

**REGULAR MEETING CITY OF DENHAM SPRINGS
PLANNING COMMISSION
COURT ROOM –CITY HALL July 12, 2021@ 6:00 P.M.**

The Regular Meeting of the Denham Springs Planning Commission, convened at 6:00 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.

INVOCATION

Invocation was given by Commissioner Ray Riley

ROLL CALL

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

Also present CJ Dunnaway-P & Z Clerk; Rick Foster-Building Official; Shawn Hima-Engineer

1. Approve the minutes of the previous meeting of June 14, 2021 as sent to each member.

Upon a motion by Riley, seconded by Landry, to APPROVE the minutes of the previous meeting of June 14, 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, McLavy
Abstain:	None

Motion was **APPROVED**

2. Hold 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]

Note: This motion is contingent upon APPROVAL of Zoning Item# V-1012 Variance Request.

Speakers for the proposal: Ralph Burgess-Civil Design & Construction, Inc; John Dawson-Developer

Speakers against the proposal: Residents Erin Oberste, Tam Valentine, Calvin Nicholas, Lettie Lockhart, John Spark, Twyler Williams, Louise Powell, Letisha Scott, Drexel Robinson, and Denise Janise. Resident concerns fell into the following categories: Drainage, Traffic, Sidewalks, wetlands, Elevation, and Property values.

Upon a motion by Riley, seconded by Cavalier, to DENY 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:	Cavalier, Landry, Lawson, Riley, Whitmire
Nays:	None
Absent:	Banks and McLavy
Abstain:	None

Motion was **DENIED**

3. Hold 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]

Speaker for the proposal: Jay Labarre
Speaker against the proposal: None

Upon a motion by Riley, seconded by Whitmire, to APPROVE 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:	Cavalier, Landry, Lawson, Riley, Whitmire
Nays:	None
Absent:	Banks, McLavy
Abstain:	None

Motion was **APPROVED**

4. Hold a Public Hearing to consider the Resubdivision of an Unnamed Lot into Lot JP-1 and Lot JP-2, Block 13 located in Sec 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-796). Requested by JP Real Estate LA, LLC [105 Third St]

Speaker for the proposal: Gage Stephens
Speaker against the proposal: None

Upon a motion by Landry, seconded by Riley, to APPROVE the Resubdivision of an Unnamed Lot into Lot JP-1 and Lot JP-2, Block 13 located in Sec 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-796). Requested by JP Real Estate LA, LLC [105 Third St]

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

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

Motion was **APPROVED**

5. Hold a Public Hearing to consider the Resubdivision of Tract CM-1 into Tract CM-1-A and Tract CM-1-B located in Sec 67 & 68, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-797). Requested by Chad Matrana [322 Rushing Rd W]

Speaker for the proposal: Chad Matrana
Speaker against the proposal: None

Upon a motion by Whitmire, seconded by Landry, to APPROVE the Resubdivision of Tract CM-1 into Tract CM-1-A and Tract CM-1-B located in Sec 67 & 68, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-797). Requested by Chad Matrana [322 Rushing Rd W]

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

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

Motion was **APPROVED**

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

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

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

Motion was **APPROVED**

The August Planning Commission Meeting will be held on August 9, 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 July 12, 2021@ 6:53 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 June 14, 2021 as sent to each member.

Upon a motion by Whitmire, seconded Riley, to APPROVE the minutes of the previous meeting of June 14, 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, McLavy
Abstain:	None

Motion was **APPROVED**

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: None
Speaker against the proposal: Lauren Meeks

Upon a motion by Riley, seconded by Cavalier to TABLE 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:	Cavalier, Landry, Lawson, Riley, Whitmire
Nays:	None
Absent:	Banks, McLavy
Abstain:	None

Motion was **TABLED**

3. Hold 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. for all Lots 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]

NOTE: As the Resubdivision request was DENIED and the Variance request V-1012 was contingent upon the granting of the resubdivision the request dies.

Item was **DENIED**

4. Hold 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]

NOTE: V-1013 was REMOVED from the agenda due to the variance request being unnecessary.

Item was **REMOVED**

1. Hold 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 Riley, seconded by Whitmire to APPROVE the 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.

The zoning assigned to the Annexed property is R-3 Residential for the northern-most 8.89-acre portion of the annexed parcel and R-2 Residential for the remaining 10.47-acres not already within the city limits. The portion of the Annexed property already within the city limits is currently zoned R-1 and will remain so.

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

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

Motion was **APPROVED**

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

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

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

Motion was **APPROVED**

The August Zoning Commission Meeting will be held August 9, 2021.

Fred Banks, Chairman,
Denham Springs Zoning Commission

Bill Lawson, Vice Chairman
Denham Springs Zoning Commission