision. Furthermore, he stated that vehicular access to the streets in Amber Lakes would be prohibited until all improvements in the new development are complete. No one spoke in opposition. Mr. Wilson Reado made a motion to approve this item, seconded by Mr. Michael Blough. Vote: 5 yeas, 0 nays.

11. Annoucements

Introduction of Charles Becnel as Planning and Zoning Administrator.

12. Adjourn

The meeting was adjourned at 6:30pm.

CITY OF CENTRAL -- MEETING OF THE ZONING COMMISSION
Thursday, November 19, 2009 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 6:30 p.m. by Mr. Rodney Bonvillain, Chairman.

2. Roll Call

Members Present: Rodney Bonvillain, Michael Blough, Paul Burns, Wilson Reado, Graydon Walker

Members Absent: Wade Giles

Also Present: David Barrow, Kathi Cowen, Charles Becnel, 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 (October 22, 2009 Zoning Meeting)

A motion to approve the October 22, 2009 Zoning Minutes was made by Mr. Paul Burns and seconded by Mr. Graydon Walker. Vote: 5 yeas, 0 nays.

5. Amendments and Consent Agenda

None

PUBLIC HEARING CASES:

6. RZ-06-09

Rezoning This property is located at 11415 Blackwater Road on the north side of Blackwater Road just east of the intersection of Talmadge Crumholt Road, on Lots A-2-B, to rezone from Rural to M-1 (Light Industrial), in Section 60 T-6-S, R-1-E, GLD. EBR. LA. This is for the expansion of an existing metal fabrication shop. (Applicant: Clifford George) **(Deferred From October 22, 2009)**

The applicant is requesting a waiver of Section 8.211 of the UDC that requires all operations to be enclosed by a solid fence or wall not less than six feet in height, where adjacent to or across the street from a residential zoning district.

Mr. Clifford George presented his case for this rezoning. No one spoke in opposition during the public hearing. Mr. Paul Burns stated that he would not support rezoning of this site and recommended withdrawal. Mr. Michael Blough stated that this proposed rezoning would constitute a spot zone and spoke against the proposed waiver for a fence. After further discussion, Mr. George withdrew his application.

7. RZ-07-09

Rezoning This property is located at 9718 Sullivan Road on the east side of Sullivan Road south of the Brent Avenue intersection on Lot R-2 of Old McDonald Farm Subdivision. Applicant is requesting to rezone from Rural to LC-1 (Light Commercial One) for an existing child care center. (Applicant: William Chenevert)

The applicant, Mr. William Chenevert, pleaded his case for this rezoning. No one spoke in opposition during the public hearing. Mr. Graydon Walker made a motion to approve this item, seconded by Mr. Wilson Reado. Vote: 5 yeas, 0 nays.

8. RZ-08-09

Rezoning This property is located at 14455 Wax Road, Suite U of Central Plaza Retail Center in the northwest corner of Wax Road and Willowbrook Drive on Lot B-2-B-1-A of Central Woods Subdivision located in Section 8 & 68, Township 6 South, Range 2 East, GLD. EBR. LA (City of Central) The applicant is requesting to rezone Suite U of subject property from C-2 (Heavy Commercial) to C-AB-2 (Commercial-Alcoholic Beverages Two) for a daiquiri shop. (Applicant: Jonathan Starns)

The applicant, Mr. Jonathan Starns, spoke in favor of the proposed daiquiri shop. No one spoke in opposition during the public hearing. Mr. Starns clarified that this rezoning is only for Suite U, which is 2,870 square feet of the Central Plaza Retail Center. Mr. Paul Burns made a motion to approve this item, seconded by Mr. Michael Blough. Vote: 5 yeas, 0 nays.

9. RZ-09-09

Rezoning This property is located on the southern portion of Lot 4A-1-A, as advertised, being on the north side of Wax Road east of the Willow Brook Drive intersection in Section 8, T-6-S, R-2-E, GLD, EBR, LA. Commencing at a point in East Baton Rouge Parish, 290 feet east of the Willow Brook Drive eastern right-of-way line, on the northern right-of-way line of Wax Road, said point being the Point of Beginning, thence proceed N 03°58' 10" E for a distance of 186.00 feet, thence proceed N 90°00'00" E for a distance of 165.68 feet, thence proceed S 00°04'50" E for a distance of 185.55 feet, thence proceed S 90°00'00" W for a distance of 178.82 feet back to the point of beginning, containing .73 acres. Applicant is proposing to rezone from Rural to HC-1 (Heavy Commercial One) for a proposed pre-owned car dealership. (Applicant: Michael Word)

The applicant, Mr. Michael Word, was not present at the meeting. Mr. Graydon Walker made a motion to defer this item, seconded by Mr. Michael Blough. Vote: 5 yeas, 0 nays.

10. SPUD-2-09

Small Planned Unit Development. The Gates at Burlington. This property is located on Lot A2 on the north side Wax Road east of the Durmast Drive intersection in Section 66, T -67-S, R-2-W, GLD, EBR, LA. Applicant is proposing a 53-lot private gated community and rezoning from Rural to SPUD (Small Planned Unit Development). The applicant is also requesting a waiver from Ordinance 2009-08 requiring all major residential subdivisions to connect to public sanitary sewer. (Applicant: Jeff Couvillion)

The applicant, Mr. Jeff Couvillion, presented his case for a proposed age-restricted, single-family residential development. He stated that he cannot upgrade the current sewer system due to current capacity limitations. Additionally, Mr. Couvillion stated that he would be willing to put in escrow, the required amount of money to cover the cost of tying into the sewer system when capacity is available. Mr. Wayne Herndon spoke against this item and expressed concerns that it would further degrade the rural environment and increase traffic in the area. Mr. Paul Burns stated that he would not be in favor of granting a waiver. Mr. Rodney Bonvillain asked the applicant how age restrictions would work. The applicant stated that deed restrictions would be in place and would be enforced by the Homeowners Association. Furthermore, the applicant stated that all streets would be private. Mr. David Barrow requested the commission members to include a 55+ age-stipulation to the motion if they were to recommend approval of the development.

Mr. Graydon Walker made a motion to approve the rezoning and waiver with the stipulation that the applicant set aside money to pay for future sewer connectivity and only persons 55 years or older could purchase and/or live in the development. Mr. Michael Blough seconded the motion. Vote: 3 yeas (Mr. Walker, Mr. Blough, Mr. Reado), 2 nays (Mr. Bonvillain, Mr. Burns). The motion failed.

A substitute motion was made by Mr. Paul Burns to approve the rezoning with the stipulation that only persons 55 years and older could purchase and/or reside in the development and deny the waiver. Mr. Michael Blough seconded the motion. Vote: 5 yeas. 0 nays. Motion Passed.

11. Announcements

None.

12. Adjourn

The meeting was adjourned at 7:15pm.

Minutes 11/19/09