

The following minutes are from the Planning & Zoning Commission meeting on Thursday, February 25, 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, Eric Templet, David Gruning and John Pierce. Commissioner Bryan Gowland was absent. Kristin Tortorich, Paul Harrison, and Mark Fancey were also present.

The Commission reviewed the draft minutes from the January 28, 2021 meeting. Commissioner Templet motioned to accept the minutes of the January 28, 2021 meeting as presented. Commissioner Pierce seconded the motion. All commissioners were in favor.

Staff requested a change to the agenda to include discussion of a resubdivision of a parcel at 71548 Hickory Street. All commissioners were in favor.

## **Planning Commission**

### **Review short-term rental applications**

#### **STR 2021-001 – 23046 Brook Forest Road**

Kristin Tortorich reviewed the application. She said the application is a renewal and all the required information has been submitted, including verification of the required insurance. Commissioner Templet motioned to approve the application. Commissioner Pierce seconded the motion. All commissioners were in favor.

#### **STR 2021-002- 71558 St. James Street**

Kristin Tortorich reviewed the application. She said the application is a renewal and all the required information has been submitted. Commissioner Pierce motioned to approve the application. Commissioner Jackson seconded the motion. All commissioners were in favor.

#### **STR 2021-003- 71661 Keller Street**

Kristin Tortorich reviewed the application. She said the application is a renewal and all the required information has been submitted. Commissioner Jackson motioned to approve the application. Commissioner Templet seconded the motion. All commissioners were in favor.

#### **STR 2021-004 – 71675 Leveson Street**

Kristin Tortorich reviewed the application. She said the application is a renewal and all the required information has been submitted. The applicant said that four (4) parking spaces are available on-site. Commissioner Templet motioned to approve the application. Commissioner Pierce seconded the motion. All commissioners were in favor.

#### **STR 2021-005 – 72419 Hwy 59**

Kristin Tortorich reviewed the application. She said the building is the former Longbranch Hotel. The property is zoned commercial, therefore the Homestead Exemption verification is not required. The required information has been submitted. Commissioner Templet motioned to approve the application. Commissioner Pierce seconded the motion. All commissioners were in favor.

#### **STR 2021-006 – 22382 Level Street**

Kristin Tortorich reviewed the application. She said the required insurance verification has not been submitted. Commissioner Jackson motioned to table the application until the required insurance can be verified. Commissioner Templet seconded the motion. All commissioners were in favor.

## **PUBLIC HEARINGS:**

Commissioner Gruning opened the public hearing.

### **Proposed commercial use – Midtown Cultural District: juice bar at 22107 Hwy. 36**

The Commission reviewed plans for the proposed juice bar. The Commission found that the proposed use is consistent with allowed uses in the Midtown Cultural District. Commissioner Templet motioned to approve the use. Commissioner Pierce seconded the motion. All commissioners were in favor.

### **Proposed amendments to the Zoning Ordinance adding a Low Density Residential District and associated amendments**

The Commission reviewed the draft amendments. Paul Harrison said that one additional change is recommended regarding the size of churches allowed in the district. The proposed change would allow churches smaller than 2,500 square feet to be permitted outright. Larger churches could be allowed subject to Planning Commission review. No testimony was received regarding the proposed change. Commissioner Templet motioned to include the proposed change. Commissioner Pierce seconded the motion. All commissioners were in favor.

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

Commissioner Templet motioned to recommend that the Town Council adopt the proposed amendments. Commissioner Pierce seconded the motion. All commissioners were in favor.

## **Zoning Commission**

### **Discussion:**

#### **Resubdivision: 71000 block of Dundee Street**

The property is a 4-acre lot. The proposed resubdivision would create two – 2-acre lots. The property does not have municipal sewer available and the proposed lot sizes meet the minimum size required for lots with an individual septic system. The Commission had no questions or concerns about the resubdivision.

#### **Resubdivision: 71548 Hickory Street**

The proposed resubdivision would create two lots measuring 150 feet by 300 feet each. The Commission had no questions or concerns about the resubdivision but did note that the applicant should be aware of required setbacks.

### **Planned Unit Development Regulations and Subdivision Ordinance**

Commissioner Gruning said that the Mayor has asked the Commission to look at improving these two ordinances. Copies of the ordinances will be provided to the Commission.

### **Draft Stormwater Management Ordinance**

Kristin Tortorich explained that the ordinance would help with management of the municipal storm sewer system (MS4). Development of an ordinance is noted as an objective in the Stormwater Management Plan adopted in 2019. Discussion ensued regarding enforcement of the ordinance and the need for public education. Paul Harrison noted the importance of an education process to increase public awareness of alternatives to chemicals, such as cleaning products and herbicides, that impact the quality of stormwater runoff.

Mark Fancey said that additional changes to the draft will be made to make the list of allowed discharges consistent with the list of allowed discharges listed in the Stormwater Management Plan. The revisions will be sent to the Commission.

Commissioner Jackson motioned to adjourn the meeting. Commissioner Templet seconded the motion. All commissioners were in favor. The meeting adjourned at 7:14 p.m.

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Kristin M. Tortorich, Planning Director

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Date