

**REGULAR MEETING CITY OF DENHAM SPRINGS
PLANNING COMMISSION
COURT ROOM –CITY HALL September 12, 2022 @6:00 P.M.**

The Regular Meeting of the Denham Springs Planning Commission, convened at 6:00 p.m. on September 12, 2022, in the Court Room of the City Hall at 116 N. Range Avenue with Chairman Fred Banks presiding.

INVOCATION

Invocation given by Commissioner Ray Riley

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, Gayle McLavy, Ray Riley and Chris Whitmire. Commissioner Victoria Herrmann was absent. A quorum being present, the Denham Springs Planning Commission Meeting was convened.

Also, present CJ Dunnaway-P & Z Clerk, Rick Foster-Building Official, Stephanie Hullet-City Attorney, Buffy Anderson-OPD and Shawn Hima-Engineer

1. Approve the minutes of the previous meeting of August 8, 2022 as sent to each member.

Upon a motion by Riley, seconded by Lawson, to APPROVE the minutes of the previous meeting of August 8, 2022 Planning Commission, as sent to each member.

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

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

Motion was **APPROVED**

2. Hold a Public Hearing to consider the Resubdivision of Lot A & a certain 3.41 Acre Tract into Lot A-1 and Lot W, located in Section 68, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-811). Requested by Michaele Duncan/Tommy Cox II. [26932 LA Hwy 1032]

Speaking for the proposal: Anthony Bacillius-Engineer, McLin Taylor.

Speaking against the proposal: None

Upon a motion by McLavy, seconded by Riley, to APPROVE the Resubdivision of Lot A & a certain 3.41 Acre Tract into Lot A-1 and Lot W, located in Section 68, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-811). Requested by Michaele Duncan/Tommy Cox II. [26932 LA Hwy 1032]

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

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

Absent:	None
Abstain:	None

Motion was **APPROVED**

3. Authorize a Public Hearing to consider the Resubdivision of Lot N-1-A & Lots E thru J into Lot N-1-A-1, located in Section 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-812). Requested by Lard Oil Co. [914 Florida Ave SW]

Upon a motion by Whitmire, seconded by Riley, to AUTHORIZE a Public Hearing to consider the Resubdivision of Lot N-1-A & Lots E thru J into Lot N-1-A-1, located in Section 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-812). Requested by Lard Oil Co. [914 Florida Ave SW]

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

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

Motion was **AUTHORIZED**

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

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

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

Motion was **APPROVED**

The October Planning Commission Meeting will be held on October 10, 2022 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 September 12, 2022 @6:05 P.M.**

The Regular Meeting of the Denham Springs Zoning Commission, convened at 6:05 p.m. on September 12, 2022, 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 the minutes of the previous meeting of August 8, 2022 as sent to each member.

Upon a motion by Whitmire, seconded by Cavalier, to APPROVE the minutes of the previous meeting of August 8, 2022 Zoning Commission, as sent to each member.

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

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

Motion was **APPROVED**

2. Hold a Public Hearing on a variance request allowing new stairs to encroach 10' into an existing 18' front yard, allowing 8.17' of front yard between new stairs and property line. 18' front yard is an existing nonconforming condition, the stairs are now required due to elevating the structure (V-1020). Requested by Denise Curly [317 Allen St]

Speaking for the proposal: Matt Harding, Davie Shoring

Speaking against the proposal: None

Upon a motion by Whitmire, seconded by Riley, to APPROVE a variance request allowing new stairs to encroach 10' into an existing 18' front yard, allowing 8.17' of front yard between new stairs and property line. 18' front yard is an existing nonconforming condition, the stairs are now required due to elevating the structure (V-1020). Requested by Denise Curly [317 Allen St]

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

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

Motion was **APPROVED**

3. Hold a Public Hearing on a Special Use Permit request for the purpose of a Health Club/Gym on Lot# 2-A-2, in Section 59, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (SUP-113-22). Requested by Crossfit Upshot, LLC [225 North St]

Speaking for the proposal: Court Bradford, Crossfit/Upshot spoke about large canal, retention System to combat drainage issues

Speaking against the proposal: Eddie Albin concerns about traffic, drainage, and flooding. Joshua Tanner also concerned with flooding/drainage, presence of a business in a residential district.

Upon a motion by Riley, seconded by McLavy, to DENY a Special Use Permit request for the purpose of a Health Club/Gym on Lot# 2-A-2, in Section 59, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (SUP-113-22). Requested by Crossfit Upshot, LLC [225 North St]

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

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

Motion was **DENY**

4. Hold a Public Hearing on a request for a minimum lot size variance request from 0.75 acre to 0.62 acre for the purpose of a Used Auto Sales lot located in Sec 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1021). Requested by Jason Giamanco. [815 Florida Ave SW]

Speaking for the proposal: Jason Giamanco, Automotive Network, Donnie Fusler

Speaking against the proposal: None

Upon a motion by Lawson, seconded by Cavalier, to APPROVE a request for a minimum lot size variance request from 0.75 acre to 0.62 acre for the purpose of a Used Auto Sales lot located in Sec 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1021). Requested by Jason Giamanco. [815 Florida Ave SW]

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

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

Motion was **APPROVED**

5. Hold a Public Hearing on a request for a Sign variance located in Sec 44, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1022). Requested by the Arts Council of Livingston Parish. [133 N. Hummel St.]

Speaking for the proposal: Ken Crotwell, Arts Council

Speaking against the proposal: None

Upon a motion by Lawson, , seconded by Whitmire, to APPROVE request for a Sign height variance of 7ft (3ft variance) and a Sign setback variance of 8ft (2ft variance) located in Sec 44, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1022). Requested by the Arts Council of Livingston Parish. [133 N. Hummel St.]

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

Yeas: Banks, Cavalier, Lawson, McLavy, Whitmire

Nays: None

Absent: Herrmann

Abstain: Riley

Motion was **APPROVED**

6. Authorize a Public Hearing on a Rezoning request from R-1 Residential to I-1 Industrial for Lots E thru J, Selman Subdivision, located in Section 59, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-441). Requested by Lard Oil Co. [914 Florida Ave SW]

Upon a motion by Riley, seconded by McLavy, to AUTHORIZE a Public Hearing on a Rezoning request from R-1 Residential to I-1 Industrial for Lots E thru J, Selman Subdivision, located in Section 59, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-441). Requested by Lard Oil Co. [914 Florida Ave SW]

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

Yeas: Banks, Cavalier, Lawson, McLavy, Riley, Whitmire

Nays: None

Absent: Herrmann

Abstain: None

Motion was **AUTHORIZED**

7. Hold a Public Hearing on a fence setback variance request from 20 feet to 5 feet located in Sec 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1023). Requested by C-Store Properties, LLC. [914 Florida Ave SW]

Speaking for the proposal: Shawn Hima, Alvin Fairburn & Assoc.

Speaking against the proposal: None

Upon a motion by Lawson, seconded by Riley, to APPROVE a fence setback variance request from 20 feet to 5 feet located in Sec 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1023). Requested by C-Store Properties, LLC. [914 Florida Ave SW]

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

Yeas: Banks, Cavalier, Lawson, McLavy, Riley, Whitmire

Nays: None

Absent: Herrmann

Abstain: None

Motion was **APPROVED**

8. Authorize a Public Hearing on a request for a Parking distance to stadium variance located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1024). Requested by Livingston Parish School Board. [1000 N. Range Ave]

Upon a motion by Whitmire, seconded by Cavalier, to AUTHORIZE a Public Hearing on a request for a Parking distance to stadium variance located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1024). Requested by Livingston Parish School Board. [1000 N. Range Ave]

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

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

Motion was **AUTHORIZED**

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

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

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

Motion was **APPROVED**

The October Zoning Commission Meeting will be held on October 10, 2022 at 6PM.

Fred Banks, Chairman,
Denham Springs Planning Commission

Bill Lawson, Vice Chairman
Denham Springs Planning Commission