

DRAFT NOT APPROVED

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
April 23, 2012
5:00 P.M.**

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows.

1. Applicant and applicant representatives for the proposal will speak first for a period not to exceed fifteen (15) minutes.
2. Proponents will speak, then the opponents. Each speaker will not be allowed more than three (3) minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
3. Applicant will be allowed a total period of five (5) minutes for rebuttal.
4. Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

1. ROLL CALL

W.T. Winfield, Vice-Chairman of the Planning Commission called the meeting to order with the following members present for roll call: W.T. Winfield, Dr. James Gilmore, Jr., Sarah Holliday-James, Audrey Nabors-Jackson, Laurie Marien, and John J. Price. Also present were Troy Bunch, Planning Director, Ellen Miller, Assistant Planning Director, Lael Holton, Advance Division Manager, Alec Edelen, Advance Division Planner, Glenn Hanna, Current Division Manager, and Collin Magee, Current Division Planner.

2. APPROVAL OF THE MINUTES (March 19, 2012)

COMMISSION ACTION Motion by Jackson and seconded by Holliday to approve.

6 Yeas (Winfield, Gilmore, Holliday-James, Nabors-Jackson, Marien, and Price), 0 Nays, 3 Absent (Wicker, Bonton, and Tassin) and the motion carried.

The Planning Director introduced the newest member of the Planning Commission Advance Division staff, Economic & Environmental Planner, Alec Edelen.

3. COMPREHENSIVE PLAN

Ellen Miller provided an update on the FUTUREBR Strategic Implementation Plan.

4. AMENDMENTS AND CONSENT AGENDA

The Planning Director presented deferred items and consent items.

5. Amending Title 7 (Unified Development Code), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Chapter 4 (Permits and Final Plat Approval), Section 4.1 (General) (By: Councilman Welch)

Councilman Trae Welch spoke on this item.

COMMISSION ACTION Motion by Jackson and seconded by Price to approve.

6 Yeas (Winfield, Gilmore, Holliday-James, Nabors-Jackson, Marien, and Price), 0 Nays, 3 Absent (Wicker, Bonton, and Tassin) and the motion carried.

PLANNING

6. **S-2-12 Greenwood Homes Subdivision** This property is located on the east side of Plank Road, south of the intersection of Plank Road and Harding Boulevard, on Tract B-1-C-2 of Bradley Subdivision. (Council District 5-Edwards)

Planning Commission Staff Recommendation *The Planning Commission Staff recommends to approve the subdivision provided that the applicant rezone the property to A2.6 (Zero-Lot Line) as described in UDC Sections 4.103.A.4.c and 4.6 prior to final plat approval and provided that all comments from the Department of Public Works are met prior to the Planning Commission meeting.*

*David Cohn spoke in favor of the application.
Gary D. Hinton spoke in favor of the application.*

*Donald Hunter spoke in favor of the application.
Buddy Amoroso spoke in favor of the application.
James Dodds spoke in favor of the application.
Councilwoman Edwards spoke in opposition of the application.*

COMMISSION ACTION Motion by Gilmore and seconded by Nabors-Jackson to deny.

4 Yeas (Winfield, Gilmore, Holliday-James, and Nabors-Jackson), 2 Nays (Marien and Price), 3 Absent (Wicker, Bonton, and Tassin) and the motion failed.

- 7. S-4-11 Cheval Point (Preliminary Plat Revision)** This property is located on the east side of River Road, south of Brec Drive, on Tract L-2-A-1 of Laurel Plantation. (Council District 3-Loupe)

Planning Commission Staff Recommendation *The Planning Commission Staff recommends to deny the requested waiver but recommends to approve the subdivision revision provided all comments from the Department of Public Works are met prior to the Planning Commission meeting.*

*David Hebert spoke in favor of the application.
Terry Hebert spoke in favor of the application.*

COMMISSION ACTION Motion by Price and seconded by Gilmore to deny waiver.

6 Yeas (Winfield, Gilmore, Holliday-James, Nabors-Jackson, Marien, and Price), 0 Nays, 3 Absent (Wicker, Bonton, and Tassin) and the motion carried.

COMMISSION ACTION Motion by Jackson and seconded by Holliday-James to approve subdivision.

6 Yeas (Winfield, Gilmore, Holliday-James, Nabors-Jackson, Marien, and Price), 0 Nays, 3 Absent (Wicker, Bonton, and Tassin) and the motion carried.

- 8. SP-8-12 Perkins Reserve** This property is located on the south side of Perkins Road, east of the intersection of Perkins Road and College Drive, on an undesignated 10.65 Acre Tract of Moss Side Plantation. (Council District 12-Bourgeois)

Planning Commission Staff Recommendation *The Planning Commission Staff recommends to approve the site plan provided that all comments from the Department of Public Works are met prior to the Planning Commission meeting.*

*Steve Keller spoke in favor of the application.
Angela Angeloz spoke on this item.*

COMMISSION ACTION Motion by Marien and seconded by Jackson to approve.

5 Yeas (Winfield, Gilmore, Nabors-Jackson, Marien, and Price), 1 Nay (Holliday-James), 3 Absent (Wicker, Bonton, and Tassin) and the motion carried.

- 9. PK-1-12 Marcello's Wine Warehouse (4201 Perkins Road)** This property is located on the northeast corner of Perkins Road and Balis Drive, on a portion of Lot D of the Richland Plantation Subdivision. (Council District 12-Bourgeois)

COMMISSION ACTION Motion by Marien and seconded by Gilmore to defer until May 21, 2012.

5 Yeas (Winfield, Gilmore, Holliday-James, Marien, and Price), 1 Nay (Nabors-Jackson), 3 Absent (Wicker, Bonton, and Tassin) and the motion carried.

-----**ZONING**-----

- 10. Case 51-11 6160 Airline Highway Drive (Deferred from January 23, 2012 and February 13, 2012)** This property is located on the west side of Airline Highway, north of St. Katherine Avenue, on a portion of Tracts A and X of the Brookstown Place Subdivision. To rezone from C2 (Heavy Commercial) to C-AB-2 (Commercial Alcoholic Beverage Two). Section 51, T6S, R1E, GLD, EBRP, LA. (Council District 5-Edwards)

Planning Commission Staff Recommendation *The proposed rezoning to C-AB-2 (Commercial Alcoholic Beverage Two) is consistent with the "Comprehensive Land Use Plan". Therefore, the Planning Commission Staff recommends to approve rezoning from C2 (Heavy Commercial) to C-AB-2 (Commercial Alcoholic Beverage Two).*

*James Avery spoke in favor of the application.
Councilwoman Edwards spoke in opposition of the application.*

COMMISSION ACTION Motion by Gilmore and seconded by Nabors-Jackson to deny.

4 Yeas (Winfield, Gilmore, Nabors-Jackson and Price), 2 Nays (Holliday-James and Marien), 3 Absent (Wicker, Bonton, and Tassin) and the motion failed.

- 11. PUD 11-06 Jamestown at Old Perkins Concept Plan Revision (Deferred from March 19, 2012)** This property is located on the north end of Market East Drive, north of Jamestown Boulevard, on a portion of Tract Z-1-A-1-A-1-A of the Jamestown at Old Perkins Subdivision. A proposed Concept Plan Revision. Section 54, T8S-R1E, and Sections 48 and 49, T8S-R2E, GLD, EBRP, LA. (Council District 3-Loupe)

Planning Commission Staff Recommendation *The proposed Concept Plan Revision is consistent with the general character requirements, minimum development standards and review criteria. The Planning Commission Staff recommends to approve the Concept Plan Revision provided that the applicant resolves all comments from the Department of Public Works prior to the Planning Commission Meeting.*

*Carlos Alvarez spoke in favor of the application.
Jairo Alvarez spoke in favor of the application.
Sebastian Alvarez spoke in favor of the application.
Rouen Caboche spoke in favor of the application.
Eric Erikson spoke in favor of the application.
Douglas Burket spoke in favor of the application.
David Pennington spoke in opposition of the application.
Stephanie Pennington spoke in opposition of the application.
Dottie Territo spoke in opposition of the application.
Joe Territo spoke in opposition of the application.
Ellen Finley spoke in opposition of the application.
Courtney Raffray spoke in opposition of the application.
Dennis Raffray spoke in opposition of the application.
Lola White spoke in opposition of the application.
T. J. Berard spoke in opposition of the application.
Phillip Evans spoke in opposition of the application.
Daniel Courter spoke in opposition of the application.
Ben Roussel spoke in opposition of the application.
Gregory Aycock spoke in opposition of the application.
Amanda Polito spoke in opposition of the application.*

COMMISSION ACTION Motion by Marien and seconded by Gilmore to approve.

6 Yeas (Winfield, Gilmore, Holliday-James, Nabors-Jackson, Marien, and Price), 0 Nays, 3 Absent (Wicker, Bonton, and Tassin) and the motion carried.

- 12. PUD 3-10 University Villas Final Development Plan** This property is located on the north side of Burbank Drive, approximately 1,000 feet south of Cordova Avenue, on portions of Tracts A-2 and B-1-A of the J.H. Jolisant Property (former T.P. Stuckey Property). A proposed Final Development Plan. Section 5, T8S, R1E, GLD, EBRP, LA. (Council District 3-Loupe)

Planning Commission Staff Recommendation *The proposed Planned Unit Development Final Development Plan is consistent with the PUD 3-10 University Villas Concept Plan revision that was approved on March 19, 2012 and with the "Comprehensive Land Use Plan". Therefore, the Planning Commission Staff recommends to approve this Final Development Plan provided that the applicant resolves all comments from the Department of Public Works prior to the Planning Commission Meeting.*

COMMISSION ACTION Motion by Marien and seconded by Jackson to approve.

6 Yeas (Winfield, Gilmore, Holliday-James, Nabors-Jackson, Marien, and Price), 0 Nays, 3 Absent (Wicker, Bonton, and Tassin) and the motion carried.

- 13. TND 1-07 Rouzan Final Development Plan (Phase 3C Creekside)** This property is located on the east side of Glasgow Avenue, north of Mimosa Avenue, on a portion of Tract M-3B of Richland Plantation. A proposed Final Development Plan. Section 94, T7S, R1E, GLD, EBRP, LA. (Council District 12- Bourgeois)

*Murray McCullough spoke in favor of the application.
Daniel Hoover spoke in opposition of the application.
Alex St. Amant spoke in opposition of the application.
Bob Welch spoke in opposition of the application.
Angelle Angelloz spoke in opposition of the application.
Carole P. Brown spoke in opposition of the application.
Gregory J. Ducote spoke in opposition of the application.
Ms. Dietz spoke in opposition of the application*

COMMISSION ACTION Motion by Gilmore and seconded by Winfield to defer until May 21, 2012.

6 Yeas (Winfield, Gilmore, Holliday-James, Nabors-Jackson, Marien, and Price), 0 Nays, 3 Absent (Wicker, Bonton, and Tassin) and the motion carried.

14. COMMUNICATIONS

The Planning Director reminded the Commission that the next Planning Commission Meeting is May 21, 2012 at 5:00 p.m.

The Planning Director announced that the Planning Commission Spring Luncheon will be April 24, 2012 at 12:00 p.m. in the Planning Commission Conference Room.

15. ADJOURN

The meeting adjourned at 8:29 p.m.