

MINUTES OF PLANNING/ZONING COMMISSION MEETING
HELD AT SCOTT CITY HALL TUESDAY, MAY 21, 2024

Members Present: Commissioners Preston Bernard, Dwain Gannard, Jakob Goodwin, Kirk Prejean and Yolanda Senegal. Members Absent: None

Chairman Jakob Goodwin called the Planning/Zoning Commission meeting to order at 6pm and led the Prayer and the Pledge of Allegiance.

Chairman Jakob Goodwin requested approval of the February 20, 2024, minutes. Commissioner Yolanda Senegal motioned to accept the minutes of February 20, 2024, meeting, seconded by Commissioner Preston Bernard, motion carried 5-0.

Chairman Jakob Goodwin read Resolution No. 2024-5, a Resolution of the Zoning Commission recommending the Land Use District T5 Urban Commercial be assigned for Marland Properties, LLC area annexation located on Willow Street.

Commissioner Kirk Prejean motion to assign the land use district T5 Urban Commercial to Marland Properties, LLC annexation, second by Commissioner Dwain Gannard, motion carried 5-0.

Chairman Jakob Goodwin requested a recommendation of request for a Variance to the use of property located at 416 Debonaire Road for Garden Center/Outdoor Storage Yard by Ruben Rosabal (T4 Urban Center).

Comprehensive Plan Facilitator Bonnie Anderson presented the report to the commission. The applicant and his daughter wish to open a garden center with outdoor storage of supplies for the garden center. The applicant owns two properties, 416 and 412 Debonaire Road, the garden center will span over both properties. The administration is requesting additional information listed in the report should the variance request is granted.

Mr. Ruben Rosabal and his daughter Aleida Rosabal addressed the commission. The existing office trailer was moved to the property in 2014 and has state fire marshal approval. The proposed operating hours would be Monday through Friday 9am to 5pm and Saturday 8am to Noon. Closed on Sundays. No offsite deliveries are planned currently, only customers going to the site and taking items with them to purchase.

Commission members held a brief discussion and requested information on specific details of what items will be placed in the storage yard area, what retail items will be sold, parking location, and flood mitigation items. Application agrees to submit all requested items to the city for review.

Commissioner Jakob Goodwin motion to grant the variance to the use of property located at 416 & 412 Debonaire Road for Garden Center/Outdoor Storage Yard by Ruben Rosabal with the following conditions: Specific details of items to be placed in the storage yard area. These items must be part of the Garden Center for retail sale of those items. No storage of containers, vehicles, trailers, etc. a detailed off-street parking plan shall be submitted for review and approval

prior to any construction permits or occupancial license being issued. Applicant/Property Owner is responsible for compliance with all applicable regulations, including but not limited to hours of operation as stated by Mr. Rosabal, flood mitigation requirements, utility services, construction permits, occupancial license, and any other ordinances in place that pertain to this location. Second by Commissioner Yolanda Senegal, motion carried 5-0.

Chairman Jakob Goodwin read to the commission minor plat revisions approved by administration, which is for information only. Those locations are as follows: Gene & Doris Bacque Heirs – 701 Heide Circle (Administrative Approval granted January 10, 2024), Haley Reggie & Adam Reggie – 401, 331, & 321 Tabb Rd (Administrative Approval granted January 25, 2024), and Jared Richard- 1308 St. Mary St. & 1013 Cormier St. (Administrative Approval granted March 18, 2024).

With no further discussion, the meeting adjourned.



Jakob Goodwin
Chairman



Bonnie Anderson, CFM
Comprehensive Plan Facilitator