

MINUTES OF PLANNING/ZONING COMMISSION MEETING
HELD AT SCOTT CITY HALL TUESDAY, FEBRUARY 20, 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 January 24, 2024, minutes. Commissioner Yolanda Senegal motioned to accept the minutes of January 24, 2024, meeting, seconded by Commissioner Preston Bernard, motion carried 5-0.

Chairman Jakob Goodwin requested a recommendation of request for Code Exception for use of property located at 5940 Cameron Street for Cajun Express Auto Detailing by Ryan James Guilbeau (T4 Urban Center).

Comprehensive Plan Facilitator Bonnie Anderson gave the administrative report for the Code Exception request. The administrative report stated a concern of the parking area/location would interfere with the site triangle at Cameron Street and Sunset Street as well as additional concerns on potential uses taking place on site as the applicant had stated he wanted to add windshield repairs which falls under auto mechanic repair shop, which currently has a moratorium in place. Mrs. Anderson stated that Mr. Guilbeaux was present at the meeting and could answer any questions the commission or public may have.

Applicant Ryan Guilbeau presented to the commission that the proposed auto detailing shop would operate between the hours of 8:30am and 5pm Monday through Saturday, and parking would be along the driveway side of the building. His plans to start will be appointment only with a two-hour span between them.

Commission members asked questions and stated concerns on parking space issues for car overflow even if not immediately but future, sign locations and site triangle view currently for drivers to see when turn onto Camerson Street from Sunset Street, additional auto mechanic work that could possibly be taking place, employee parking, and parking of vehicles after work completed.

Mr. Guilbeau along with the property owner Mr. Vernon Romero addressed the commission and stated that back in the 1980's a detail shop was located in the same building with no parking issues, they are willing to install "No Parking" signs where needed, will not place any signage in the site triangle, washing of the vehicles will only take place inside the building, the tenant can control what cars come into the shop, and the long driveway can handle 3 or 4 cars depending on size.

After a brief discussion, Commissioner Preston Bernard motioned to grant the code exception at 5940 Cameron Street for Cajun Express Auto Detailing, seconded by Commissioner Kirk Prejean, motion failed 3-2, with Commissioners Goodwin, Gannard, and Senegal voting to deny the code exception.

With no further discussion, the meeting adjourned.



Jakob Goodwin

Chairman



Bonnie Anderson, CFM

Comprehensive Plan Facilitator