

**REGULAR MEETING CITY OF DENHAM SPRINGS  
PLANNING COMMISSION  
COURT ROOM –CITY HALL MARCH 8, 2021@ 6:00 P.M.**

The Regular Meeting of the Denham Springs Planning Commission, convened at 6:00 p.m. on March 8, 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 Gayle McLavy, Ray Riley and Chris Whitmire. Commissioner Lynn Deville 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 February 8, 2021 as sent to each member.**

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

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

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

Motion was **APPROVED**

**2. 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-787). Requested by Charles Prescott [908 S. River Rd]**

Upon a motion by Riley, seconded by Whitmire, to APPROVE 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-787). Requested by Charles Prescott [908 S. River Rd]

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

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

Motion was **APPROVED**

**3. Hold a Public Hearing to consider the Resubdivision of Lots A, B and D into Lot A-1 and Lot B-1, located in Sec 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-788). Requested by Mohsen Matroodnejad [791 Lakeview Dr]**

Upon a motion by Whitmire, seconded by Riley, to APPROVE the Resubdivision of Lots A, B and D into Lot A-1 and Lot B-1, located in Sec 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-788). Requested by Mohsen Matroodnejad [791 Lakeview Dr] CONTINGENT upon the approval of V-1010 Variance Request.

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

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

Motion was **APPROVED contingent upon Variance Request Approval**

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

Motion was **APPROVED**

The April Planning Commission Meeting will be held on April 12, 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 FEBRUARY 8, 2021@ 6:18 P.M.**

The Regular Meeting of the Denham Springs Zoning Commission, convened at 6:18 p.m. on March 8, 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 February 8, 2021 as sent to each member.**

Upon a motion by Whitmire, seconded Lawson, to approve the minutes of the previous meeting of February 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 Whitmire
Nays:	None
Absent:	Deville
Abstain:	None

Motion was **APPROVED**

**2. Hold a Public Hearing on a variance request for an Accessory Building Height variance from 16 ft. to 28 ft. Sec 36, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1005). Requested by Lesby Santos [1263 N. Woodcrest Ave]**

Upon a motion by Riley, seconded by McLavy to DENY the variance request, due to insufficient information, for an Accessory Building Height variance from 16 ft. to 28 ft. located in Sec 36, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1005). Requested by Lesby Santos [1263 N. Woodcrest Ave]

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

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

Zoning Item was **DENIED**

**3. Hold a Public Hearing on variance request for a rear yard setback variance from 20 ft. to 10 ft. located in Sec 45, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1008). Requested by Ilgen Construction, LLC [440 Eugene St]**

Speaking for the Proposal: Chris Ilgenfritz-231 Oak St, Denham Springs

Speaking against the Proposal: None

Upon a motion by Whitmire, seconded by Lawson to APPROVE a request for a rear yard setback variance from 20 ft. to 10 ft. located in Sec 45, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1008). Requested by Ilgen Construction, LLC [440 Eugene St]

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

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

Motion was **APPROVED**

**4. Hold a Public Hearing on a Rezoning request from C-3 Commercial to R-1 Residential located in Section 31, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-435). Requested by Silverio Ozuna. [312 Edgewood Dr]**

Upon a motion by McLavy, seconded by Riley to APPROVE a Rezoning request from C-3 Commercial to R-1 Residential located in Section 31, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-435). Requested by Silverio Ozuna. [312 Edgewood Dr]

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

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

Motion was **APPROVED**

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

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

Motion was **AUTHORIZED**

**6. Authorize 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-1009). Requested by Mohsen Matroodnejad [791 Lakeview Dr]**

Upon a motion by Riley seconded by Lawson to AUTHORIZE 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-1009). Requested by Mohsen Matroodnejad [791 Lakeview Dr]

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

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

Motion was **AUTHORIZED**

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

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

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

Motion was **APPROVED**

The April Zoning Commission Meeting will be held April 12, 2021.

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Fred Banks, Chairman,  
Denham Springs Zoning Commission

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Bill Lawson, Vice Chairman  
Denham Springs Zoning Commission