MINUTES

PLANNING COMMISSION – SPECIAL MEETING

CITY OF ZACHARY

Monday, September 21, 2026 **6:30 PM**

A. CALL TO ORDER

Commissioner Slaughter called the Special Meeting to order at 6:43 p.m., on Monday, September 21, 2026, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation and Pledge of Allegiance by Commissioner Slaughter

C. OPENING PROCEDURES

1. ROLL CALL

MEMBERS PRESENT

Mindy Slaughter
Jared Watkins
Jason Floyd
Tommy Womack
Kevin Williams

MEMBERS ABSENT

James Peay – excused, gave prior notice
Christi Murphy – excused, gave prior notice

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

An opportunity for public comment shall be observed before a vote is taken on any agenda item. Once recognized by the presiding officer, the person afforded the floor, shall identify the agenda item upon which he or she wishes to provide comment and shall limit his or her comments to matters that are strictly relevant to that agenda item. Commentary shall not exceed three (3) minutes per person. No dialogue between Planning and Zoning board members and the public shall be permitted at these meetings, except to clarify the nature of questions and/or comments. The presiding officer reserves the right to limit and/or terminate any commentary when deemed necessary or outside of public decorum.

3. CHANGES/ADDITIONS TO THE AGENDA

D. READING OF THE MINUTES

1. Approval of minutes of the September 14, 2026, regular meeting and approve them as written.

The motion was made by Commissioner Womack
The motion was seconded by Commissioner Floyd

To approve minutes of the September14, 2026, regular meeting and approve them as written.
YEAS: Slaughter, Watkins, Floyd, Womack, Williams

NAYS: None
ABSENT: Peay, Murphy
ABSTAINED: None

E. PRESENTATION OF DELEGATION

F. ANNOUNCEMENTS

G. PLANNING

The consent agenda consists of items with no outstanding issues that do not require plan amendments, text amendments, variances, or waivers. Consent agenda items may be approved with a single motion without a public hearing, **UNLESS** removed from the consent agenda and placed in the regular agenda order.

Items placed on the Consent Agenda by the Planning & Zoning Staff will not have time allocated for speaking, **UNLESS** there is a member of the Planning & Zoning Commission of the public at the meeting who wishes to speak on the item. In such cases, the item will be removed from the consent agenda and placed in the regular agenda order for discussion.

1. **Consent Agenda**
2. **Old Business**
3. **New Business**
   a) **CUPMH-5-25 (4464 New Weis Road)** — Proposed placement of manufactured home on Lot 1 of the Jackson Church Subdivision, on property located at 4464 New Weis Road, Zachary, La 70791.

Commissioner Slaughter opened the PUBLIC HEARING at 6:47 p.m. There being no one to speak in favor of or against the CUPMH, Commissioner Slaughter closed the PUBLIC HEARING at 6:48 p.m.

The motion was made by Commissioner Slaughter
The motion was seconded by Commissioner Womack

To deny **- CUPMH-5-25 (4464 New Weis Road)** — Proposed placement of manufactured home on Lot 1 of the Jackson Church Subdivision, on property located at 4464 New Weis Road, Zachary, La 70791.

YEAS: Slaughter, Watkins, Floyd, Womack, Williams
NAYS: None
ABSENT: Peay, Murphy
ABSTAINED: None

b) CUPMH-02-26 - (21301 W.J. Wicker Road) - Proposed placement for a manufactured home on property located at 21301 WJ Wicker Road, Zachary, La 70791.

Commissioner Slaughter opened the PUBLIC HEARING at 6:50 p.m. James Nolan, 9060 Lemon Rd., Slaughter, LA was there to speak in favor; Staci Alonzo, 2215 WJ Wicker Rd., was there to speak in favor. There being no one else to speak in favor of or against the CUPMH, Commissioner Slaughter closed the PUBLIC HEARING at 6:52 p.m.

The motion was made by Commissioner Slaughter
The motion was seconded by Commissioner Floyd

To approve - **CUPMH-02-26 - (21301 W.J. Wicker Road)** - Proposed placement for a manufactured home on property located at 21301 WJ Wicker Road, Zachary, La 70791.

YEAS:	Slaughter, Watkins, Floyd, Womack, Williams
NAYS:	None
ABSENT:	Peay, Murphy
ABSTAINED:	None

c) Annexation-01-26 (19900 & 20100 Samuels Road) — Proposed petition of annexation of property located at Tracts CA-1 & CA-2 of the J.N. Lipscomb Tract, T-4-S, R-1-W, Sect 73 & T-5-S, R-1-W, Sect 65 & 88, 19900 & 20100 Samuels Road, Zachary, La 70791.

Commissioner Slaughter opened the PUBLIC HEARING at 6:53 p.m. Josh Teekel, 19900 Samuels Rd. was there to speak in favor. There being no one else to speak in favor of or against the Annexation, Commissioner Slaughter closed the PUBLIC HEARING at 6:54 p.m.

The motion was made by Commissioner Slaughter
The motion was seconded by Commissioner Floyd

To approve **- Annexation-01-26 (19900 & 20100 Samuels Road)** — Proposed petition of annexation of property located at Tracts CA-1 & CA-2 of the J.N. Lipscomb Tract, T-4-S, R-1-W, Sect 73 & T-5-S, R-1-W, Sect 65 & 88, 19900 & 20100 Samuels Road, Zachary, La 70791.

YEAS:	Slaughter, Watkins, Floyd, Womack, Williams
NAYS:	None
ABSENT:	Peay, Murphy
ABSTAINED:	None

d) SP-1-25 (Zachary Salon) — Proposed site plan for a 5,000-sf building on Lot A-2 of the Marshall M. Hughes Tract, on property located at 19680 Old Scenic Highway, Zachary, La 70791 ***(DEFERRED BY STAFF TO 10.05.2026 PZ MEETING)***

e) Public Hearing for adoption of the City of Zachary Land Use Master Plan. Commissioner Slaughter opened the PUBLIC HEARING at 6:57 p.m. There being no one to speak in favor of or against the Master Plan, Commissioner Slaughter closed the PUBLIC HEARING at 6:57 p.m.

The motion was made by Commissioner Womack
The motion was seconded by Commissioner Floyd
To approve **-** Adoption of the City of Zachary Land Use Master Plan.

YEAS:	Slaughter, Watkins, Floyd, Womack, Williams
NAYS:	None
ABSENT:	Peay, Murphy
ABSTAINED:	None

H. REPORT OF THE CITY PLANNER

Report by Ms. Anderson, she stated that Mr. Hill was out sick for today's meeting.

I. REPORT OF THE CHAIRWOMAN

Commissioner Womack requested that Attorney L.T. Dupre address his question regarding the Consent Agenda. Commissioner Womack questioned the provision stating that there would be no public discussion on Consent Agenda items. Attorney Dupre stated that he would look into the matter.

J. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

_____
Karen Burdette Recording Secretary

_____
Mindy Slaughter - Chairwoman

Karen Burdette, Recording Secretary
CITY OF ZACHARY
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA