

**REGULAR MEETING CITY OF DENHAM SPRINGS  
PLANNING COMMISSION  
COURT ROOM –CITY HALL April 12, 2021@ 6:02 P.M.**

The Regular Meeting of the Denham Springs Planning Commission, convened at 6:02 p.m. on April 12, 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 Lynn Deville, Gayle McLavy and Ray Riley. Commissioner Chris Whitmire 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; Shawn Hima-Engineer

**1. Approve the minutes of the previous meeting of March 8, 2021 as sent to each member.**

Upon a motion by Lawson, seconded by Riley, to APPROVE the minutes of the previous meeting of March 8, 2021 Planning Commission, as sent to each member.

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

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

Motion was **APPROVED**

**2. Hold Public Hearing to consider the Resubdivision of a 10.897 acres Tract, being the property of Northside Baptist Church of Denham Springs, Inc., into Lots LPSB-1 and NBC-1 located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-789). Requested by Northside Baptist Church and the Livingston Parish School Board [200 Cockerham Rd]**

Speakers for the proposal: Seth Moseby-Quality Engineering, LLC

Upon a motion by Deville, seconded by Riley, to APPROVE the Resubdivision of a 10.897 acres Tract, being the property of Northside Baptist Church of Denham Springs, Inc., into Lots LPSB-1 and NBC-1 located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-789). Requested by Northside Baptist Church and the Livingston Parish School Board [200 Cockerham Rd]

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

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

Motion was **APPROVED**

**3. Hold a Public Hearing to consider the Resubdivision of a 1.01 acres Tract into Tract A-1 and A-2 located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-790). Requested by Stephen Allen [233 N. College St E]**

Speaker for the proposal: Stephen Allen (231 N. College St E); Curtis Chaney (17732 Highland Rd, BR 70810)

Upon a motion by McLavy, seconded by Riley, to APPROVE the Resubdivision of a 1.01 acres Tract into Tract A-1 and A-2 located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-790). Requested by Stephen Allen [233 N. College St E]  
Upon being submitted to a vote, the vote thereon was as follows:

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

Motion was **APPROVED**

**4. Hold a Public Hearing to consider the Resubdivision Tract B-2 into Tract B-2-A and Tract B-2-B, located in Sec 36 & 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-791). Requested by Charles Prescott [908 S. River Rd]**

Upon a motion by Lawson, seconded by Riley, to TABLE for lack of information the Resubdivision of Tract B-2 into Tract B-2-A and Tract B-2-B, located in Sec 36 & 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-791). Requested by Charles Prescott [908 S. River Rd]

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

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

Motion was **TABLED**

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

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

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

Motion was **APPROVED**

The May Planning Commission Meeting will be held on May 10, 2021.

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Fred Banks, Chairman,  
Denham Springs Planning Commission

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Bill Lawson, Vice Chairman  
Denham Springs Planning Commission

**REGULAR MEETING CITY OF DENHAM SPRINGS  
ZONING COMMISSION  
COURT ROOM-CITY HALL APRIL 12, 2021@ 6:14 P.M.**

The Regular Meeting of the Denham Springs Zoning Commission, convened at 6:14 p.m. on April 12, 2021, 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 March 8, 2021 as sent to each member.**

Upon a motion by Riley, seconded Lawson, to approve the minutes of the previous meeting of March 8, 2021 Zoning Commission, as sent to each member.

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

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

Motion was **APPROVED**

**2. Hold a Public Hearing on a front yard fence setback variance of 15 feet located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1009). Requested by Jean Anne Tolleson [505 Centerville St NE]**

Upon a motion by Lawson, seconded by Deville to APPROVE a front yard fence setback variance of 15 feet located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1009). Requested by Jean Anne Tolleson [505 Centerville St NE]

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

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

Zoning Item was **APPROVED**

**3. Hold a Public Hearing on a variance request for a rear yard and side yard setback variances located in Sec 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1010). Requested by Mohsen Matroodnejad [791 Lakeview Dr]**

Speaking for the proposal: Moshen "Jason" Matroodnejad

Upon a motion by Riley, seconded by McLavy to APPROVE Hold a variance request for a rear yard and side yard setback variances located in Sec 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1010). Requested by Mohsen Matroodnejad [791 Lakeview Dr]

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

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

Zoning Item was **APPROVED**

**4. Authorize a Public Hearing on a fence height variance request from 6 feet to 5 feet located in Sec 67, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1011). Requested by Ann & Randall Smith [1283 S. River Rd]**

Upon a motion by Riley, seconded by Deville to AUTHORIZE a Public Hearing on a fence height variance request from 6 feet to 5 feet located in Sec 67, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1011). Requested by Ann & Randall Smith [1283 S. river Rd]

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

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

Motion was **AUTHORIZED**

**5. Authorize a 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 Deville, seconded by Riley to AUTHORIZE a 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 being submitted to a vote, the vote thereon was as follows:

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

Motion was **AUTHORIZED**

**6. Authorize 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 AUTHORIZE 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 being submitted to a vote, the vote thereon was as follows:

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

Motion was **AUTHORIZED**

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

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

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

Motion was **APPROVED**

The May Zoning Commission Meeting will be held May 8, 2021.

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Fred Banks, Chairman,  
Denham Springs Zoning Commission

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Bill Lawson, Vice Chairman  
Denham Springs Zoning Commission