

Planning Commission Meeting

Minutes of Morgan City Planning Commission WORK meeting held at 6 p.m. and GENERAL meeting held in open public session on January 16th, 2024, at 7 p.m.

MINUTES

JANUARY 16TH, 2024 6:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chair Nathan McClellan.
MEMBERS	In-person: Lance Prescott, Erin Bott, Justin Rees, Ray Little. Electronically: Jay Ackett.
EXCUSED	Wes Woods.
CITY STAFF	In-person: City Planner, Jake Young; Planning Legal Counsel, Gary Crane; Mayor, Steve Gale; City Council, Tony London; City Manager, Ty Bailey. Electronically: City Council, David Alexander.
OTHERS PRESENT	Ryan Nye and Cody Nye.
INTRODUCTION	Chair, Nathan McClellan welcomed those in attendance. Mr. McClellan advised the group that the meeting will be a video as well as audio recording. That the video and audio will be on the Morgan City website as well as you tube account and will be a permanent record.

WORK SESSION 6:00pm

Chair, Nathan McClellan initiated the recording for the Morgan City Planning Commission meeting on Tuesday, January 16th. The working session began at 6:00 PM, with three agenda items to be discussed in the General Session. The work session primarily focused on pre-discussion for the upcoming agenda items and Jake Young took over at this point.

Jake indicated there are three items on the agenda. The Commission will be discussing the annexation declaration map, a presentation by Ryan Nye regarding a project using the Mixed Residential Overlay (MRO) and an update by Ty Bailey giving the progress on projects of the Rural Opportunities Grant. During the work session Jake stated that Gary Crane will talk about the annexation process and Jake will be discussing the MRO requirements and role the commission plays in the approval process.

Thanks to Denise's efforts, the MRO is now incorporated into the Morgan City Ordinance and is accessible online. Jake stated the MRO application process involves a public hearing at the Planning Commission, followed by a rezone recommendation to the City Council for approval. The overlay is flexible and applicable to various residential zones. The discussion covered the required concept plan, zoning considerations, and architectural aspects. Jake stated that Ryan had presented the concept for feedback in which staff reviewed several options, made recommendations and the official submission for approval is expected in February. The Planning Commission will review the completed application for compliance with the requirements of an MRO project and send a recommendation to the City Council for a rezone. Staff will thoroughly review the project when it is officially submitted, ensuring it aligns with the ordinance. The item is on the General session for the applicant to have the opportunity to present the vision of the project as this will be the first application for Mixed Residential Overlay Ordinance.

Gary Crane expressed appreciation for the progress made on the master plan over the past year. The focus was on amending the annexation policy declaration, not updated in 20 years. The process involves sending notices to affected governmental entities, including Morgan City, the county, school district, and others. The annexation policy declaration

aims to declare areas suitable for annexation into Morgan City, considering services, transportation, and development. A map identifying areas for potential annexation is crucial. The Planning Commission reviews and approves the declaration, which is then subject to public comment. The City Council holds a hearing on both the general plan and annexation policy declaration, with advertising requirements and a 10-day waiting period for comments. The overall goal is to guide development into the city and ensure appropriate urban services. The annexation policy declaration will be presented for approval in February.

Gary Crane discussed at the city council level, there will be two components: one focused on the general plan and the other on the annexation policy declaration. The order would be determined by the planning expert, Jake. The annexation policy declaration involves sending notices and looking at areas suitable for annexation. The process includes Planning Commission review, public hearings, and council approval. A proposed map for annexation may also be incorporated into the general plan. The city's stance on annexation is generally positive, considering factors like serviceability and development potential. Unilateral annexation is possible if the city provides services to an area, but voluntary property owner consent is crucial. The city aims for a balanced approach, avoiding excessive debt for annexation. Discussions often involve developers and are not a formal duty for a specific staff member. The decision to annex considers factors such as serviceable areas and relieving development pressure.

GENERAL SESSION 7:00pm

MINUTES DECEMBER 19TH, 2023, PLANNING COMMISSION MEETING

DISCUSSION	No discussion on the minutes.
MOTION	Justin Rees moved to approve the Planning Commission minutes for December 19 th , 2023, as presented. Second: Ray Little Unanimous
AGENDA	Chair Nathan McClellan changed the order of the agenda items and moved the Rural Opportunity Grant update presented by Ty Bailey first and then the commission will move on with concept plan discussion of a proposed Mixed Residential Overlay Zone project by Ryan Nye finishing with the draft discussion amendment to the Annexation Declaration Map.

ITEM #1 RURAL OPPORTUNITIES GRANT UPDATE-TY BAILEY

	Ty Bailey, the presenter, stated that the last time the commission was updated was in September regarding the Rural Opportunities Grant.
UPDATE	Ty Bailey discussed Project one, stating that it was coming along. A visitor center was being created, and a lot of work had been done. The County's Historic Society was almost ready to move into the building, and \$205,000 had been spent on that project so far.

The next project, the Caboose Train Park attraction, and mentioned that they were holding off. There was a need to take some money from a couple of other projects, and put into the project would become the Train viewing Park, depending on how the budgets played out.

Ty Bailey discussed reallocating funds from other projects depending on the budgets. The significant part would be the event space. If there were no developments with the event space, they planned to reprogram it into the Caboose train viewing park and the entrance to the city in Project three.

Ty Bailey talked about the promotion they had done, including a draft video for their website, featuring a welcome video. Shirts were also made, and an interesting collaboration with the Hustler Club to build a model railroad track with a replica of the train depot. Ty shared information about the model railroad track being built by the Hustler Club, providing details about its size and attraction.

Staff presented a video showcasing Morgan City, mentioning that winter shots would be added later. The video highlighted the vibrant experiences Morgan City had to offer.

Ty Bailey discussed the new flagpole and the plans for a new entrance to the city, including a digital sign for community event notifications.

Ty Bailey presented a concept for an alleyway behind Commercial Street, funded by a new Grant of \$458,000. The Planning Commission was named as the Advisory board for this project. Ty continued providing details about the two-year Grant for the alleyway project, mentioning that 90% of the funds would be provided upfront, and the project had a two-year timeline.

Mr. Bailey concluded the update and opened the floor for any questions. The commission discussed minor details and expressed their appreciation on the update and look forward to the finishing of additional projects.

ITEM #2

CONCEPT PLAN DISCUSSION OF A PROPOSED MIXED RESIDENTIAL OVERLAY ZONE PROJECT APPROXIMATELY 278 NORTH 300 EAST PRESENTED BY RYAN NYE

PRESENTATION

Nathan McClellan introduced the project, that the applicant had come before the commission with a concept which sparked the conversation of mixed residential developments. Since Mr. Nye's first concept review, the city has been through the process of creating and adopting a mixed residential overlay zone ordinance and Mr. Nye has been asked to present his vision for a mixed residential overlay (MRO) project at 278 North 300 West. Nathan stated that this is the first project of its kind and appreciate staff asking Mr. Nye to present his vision prior to the rezone application.

Ryan Nye expressed his appreciation for the commission's participation in this process. As the Chair mentioned, it has been a considerable amount of time coming, and we have learned a great deal along the way. We needed additional information, and that was the primary objective of this initiative – to gather feedback. We listened to your preferences and what the city residents desired. That's why we decided to put the first project on hold, believing that the addition of a mixed residential overlay would enhance the overall flow of the property. It made more sense than maintaining two different zoning areas.

During this period, we explored various options in collaboration with our engineers. We have been down the road multiple times, back and forth, and arrived at a comprehensive plan. Mr. Nye started with a closer look at the top part of the project.

The entrance, located by Napa, is familiar to everyone entering from 275 West. The corner piece of this property, abutting up to the number 20 townhouse, lies outside the well-protection zone. We thoroughly considered different ways to manage stormwater runoff, ultimately deciding on underground stormwater chambers. This approach avoids an open retention pond on this corner piece, which could lead to overgrowth and potential issues.

Concerning the aesthetics, we envision a lower fence around the corner with grass on top, accompanied by playground equipment. A landscape architect is currently working on landscape design, and we welcome feedback to refine our ideas.

Moving on to the Kimbal property, we plan for a high fence along the property line. Access would be facilitated through an area that leads to a park. The townhouses with garages at the back would be the focal point on the left, while the right side would feature small single-family lots. We intend to develop phases, starting with townhouses numbered 11 through 20, followed by the surrounding single-family lots.

Regarding the houses, we have considered designs that hide the garages behind them, offering a clean and appealing look. These houses are approximately 800 to 900 square feet each, without basements due to the flood zone.

Ryan presented renderings of the townhomes facing common areas with two garages entering from an alleyway in the back and example pictures of the sign family homes with garages in the back. The proposal aims to create a harmonious and functional living space. We appreciate your input and are open to further suggestions to enhance this plan. Thank you.

DISCUSSION

Chair, Nathan McClellan discussed the first concept submitted prior to the adoption of the MRO as he had missed the subsequent meetings after that initial review which talked about mixed residential as a potential new development tool.

The commission discussed the concept and the presentation with the conclusion of appreciation for presenting the project prior to a formal submittal and public hearing.

ITEM #3

DRAFT DISCUSSION-AMENDMENT TO THE ANNEXATION DECLARATION MAP

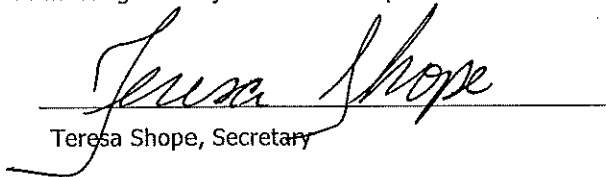
DISCUSSION

The meeting proceeded to the final agenda item. This involved a discussion regarding an amendment to the annexation declaration map. The floor was initially given to Gary to introduce the proposed amendments. He outlined that the proposal involved expanding the annexation policy declaration in conjunction with the master plan or general plan change process. The timeframes for advertising and public hearings were to align with those of the Planning Commission. Two separate hearings were to be held at the city council level, one for the annexation policy declaration and another for the general plan, unless decided otherwise. Notices were to be sent to affected governmental entities ten days before, and a ten-day period was allocated post-Planning Commission decision for further input. The plan would then be submitted to the county within 30 days. It was noted that aligning the general plan overlay with the annexation policy declaration could be beneficial. Gary concluded by mentioning the forthcoming submission of a written portion for review. The floor was opened for questions from the chair or other members present.

The Commission members discussed the map and the determination for certain areas. The discussion continued with staff presenting the process that occurred creating the additional annexation areas. Mr. Crane indicated this is only amending the map and policy. A petition for annexation is submitted, and the City Council determines the annexation. In other words, a petition within the annexation declaration map is not a guarantee. Planner Jake Young asked the commission if they felt the document was ready to proceed. The commission did not have any significant concerns about changing the mapping or policy content and was authorized to proceed.

ADJOURNMENT:

This meeting was adjourned at 9:15 pm.


Teresa Shope, Secretary

These minutes were approved at the February 20th, 2024 Meeting.