



The following are the minutes from the Planning and Zoning Meeting held on Wednesday, December 11, 2019 in the Abita Springs Town Hall.

The meeting was called to order by Bryan Gowland. Commissioners in attendance included Barbara Jackson, Bryan Gowland, Eric Templet and Dan Underwood. Town Clerk Janet Dufrene and Mayor Daniel Curtis were also present. Mayor Curtis announced his intention to appoint David Gruning to the Planning and Zoning Board and introduced Mr. Gruning. His appointment will have to be approved by the Board of Aldermen at the December meeting.

Bryan Gowland called the meeting to order by welcoming everyone in attendance. All stood for the Pledge of Allegiance to the Flag.

Dan Underwood motioned to accept the minutes from the last meeting and to dispense with their reading. Seconded by Eric Templet. All in favor.

Bryan Gowland opened the Public Hearing portion of the meeting. The items up for discussion included the following:

**Blicht-** Request to revoke a portion of North St between Magnolia St and Pine St. Discussion occurred regarding the criteria for approval of revocation of a town street. Section 9-127 through 9-134 of the Code of the Town of Abita Springs was presented to the Board for reference. The Blicht family is requesting that the unopened portion of North St. between Pine St and Magnolia St which runs directly adjacent to their property to the North be revoked and that they be allowed to purchase from the town. The Blicht family expressed their desire to clear the underbrush, have a licensed arborist care for the sick trees, remove the dying trees and keep the remainder of the property as wooded. A plat was presented that showed the flood plain drop off that occurs at the beginning of that unopened street that the Blicht family assert makes the road unusable by the town now or in the future. They presented a letter from the property owner to the north of the unopened street expressing his approval of the sale and his waiver of his option to purchase a portion of the street if it is revoked.

**Clifton-** Request to revoke a portion of Pine St between North St and Main St. Miriam Clifton is requesting that the unopened Pine St between North St and Main St that runs directly adjacent to their property to the East be revoked and that she be allowed to purchase from the town. Ms. Clifton explained that the house that sits on her property to the West of the unopened Pine St is up for sale and that the unopened road has been used as a driveway for the property for over 30 years. She explained that there are encumbrances on the unopened road that were put there many years and belong to her property. She would like to revoke the road so it can be sold with the house and used as the driveway and will remove any title issues that may occur because of the encumbrances on unopened Pine St. The 4 parcels of land that lie to the north of North St off of Pine St are all part of her property and two are in a Conservancy Trust and can never be removed or developed by the owners. The two properties to the East of Pine St that border North St are not in the Conservancy and can be sold to other owners. It is the contention of Ms. Clifton that unopened North St from Gum St through Pine St can be used to access those parcels if they ever need to be developed. Ms. Clifton also asserts that North St is in a flood plain and is under water much of the time making it unusable for the town and thereby making Pine St unusable to access anything but her property to the West and the Siverly

property to the East. Ms, Clifton presented a letter from her adjacent neighbor Siverly expressing their approval of the sale and waiver of their option to purchase a portion of the street if it is revoked.

Wack- Request to subdivide 11.01 acres on Clear Creek Rd into 3 parcels of 4.0, 3.5 and 3.5 acres. All parcels have access via Clear Creek Rd.

Bryan Gowland closed the Public Hearing portion of the meeting.

Bryan Gowland opened the Planning portion of the meeting.

Blitch- Consider revocation of a portion of North St between Pine St and Magnolia St. Upon motion by Templet, seconded by Jackson, it was unanimously approved to recommend favorably the revocation of the unopened portion of North St between Pine St and Magnolia St to the Board of Alderman for consideration with the stipulation that it be considered a “narrow decision” applying only to this specific portion of road and not be considered a precedent for any future requests.

Clifton- Consider revocation of a portion of Pine St between Main St and North St. Upon motion by Underwood, seconded by Templet, it was approved with one dissent by Jackson to recommend favorably the revocation of the unopened portion of Pine St between North St and Main St to the Board of Alderman for consideration with the stipulation that it be considered a “narrow decision” applying only to this specific portion of road and not be considered a precedent for future requests.

Wack- Consider request to subdivide 11.01 acres on Clear Creek Rd. into 3 parcels of 4.0, 3.5 and 3.5 acres. Upon motion by Templet, seconded by Underwood, the subdivision was unanimously approved.

Bryan Gowland closed the Planning Portion and opened The Zoning Portion of the meeting.

Discussion of meeting dates for 2020. A request was made by two of the commissioners to move the meeting dates from Wednesday to Thursday. Upon motion by Underwood, seconded by Jackson, it was unanimously approved to move the Planning and Zoning Meetings to the 4<sup>th</sup> Thursday of each month for 2020. If there are any holiday issues, they will be discussed at the January 2020 meeting.

With no other business, a motion to adjourn was made by Dan Underwood. seconded by Eric Templet it was unanimously approved to adjourn.

The next meeting is scheduled for January 23, 2020.

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Janet N Dufrene, Town Clerk

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Date