

The following minutes are from the Planning & Zoning Commission meeting on Thursday, November 19, 2020 in the Abita Springs Town Hall at 6:00 p.m.

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

The Commission reviewed the draft minutes from the October 29, 2020 meeting. Commissioner Gruning motioned to accept the minutes of the October 29, 2020 meeting as presented. Commissioner Jackson seconded the motion. All commissioners were in favor.

Planning Commission

No items were discussed.

Zoning Commission

Discussion:

Request to enact a moratorium on subdivisions in the Brook Forest Road area

The Commissioners considered a request to extend the 6-month moratorium on subdivisions in the Brook Forest Road area. Mark Fancey said that the current 6-month moratorium is scheduled to expire. Commissioner Gruning asked if there were any statutory limits on moratoriums. Paul Harrison responded that there were no limits, however a moratorium lasting more than one year may draw some scrutiny as a possible regulatory taking of property.

Commissioner Gruning motioned to schedule a public hearing to consider the request. Commissioner Jackson seconded the motion. Commissioner Underwood recused himself from the vote. All commissioners were in favor. The public hearing will be scheduled for the December 16, 2020 meeting.

Low Density Residential District

The Commission continued discussion of permitted uses to be included in the draft Low-Density Residential District. Commissioner Gruning recommended a change to the proposed “small-scale agriculture” definition that would be added to the ordinance. The Commission concurred on the proposed change. Staff will include the amended definition in the draft amendments.

Discussion ensued regarding inclusion of schools, museum, libraries, parks, etc, and golf courses as permitted uses. Commissioner Jackson said that some of these uses don’t seem to fit with the purpose of the zone. The size of uses such as schools and parks were discussed. Commissioner Templet noted that uses which attract many people may not be consistent with a “low-density” zone. Commissioner Underwood said that these uses can generate traffic.

Paul Harrison said that it is a good idea to keep most categories of uses but include a qualifier. He suggested adding language that the Planning Commission will consider allowing these uses so long as water, sewer, roads, and public safety can be accommodated. This way the Planning Commission can review these larger-scale uses on a case-by-case basis. The Commission agreed that this would be a good approach. Staff will include this provision in the draft Low-Density Residential District.

Commissioner Templet motioned to adjourn the meeting. Commissioner Gruning seconded the motion. All commissioners were in favor. The meeting adjourned at 7:04 p.m.

Kristin M. Tortorich, Planning and Zoning

Date