

**REGULAR MEETING CITY OF DENHAM SPRINGS
PLANNING COMMISSION
COURT ROOM –CITY HALL August 9, 2021@ 6:00 P.M.**

The Regular Meeting of the Denham Springs Planning Commission, convened at 6:00 p.m. on August 9, 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

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, Nathan Landry, Gayle McLavy, Ray Riley and Chris Whitmire. There were no Commissioners were absent. A quorum being present, the Denham Springs Planning Commission Meeting was convened. Due to a conflict of interest, Chairman Banks recused himself from the Planning Commission Meeting. Vice Chairman Bill Lawson presiding over the Planning Commission.

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

1. Approve the minutes of the previous meeting of July 12, 2021 as sent to each member.

Upon a motion by Riley, seconded by Landry, to APPROVE the minutes of the previous meeting of July 12, 2021 Planning Commission, as sent to each member.

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

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

Motion was **APPROVED**

2. Hold a Public Hearing to consider the Resubdivision of a 23.66-acre Tract into Lots 1-70 and Tract X located in Sec 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-798). Requested by Highroad Development Group, LLC [Meadowbrook Subdivision off Hatchell Ln] Note: Item is contingent upon project adhering to Zero net fill and 2+ BFE ordinances to be enacted by the City of Denham Springs.

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

Speakers against the proposal: Residents Calvin Nicholas, Lettie Lockhart, Mary Franklin Smith, Twyler Williams, Delonda Brown, Louise Powell, Gloria Peters, Drexel Robinson, Willie Jay Talbert and Betty Jackson. Resident concerns fell into the following categories: Drainage, Traffic, Sidewalks, wetlands, Elevation, and Property values.

Councilwoman Amber Dugas clarified procedural issues about Subdivisions. Building Official Rick Foster spoke on requirements beyond the planning stages. Discussed DOTD permits, Traffic Study, and Civil Reviews.

Upon a motion by Riley, seconded by McLavy, to TABLE the Resubdivision of a 23.66-acre Tract into Lots 1-70 and Tract X located in Sec 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-798). Requested by Highroad Development Group, LLC [Meadowbrook Subdivision off Hatchell Ln] until a Subcommittee comprised of citizens, engineers, members of the Planning and Zoning Commission, and a member of the City Council can meet for further discussion. The Subcommittee will meet on August 16th @6:30 PM. This Planning Item will be resolved at a special meeting of the Planning Commission on August 17, 2021 @6:30 PM in the Court Room of the City Hall at 116 N. Range Ave.

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

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

Motion was **TABLED**

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

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

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

Motion was **APPROVED**

The September Planning Commission Meeting will be held on September 13, 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 August 9, 2021 @ 7:20 P.M.**

The Regular Meeting of the Denham Springs Zoning Commission, convened at 6:53 p.m. on July 12, 2021 in the Court Room of the City Hall at 116 N. Range Avenue with Vice Chairman Bill Lawson 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 July 12, 2021 as sent to each member.

Upon a motion by Whitmire, seconded Landry, to APPROVE the minutes of the previous meeting of July 12, 2021 Zoning Commission, as sent to each member.

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

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

Motion was **APPROVED**

NOTE: Chairman Fred Banks presided from this point forward.

2. Hold 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]

Speaker for the proposal: Travis Tharp

Speaker against the proposal: None

Upon a motion by Landry, seconded by Riley to APPROVE 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 being submitted to a vote, the vote thereon was as follows:

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

Motion was **APPROVED**

3. Authorize a Public Hearing on a front yard fence setback variance from 20 ft. to 4 ft. located Sec 67, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1014). Requested by Virginia Ford [2202 Jerlyn Dr]

Upon a motion by Lawson, seconded by Riley to AUTHORIZE a Public Hearing on a front yard fence setback variance from 20 ft. to 4 ft. located Sec 67, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1014). Requested by Virginia Ford [2202 Jerlyn Dr]

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

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

Motion was **APPROVED**

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

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

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

Motion was **APPROVED**

The September Zoning Commission Meeting will be held September 13, 2021.

Fred Banks, Chairman,
Denham Springs Zoning Commission

Bill Lawson, Vice Chairman
Denham Springs Zoning Commission