

**REGULAR MEETING CITY OF DENHAM SPRINGS
PLANNING COMMISSION
COURT ROOM –CITY HALL January 13, 2025 @6:00 P.M.**

The Regular Meeting of the Denham Springs Planning Commission, convened at 6:02 p.m. on January 13, 2025, 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 Denver Ballard, John Cavalier, Gayle McLavy, Ray Riley and Chris Whitmire. No Commissioners 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, Stephanie Hulett-City Attorney, Shawn Hima-Engineer

1. Approve the minutes of the previous meeting of December 9, 2024 as sent to each member.

Upon a motion by **Riley**, seconded by **Cavalier**, to APPROVE the minutes of the previous meeting of December 9, 2024 Planning Commission, as sent to each member.

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

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

Motion was **APPROVED**

2. Approve the 2025 Planning & Zoning Commission Meeting Schedule as sent to each member

Upon a motion by **Whitmire**, seconded by **Lawson**, to APPROVE the 2025 Planning & Zoning Commission Meeting Schedule as sent to each member

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

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

Motion was **APPROVED**

3. **Hold a Public Hearing to consider the preliminary plat of a 12.736 tract into Lots 1-39 & Lots CA-1 & CA-2 located in Sec 48, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana (RS-833). Requested by Dreko Development, LLC. [near 840 Hatchell Ln.]**

Speaking for the proposal: Tom Easterly, Attorney for Dreko Development, LLC, Jay Labarre, Citizen. This development is a use by right according to Louisiana law. There is no compelling reason to deny the item. The subdivision meets all requirements. The concept plan should be approved.

Speaking against the Proposal: William O’Neal represented several residents of the Willows (who also spoke) and Willow Point Subdivisions. Concerns expressed focused on Flooding, Drainage, Traffic Issue, Wetlands Determination, Emergency Service Access, Entrance/Egress, Sidewalks, and issues of Public Safety. Also requested changes in the City Ordinances to reflect the desires of the citizens

Upon a motion by **Lawson**, seconded by **Ballard**, to APPROVE the Resubdivision of the preliminary plat of a 12.736 tract into Lots 1-39 & Lots CA-1 & CA-2 located in Sec 48, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RS-833v2). Requested by Dreko Development, LLC. [near 840 Hatchell Ln.]

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

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

Motion to **APPROVE** was **DENIED**

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

Motion was **APPROVED**

The February Planning Commission Meeting will be held on February 10, 2025 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 January 13, 2025 @6:50 P.M.

The Regular Meeting of the Denham Springs Zoning Commission, convened at 6:50 p.m. on January 13, 2025, 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 December 9, 2024 as sent to each member.

Upon a motion by **Riley**, seconded by **McLavy**, to APPROVE the minutes of the previous meeting of December 9, 2024 Zoning Commission, as sent to each member.

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

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

Motion was **APPROVED**

2. Hold a Public Hearing on a Rezoning request from R-1 Residential & C-3 Commercial to I-1 Industrial on Parcel# 0365718 & Parcel# 0363564 located in Section 68, T7S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-453). Requested by Varnado Brothers, LLC [2500 Florida Ave SW]

Speaking for the proposal: Shawn Hima, Engineer, Alvin Fairburn & Associates
Speaking against the proposal: None

Upon a motion by **Lawson**, seconded by **Riley**, to APPROVE the Rezoning request from R-1 Residential & C-3 Commercial to I-1 Industrial on Parcel# 0365718 & Parcel# 0363564 located in Section 68, T7S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-453). Requested by Varnado Brothers, LLC [2500 Florida Ave SW]

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

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

Motion was **APPROVED**

3. **Hold a Public Hearing on a Special Use Permit request for the purpose of a Townhouse Development on Tract B-1-A & Remainder of Tract A located in Section 59, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (SUP-117-24). Requested by Brad Marcotte Construction, LLC [569 Florida Ave SW]**

Speaking for the proposal: Brad Marcotte, Developer
Speaking against the proposal: Gus Voight, Citizen, voiced concerns about traffic, Flooding/Drainage, use of the property for Section 8 housing.

Upon a motion by **Lawson**, seconded by **Whitmire**, to APPROVE a Special Use Permit request for the purpose of a Townhouse Development on Tract B-1-A & Remainder of Tract A located in Section 59, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (SUP-117-24). Requested by Brad Marcotte Construction, LLC [569 Florida Ave SW]

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

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

Motion was **APPROVED**

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

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

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

Motion was **APPROVED**

The February Zoning Commission Meeting will be held on February 10, 2025 at 6PM.

Fred Banks, Chairman,
Denham Springs Zoning Commission

Bill Lawson, Vice Chairman
Denham Springs Zoning Commission