

MINUTES OF PLANNING/ZONING COMMISSION MEETING
HELD AT SCOTT CITY HALL TUESDAY, August 19, 2025

Members Present: Commissioners Preston Bernard, Brad Duhon, Dwain Gannard, Jakob Goodwin, 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.

City Attorney Randy Lasseigne administrated the oath of office to Jakob Goodwin to serve on the planning commission for a five-year term from July 3, 2025, to July 17, 2030.

Comprehensive Plan Facilitator Bonnie Anderson stated the yearly election of a chairperson and vice chairperson was due this month and requested the commission nominate someone for each position.

Commissioner Dwain Gannard nominated Commissioner Jakob Goodwin for Chairman, seconded by Commissioner Brad Duhon, motion approved unanimously.

Commissioner Jakob Goodwin nominated Commissioner Brad Duhon for Vice Chairman, second by Commissioner Preston Bernard, motion approved unanimously.

Chairman Jakob Goodwin requested approval of the March 18, 2025, minutes. Commissioner Preston Bernard motioned to accept the minutes of March 18, 2025, meeting, seconded by Commissioner Brad Duhon, motion carried 5-0.

Chairman Jakob Goodwin requested recommendation of preliminary plat approval for West Village Phase 7, a 31-lot residential traditional neighborhood development by West Village, LLC, located in Section 30, Township 9 South, Range 4 East, located off Old Spanish Trail.

Comprehensive Plan Facilitator Bonnie Anderson presented the report for West Village Phase 7. The developer is requesting a setback waiver to stay in conformance with the West Village Traditional Neighborhood Planned Development. The requested front setback for alley loaded lots are 5' and 10' front setback for front loaded lots. All lots will have 5' side setbacks. Phase 7 will have an entrance on Old Spanish Trail and within the existing West Village Development.

Developer Jordan Daigle was present at the meeting and was available for any questions or comments from the commission or public.

After a short discussion, Commissioner Yolanda Senegal made a motion to approve the preliminary plat for West Village Phase 7, along with the requested setbacks, seconded by Commissioner Dwain Gannard, motion approved unanimously.

Chairman Jakob Goodwin requested a recommendation of the request for a variance to the use of property located at 315 Des Jacques Road by David Laurie dba AR-South Equipment for lease vehicles.

Comprehensive Plan Facilitator Bonnie Anderson presented the report for the request for a variance to the use of property located at 315 Des Jacques Road by David Laurie dba AR-South Equipment for lease vehicles, located in T4 Urban Center District. The request is strictly for his two businesses, AR-South Equipment and Affordable Refrigeration, to lease their work fleet among the two businesses. Ms. Morgan Bernard, representing Mr. Laurie, had stated during the application process that they are willing to add additional documentation if approved that leasing would not occur to the public.

Mr. David Laurie, applicant, was present to answer questions from the commission or public.

After a brief discussion, Commissioner Brad Duhon motioned to grant the variance with the stipulation that leasing can only occur between AR-South Equipment and Affordable Refrigeration, not to the public, seconded by Commissioner Preston Bernard, motion carried 5-0.

Chairman Jakob Goodwin requested a recommendation of the request for a variance to the use of property located at 4710 Cameron Street by PFP Investments, LLC for storage of trucks, trailers, and equipment.

Comprehensive Plan Facilitator Bonnie Anderson presented the report with the request for a variance to the use of property located at 4710 Cameron Street by PFP Investments, LLC for storage of trucks, trailers, and equipment, located in T4 Urban Center District. A preapplication meeting was held with the applicant and discussions were held concerning floodplain/flood zone requirements, landscaping, fencing, and remodeling regulations, and the applicant understood and agreed upon those requirements.

Mr. Frank Gerami, applicant, was present to answer questions from the commission or public. A brief discussion was held about what type of equipment would be located on the property and Mr. Gerami explained it would be the same as his other property which houses Party Central. Mr. Gerami also acknowledged the requirements for floodplain management, landscaping, fencing and remodeling of the existing building on site.

Commissioner Yolanda Senegal made a motion to grant the variance to use at 4710 Cameron Street with conditions of the timeline of landscaping and fencing requirements be worked out with administration, seconded by Commissioner Preston Bernard, motion carried 5-0.

With no further discussion, the meeting adjourned at 6:30pm.



Jakob Goodwin
Chairman



Bonnie Anderson, CFM
Comprehensive Plan Facilitator