

**REGULAR MEETING CITY OF DENHAM SPRINGS
PLANNING COMMISSION
COURT ROOM–CITY HALL December 12, 2022 @6:02 P.M.**

The Regular Meeting of the Denham Springs Planning Commission, convened at 6:02 p.m. on December 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 Hulett-City Attorney; Shawn Hima-Engineer

1. Approve the minutes of the previous meeting of November 14, 2022 as sent to each member.

Upon a motion by Riley, seconded by McLavy, to APPROVE the minutes of the previous meeting of November 14, 2022 Planning Commission, as sent to each member.

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

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

Motion was **APPROVED**

2. Hold a Public Hearing to consider the Resubdivision of Lot 27 & Lot 28 Highpoint West into Lot 27-A, located in Section 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-815). Requested by Timeless RX. [near 170 Veterans Blvd.]

Speaking for the proposal: Raymond Mullins-Engineer, McLin Taylor, Inc.

Speaking against the proposal: None

Upon a motion by Riley, seconded by Cavalier, to APPROVE the Resubdivision of Lot 27 & Lot 28 Highpoint West into Lot 27-A, located in Section 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-815). Requested by Timeless RX. [near 170 Veterans Blvd.]

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**

Upon a motion by Lawson, seconded by Whitmire 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 January Planning Commission Meeting will be held on January 9, 2023 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 December 12, 2022 @6:05 P.M.**

The Regular Meeting of the Denham Springs Zoning Commission, convened at 6:05 p.m. on December 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 November 14, 2022 as sent to each member.

Upon a motion by Whitmire, seconded by Riley, to APPROVE the minutes of the previous meeting of November 14, 2022 Zoning Commission, as sent to each member.

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

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

Motion was **APPROVED**

2. Hold a Public Hearing on a fence setback variance request front: 18 ft., east side: 4 ft.; west side: 10 ft. located in Sec 45, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1025). Requested by Mike Reed. [402 S. Range Ave]
Speaking for the proposal: Mike Reed, ServPro
Speaking against the proposal: None

Upon a motion by Whitmire, seconded by Riley, to TABLE the Public Hearing on a fence setback variance request front: 18 ft., east side: 4 ft.; west side: 10 ft. located in Sec 45, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1025). Requested by Mike Reed. [402 S. Range Ave]. Chairman Banks requested drawings of sufficient quality to be presented at a Special Meeting of the Zoning Commission date TBD.

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 **TABLED**

3. Hold a Public Hearing on a fence setback variance request from front: 20 feet to 10 feet and east side: 10 feet to 5 feet located in Sec 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1026). Requested by AA Cabinet & Granite, LLC. [1112 Florida Ave SW]
Speaking for the proposal: Xue Jin Li, AA Cabinet & Granite, LLC
Speaking against the proposal

Upon a motion by McLavy, seconded by Lawson, to TABLE the Public Hearing on a fence setback variance request from front: 20 feet to 10 feet and east side: 10 feet to 5 feet located in Sec 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1026). Requested by AA Cabinet & Granite, LLC. [1112 Florida Ave SW] Chairman Banks requested drawings of sufficient quality to be presented at a Special Meeting of the Zoning Commission date TBD.

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 **TABLED**

- 4. Hold a Public Hearing on a Rezoning request from C-3 Commercial to I-1 Industrial for Lot 7 located in Section 31, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-442). Requested by Ismary Santos. [307 Edgewood Dr]**
Speaking for the proposal: JW Sinquefield, Attorney
Speaking against the proposal: None

Upon a motion by Lawson, seconded by McLavy, to APPROVE a Rezoning request from C-3 Commercial to I-1 Industrial for Lot 7 located in Section 31, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-442). Requested by Ismary Santos. [307 Edgewood Dr]

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 Rezoning request from C-3 Commercial to I-1 Industrial for a 3.52-acre tract located in Section 30 & 44, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-443). Requested by David Ozuna. [615 Hatchell Ln]**
Speaking for the proposal: Shawn Hima, Engineer, Alvin Fairburn & Assoc.
Speaking against the proposal: Mona Landry voiced concerns about noise, Future use of the property, types of items to be stored at the location (i.e. chemicals, paint, etc.)

Upon a motion by Lawson, seconded by McLavy, to APPROVE a Rezoning request from C-3 Commercial to I-1 Industrial for Lot 7 located in Section 31, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-442). Requested by Ismary Santos. [307 Edgewood Dr]

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

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

Motion was **APPROVED**

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

Motion was **APPROVED**

The January Zoning Commission Meeting will be held on January 9, 2023 at 6PM.

Fred Banks, Chairman,
Denham Springs Planning Commission

Bill Lawson, Vice Chairman
Denham Springs Planning Commission