



Tuesday, October 25, 2016

AGENDA

6:00 PM

The rules for conducting such public hearings are as follows:

In view of the many items appearing on the agenda, each Council Member will be allowed a maximum of five (5) minutes to express his or her views on any one subject without interruption from the other members upon initial consideration and five (5) minutes for rebuttal. No Council Member will speak until recognized by the chair. In compliance with La. R.S. 42:14(D), members of the public will be allowed to speak for up to three (3) minutes on any item included on the agenda on which the Council proposes to take action. A member of the public who wishes to speak on an agenda item on which the Council proposes to take action shall print his or her name and address on the register at the podium prior to addressing the Council. No member of the public shall address the Council until recognized by the chair. Each member of the public who addresses the Council shall state his or her name and address for the record prior to making any comment.

In lieu of speaking on an agenda item on which the Council proposes to take action, a member of the public may complete and submit a card evidencing whether he or she is a proponent (in favor) of the agenda item or an opponent of (against) the agenda item. The card to be completed and submitted will be made available prior to the meeting. A member of the public who wishes to submit such a card shall print his or her name and address on the card, indicate whether he is a proponent (in favor) of the agenda item or an opponent of (against) the agenda item, and submit the card to the City Clerk prior to the commencement of the meeting. After the time for public comment has been closed, the city clerk shall read aloud and into the minutes of the meeting all such cards, including the name and address of the person submitting the card and whether the person is a proponent or opponent of the proposed action.

I. Preliminary Business

- 1) Call to Order
- 2) Invocation and Pledge of Allegiance
- 3) Roll Call
- 4) Approval of the minutes from the October 11, 2016, council meeting

II. Unfinished Business

- a) An ordinance amending Section 12.3 of the City of Central Comprehensive Zoning Code making the minimum lot size for all properties in the Rural Agriculture (R/A) District One (1) acre. (By Council Member Evans)

Commission Action (July 28, 2016): The commission decided to defer until later date, pending legal research.

Council Action (August 9, 2016): Council Member Evans moved to *defer this item pending Commission action*. The motion was seconded by Council Member Messina.

- b) **PUD-1-16 The Lakes at Woodland Grove: PUD Preliminary Development Plan (sent back to Zoning Commission by Council).** An ordinance to rezone and grant a Conditional Use Permit and Preliminary Plan approval for a Planned Unit Development consisting of 175 single family residential lots and an office park located on approximately 172.2 acres on the north side of Wax Road between the Sullivan Road and Old Wax Road intersections (The Lakes at Woodland Grove). Applicant: Blake Seguin (By Council Member Ellis)

Commission Action (July 28, 2016): A motion to approve PUD-1-16 with the Staff's comments with the exceptions of conditions a, b, and d as listed was made by Mr. Moak, seconded by Mr. Johnson. Vote: 5 yeas (Messrs: Johnson, Moak, Chollette, Walker, Matlock), 2 nays (Messrs: Sharafkhani, Burns), 0 absent and the motion carried.

Council Action (September 13, 2016): Council Member Ellis moved to continue this item to the 1st council meeting in October. The motion was seconded by Council Member Evans. Council Member Vance made a substitute motion to **continue this item to the December 13, 2016 council meeting**. The motion was seconded by Council Member Messina. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent. Motion passed.

- c) **PUD-3-16 Arbor Grove: PUD Preliminary Development Plan.** An ordinance to grant a Conditional Use Permit and Preliminary Site Plan Approval for a Planned Unit Development consisting of seventy-one (71) single family residential lots on 28.98 acres of property located on the east side of Joor Road between the Core Lane and Sullivan Road intersections (Arbor Grove PUD) Applicant: Casey Patterson/Jeff Couvillion (By Council Member Ellis)

Commission Action (July 28, 2016): A motion to approve PUD-3-16 with Staff conditions and the following:

1. Increase the width of the 60 foot wide lots to 70 feet;
2. Incorporate into the design the 45' degree radius design for the road intersection at Joor Road; and
3. Fence along applicable properties.

was made by Mr. Burns, seconded by Mr. Chollette. Vote: 6 yeas (Messrs: Johnson, Moak, Chollette, Sharafkhani, Burns, Walker), 1 nay (Matlock), 0 absent and the motion carried.

Council Action (September 13, 2016): Council Member Ellis moved to **continue this item to the December 13, 2016 council meeting**. The motion was seconded by Council Member Fralick. Public comment: Terry Luzier, Bob Cate, Joel Danehower, Debra Reid, Jamie Andre, Donald Dixon. Public opinion card: Dale Broussard, Larry Easley, Terry Luzier, Jamie Andre, Don

Hurst, Violet Hurst, Judy Cate, Kim Bass, George & Barbara Williams, Amy Smith, Teena Welborn. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent. Motion passed.

III. New Business

- 1) Mayor's report and presentations
- 2) Report from James Salsbury, City of Central Chief of Police, concerning law enforcement within the City of Central.
- 3) Report from David Ratcliff, IBTS Program Director, concerning services provided to the City of Central.
- 4) Introduction of the following item(s) (with public hearing to be held at the November 8, 2016 council meeting):

None
- 5) Public Hearing and action regarding the following instrument(s):
 - a) An ordinance to amend the 2016-2017 Fiscal Year Budget to appropriate funds for architect fees related to the design of a City Hall Building and to provide for related matters. (By Council Member Messina)
 - b) An ordinance to amend the 2016-2017 Fiscal Year Half-Cent Fund Budget and Capital Outlay Budget to appropriate funds for the completion of detailed utility surveying for the Frenchtown Road Improvement Project and to provide for related matters. (By Council Member Ellis)

IV. Zoning Cases

- 1) Introduction of the following item(s) (with public hearing to be held at the November 8, 2016 council meeting):
 - a) **RZ-4-16 Veterinary Clinic with Boarding – 18364 Magnolia Bridge Road.** An ordinance granting a rezoning from B-1 to B-2 and a Conditional Use Permit for the operation of a veterinary clinic with boarding, 18364 Magnolia Bridge Road. (By Council Member Evans)
- 2) Discussion and action regarding the following case(s):
 - a) **PUD-2-14 Cypress Lakes Estates Revision to a PUD Final Development Plan.** An ordinance granting an amendment to Ordinance 2015-46 that granted Final Plan Approval The Cypress Lakes Estates Planned Unit Development. Applicant: Jonathan Starns (By Council Member Evans)

***Commission Action (July 28, 2016):** A motion to approve PUD-2-14 side yard waiver from 8' to 5' with the condition to stagger units or by some other means to provide ac condenser clearance within the side yard was made by Mr. Burns, seconded by Mr. Chollette. Vote: 7 yeas (Messrs: Johnson, Moak, Chollette, Sharafkhani, Burns, Matlock, Walker), 0 nays, 0 absent and the motion carried.*

Council Action (September 13, 2016): Council Member Messina moved to approve this ordinance. There was no second. Motion failed.

V. Other Business

1) Public Comment

* Restricted to items not on the agenda. A Public Comment Request to Speak Card must be turned in to the City Clerk prior to the start of the meeting in order to be considered. Public comment is limited to 10 speakers with three minutes each.

2) Announcements

3) Adjournment

NOTE: Pursuant to the requirements of La. R.S. 42:19, no matter may be discussed by the Central City Council unless it appears on the agenda published at least twenty-four hours prior to the meeting unless the members of the council vote unanimously to take up the matter.