

**REGULAR MEETING CITY OF DENHAM SPRINGS
PLANNING COMMISSION
COURT ROOM –CITY HALL June 14, 2021@ 6:01 P.M.**

The Regular Meeting of the Denham Springs Planning Commission, convened at 6:01 p.m. on June 14, 2021, in the Court Room of the City Hall at 116 N. Range Avenue with Chairman Fred Banks presiding.

INVOCATION

Invocation was given by Commissioner Ray Riley

RECOGNITION

Chairman Fred Banks recognized the newly appointed Commissioners John Cavalier and Nathan Landry.

ROLL CALL

Upon roll call, the following members of the Denham Springs Planning Commission were present: Chairman Fred Banks, Vice Chairman Bill Lawson, Commissioners John Cavalier, Ray Riley and Chris Whitmire. Commissioner Gayle McLavy was absent. A quorum being present, the Denham Springs Planning Commission Meeting was convened.

Also present CJ Dunnaway-P & Z Clerk; Stephanie Hulett-City Attorney

1. Approve the minutes of the previous meeting of May 10, 2021 as sent to each member.

Upon a motion by Lawson, seconded by Whitmire, to APPROVE the minutes of the previous meeting of May 10, 2021 Planning Commission, as sent to each member.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays:	None
Absent:	McLavy
Abstain:	None

Motion was **APPROVED**

Upon a motion by Lawson, seconded by Riley, to LIFT the Agenda to add Planning items.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays:	None
Absent:	McLavy
Abstain:	None

Motion was **APPROVED**

2. Hold Authorize a Public Hearing to consider the Resubdivision of a 23.66-acre Tract into Lots 1-93 and Tracts X & Y located in Sec 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-794). Requested by Highroad Development Group, LLC [Meadowbrook Subdivision off of Hatchell Ln]

Speakers for the proposal: Ralph Burgess-Civil Design & Construction, Inc

Upon a motion by Riley, seconded by Whitmire, to AUTHORIZE the Resubdivision of a 23.66-acre Tract into Lots 1-93 and Tracts X & Y located in Sec 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-794). Requested by Highroad Development Group, LLC [Meadowbrook Subdivision off of Hatchell Ln]

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays:	None
Absent:	McLavy
Abstain:	None

Motion was **AUTHORIZED**

Upon a motion by Whitmire, seconded by Riley, to LIFT the Agenda to add an item.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas: Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays: None
Absent: McLavy
Abstain: None

Motion was **APPROVED**

3. Authorize a Public Hearing to consider the Resubdivision of a 1.26 acre Tract into two Tracts located in Sec 37, T7S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-795). Requested by Labarre Family Holding Co, LLC [8385 Rushing Rd E]

Upon a motion by Whitmire, seconded by Riley, to AUTHORIZE the Resubdivision of a 1.26 acre Tract into two Tracts located in Sec 37, T7S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-795). Requested by Labarre Family Holding Co, LLC [8385 Rushing Rd E]

Upon being submitted to a vote, the vote thereon was as follows:

Yeas: Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays: None
Absent: McLavy
Abstain: None

Motion was **AUTHORIZED**

Upon a motion by Landry, seconded by Lawson to **ADJOURN** the Planning Commission meeting.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas: Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays: None
Absent: McLavy
Abstain: None

Motion was **APPROVED**

The July Planning Commission Meeting will be held on July 12, 2021 at 6PM.

Fred Banks, Chairman,
Denham Springs Planning Commission

Bill Lawson, Vice Chairman
Denham Springs Planning Commission

**REGULAR MEETING CITY OF DENHAM SPRINGS
ZONING COMMISSION
COURT ROOM-CITY HALL June 14, 2021 @ 6:08 P.M.**

The Regular Meeting of the Denham Springs Zoning Commission, convened at 6:08 p.m. on June 14, 2021 in the Court Room of the City Hall at 116 N. Range Avenue with Chairman Fred Banks presiding.

The **ZONING COMMISSION** was called to order: Note the members present same as the Planning Commission Meeting.

1. Approve of the minutes of the previous meeting of May 10, 2021 as sent to each member.

Upon a motion by Whitmire, seconded Lawson, to APPROVE the minutes of the previous meeting of May 10, 2021 Zoning Commission, as sent to each member.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays:	None
Absent:	McLavy
Abstain:	None

Motion was **APPROVED**

2. Hold Public Hearing for a Special Use Permit request for the purpose of a Town home development in Section 44, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana (SUP-107-21). Requested by Very Good Properties, LLC [MLK @ Pete's Hwy]

Upon a motion by Riley, seconded by Whitmire to DENY a Special Use Permit request, due to insufficient information being provided, for the purpose of a Town home development in Section 44, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana (SUP-107-21). Requested by Very Good Properties, LLC [MLK @ Pete's Hwy]

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays:	None
Absent:	McLavy
Abstain:	None

Motion was **DENIED**

3. Hold a Public Hearing on a Special Use Permit request for Parcel # 0361154, in Section 6, T7S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana for the purpose of a Residential Town home development (SUP-108-21). Requested by Apex Construction [Across from 218 Tate Rd]

Upon a motion by Riley, seconded by Deville to DENY a Special Use Permit request, due to insufficient information being provided, for Parcel # 0361154, in Section 6, T7S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana for the purpose of a Residential Town home development (SUP-108-21). Requested by Apex Construction [Across from 218 Tate Rd]

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays:	None
Absent:	McLavy
Abstain:	None

Motion was **DENIED**

4. Authorize a Public Hearing on a Rezoning request from R-1 Residential to C-1 Commercial on Lots 1, 2, and 3 Square 21 located in Section 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-436). Requested by First Pentecostal Church. [128 Walnut St]

Upon a motion by Lawson, seconded by Riley to AUTHORIZE Public Hearing on a Rezoning request from R-1 Residential to C-1 Commercial on Lots 1, 2, and 3 Square 21 located in Section 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-436). Requested by First Pentecostal Church. [128 Walnut St]

Yeas: Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays: None
Absent: McLavy
Abstain: None

Motion was **AUTHORIZED**

Upon a motion by Riley, seconded by Whitmire, to LIFT the Agenda to add Zoning items.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas: Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays: None
Absent: McLavy
Abstain: None

Motion was **APPROVED**

- 5. Authorize a Public Hearing on a variance request for Lot depth from 120 ft. to 98 ft.; Lot width from 70 ft. to 52 ft.; and Lot square footage from 8400 sq. ft. to 4800 sq. ft. located in Sec 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1012). Requested by Highroad Development Group, LLC [Meadowbrook Subdivision off of Hatchell Ln]**

Speaker for the proposition: Ralph Burgess-Civil Design & Construction, Inc

Upon a motion by Lawson, seconded by Riley to AUTHORIZE a Public Hearing on a variance request for Lot depth from 120 ft. to 98 ft.; Lot width from 70 ft. to 52 ft.; and Lot square footage from 8400 sq. ft. to 4800 sq. ft. located in Sec 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1012). Requested by Highroad Development Group, LLC [Meadowbrook Subdivision off of Hatchell Ln]

Upon being submitted to a vote, the vote thereon was as follows:

Yeas: Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays: None
Absent: McLavy
Abstain: None

Motion was **AUTHORIZED**

- 6. Authorize a Public Hearing on an Annexation and Rezoning request for a certain 0.51-acre tract of land, and a certain 28.44-acre tract of land, located in Sections 45 & 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-437). Requested by the City of Denham Springs.**

Upon a motion by Whitmire, seconded by Lawson to AUTHORIZE a Public Hearing on an Annexation and Rezoning request for a certain 0.51-acre tract of land, and a certain 28.44-acre tract of land, located in Sections 45 & 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-437). Requested by the City of Denham Springs.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas: Cavalier, Landry, Lawson, Riley, Whitmire
Nays: None
Absent: McLavy
Abstain: Banks

Motion was **AUTHORIZED**

7. Authorize a Public Hearing on a variance request for a building setback from 20 ft. to 3 ft. located in Sec 40, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1013). Requested by Orange Basswood, LLC [111 Bas Pro Blvd]

Upon a motion by Whitmire, seconded by Riley to AUTHORIZE a Public Hearing on a variance request for a building setback from 20 ft. to 3 ft. located in Sec 40, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1013). Requested by Orange Basswood, LLC [111 Bas Pro Blvd]

Upon being submitted to a vote, the vote thereon was as follows:

Yeas: Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays: None
Absent: McLavy
Abstain: None

Motion was **AUTHORIZED**

Upon a motion by Lawson, seconded by Whitmire, to **ADJOURN** the Zoning Commission meeting.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas: Banks, Cavalier, Landry, Lawson, Riley, Whitmire
Nays: None
Absent: McLavy
Abstain: None

Motion was **APPROVED**

The July Zoning Commission Meeting will be held July 12, 2021.

Fred Banks, Chairman,
Denham Springs Zoning Commission

Bill Lawson, Vice Chairman
Denham Springs Zoning Commission