

The following minutes are of the Planning & Zoning Commission meeting on Thursday, February 24, 2022 in the Abita Springs Town Hall.

Commissioner Templet called the meeting to order at 6:02 p.m. Commissioners John Pierce, Bryan Gowland, Chad Hall, David Gruning, and Eric Templet were present. Kristin Tortorich and Mark Fancey were also present. All stood for the Pledge of Allegiance.

The Commission reviewed the draft minutes from the January 26, 2022 meeting. Commissioner Gruning motioned to accept the minutes of the January 26, 2022 meeting as presented. Commissioner Pierce seconded the motion. All commissioners were in favor.

Planning Commission

Review short-term rental applications

STR 2022-001 – 23046 Brook Forest Road

Kristin Tortorich said the application is a renewal. Commissioner Gowland motioned to approve the application. Commissioner Pierce seconded the motion. All commissioners were in favor.

Lee Barrios asked if there have been any changes to the short-term rental requirements and if the same person can renew an application. Kristin Tortorich said no changes have been made to the short-term rental requirements and that applications are submitted on a first-come, first served basis with renewals allowed.

STR 2022-002- 71558 St. James Street

STR 2022-003- 71661 Keller Street

STR 2021-004 – 71675 Leveson Street

Kristin Tortorich said these applications are all renewals. She said all of the required information has been submitted. Commissioner Gowland motioned to approve the application. Commissioner Pierce seconded the motion. All commissioners were in favor.

STR 2021-005 – 72419 Hwy 59

Kristin Tortorich said the application is a renewal and all of the required information has been submitted. She said the building is the former Longbranch Hotel. Commissioner Gowland motioned to approve the application. Commissioner Pierce seconded the motion. All commissioners were in favor.

Zoning Commission

PUBLIC HEARING:

Resubdivision 71103 Hwy 59

The request is to subdivide a 31.47 parcel into two (2) parcels of approximately 1.462 acres and 30 acres. The property is located near the intersection of Harrison Avenue and Hwy. 59 in Abita Springs and is identified as assessment #1160321680. The smaller property will be developed with a commercial use. The applicant noted that the smaller parcel also includes an access servitude for the larger parcel.

The Commission reviewed the plat. Lee Barrios asked about the zoning for the property. Kristin Tortorich confirmed that the property is zoned Commercial District.

Commissioner Gowland motioned to adopt the resolution as presented. Commissioner Pierce seconded the motion. All commissioners were in favor.

Discussion:

Resubdivision 100 block Abita Oaks Loop

The proposal is to subdivide a 6,930 square foot lot into two (2) lots of 3,465 square feet each. Each lot would be 38.5 feet wide. The lots were originally platted as two lots and were subsequently combined. Mark Fancey said the property is zoned Townhouse District. The minimum lot size in that zone is 3,000 square feet and the minimum lot width is 20 feet. No objections or concerns were raised by the Commission.

Public Comment

Lee Barrios said she objects to the proposed resubdivision on Abita Oaks Loop. She lives on a small lot on that street and does not want to see other small lots created. She said it is her understanding that once the lots were previously combined that they could never be resubdivided. She said small lots are objectionable.

Jessica Laborde Schilling asked several questions of the developer of the property on Abita Oaks Loop.

Announcements

None.

Commissioner Pierce motioned to adjourn the meeting. Commissioner Gruning seconded the motion. All commissioners were in favor. The meeting adjourned at 6:27 p.m.

Kristin M. Tortorich, Planning Director

Date