

The following minutes are from the Planning & Zoning Commission meeting on Thursday, May 27, 2021 in the Abita Springs Town Hall at 6:00 p.m.

Commissioner Gruning called the meeting to order, and all stood for the Pledge of Allegiance. Commissioners in attendance included Barbara Jackson, David Gruning, Bryan Gowland, John Pierce, and Eric Templet. Kristin Tortorich, Paul Harrison, and Mark Fancey were also present.

The Commission reviewed the draft minutes from the April 29, 2021 meeting. Commissioner Gruning noted a minor change regarding the description of the proposed resubdivision in the 71000 block of Dundee Street. Commissioner Gowland motioned to accept the minutes of the April 29, 2021 meeting as amended. Commissioner Templet seconded the motion. All commissioners were in favor.

### **Planning Commission**

No agenda items.

### **Zoning Commission**

#### **PUBLIC HEARING:**

Commissioner Gruning opened the public hearing.

#### **Variance to side yard setbacks – Heinz and Poitevent streets**

The subject property is a corner lot, and the applicant is requesting a variance to reduce the 30-foot side yard setback requirement on the street side to 20 feet. Commissioner Gowland said that a 20-foot side yard setback would be consistent with other lots in the area.

#### **Proposed amendments to Code of Ordinances Sec. 9-306 and 9-802**

The Historic Commission has forwarded a request to the Planning & Zoning Commission to consider the proposed amendments. The proposed amendments to Sec. 9-306 would expand the Historic Commission's jurisdiction along state highway corridors to include the Planned Unit Development (PUD) zone. Currently, commercial properties in PUDs along state highway corridors must meet historic district design standards. The amendment to Sec. 9-802 would expand the standards so that all other uses, such as residential, located in PUDs along highway corridors would also need to meet historic district standards.

No testimony was received regarding the proposed amendments. Commissioner Gowland motioned to close the public hearing. Commissioner Jackson seconded the motion. All commissioners were in favor.

Commissioner Templet motioned to recommend the Town Council adopt the proposed amendments. Commissioner Jackson seconded the amendment. All commissioners were in favor.

Commissioner Gowland motioned to approve the variance request for lots 1 and 2 on Poinevent Street. Commissioner Templet seconded the motion. All commissioners were in favor.

The Commission noted that several similar variances from the 30-foot side yard (street side) setback standard for corner lots have been approved by the Commission. The Commission asked staff to moved forward with proposed ordinance amendments for discussion.

#### **Discussion:**

#### **Proposed rezoning – 22503 Level Street**

The property owner was not present. The item was not discussed.

**Draft Stormwater Management Ordinance**

The Commission reviewed the draft stormwater management ordinance. The Commission discussed including a cross-reference to the Town’s Stormwater Management Plan and Louisiana DEQ requirements.

Discussion ensued regarding specific prohibitions regarding pressure washing. Commissioner Templet said that if a cleaning product is used according to label directions regulating the runoff is an invasion of privacy. Commissioner Gowland said the laws should address non-point source pollution without handcuffing the public. Paul Harrison said the draft could be written to allow for use of products by state regulation. Commissioner Gruning said residents should be allowed to do what the law permits.

Commissioner Gruning suggested re-ordering the ordinance to begin with the allowed discharges.

Staff will provide a revised draft for Commission review at the June 24, 2021 meeting.

Commissioner Gowland motioned to adjourn the meeting. Commissioner Templet seconded the motion. All commissioners were in favor. The meeting adjourned at 6:59 p.m.

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Kristin M. Tortorich, Planning Director

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Date