

The following minutes are from the Planning & Zoning Commission meeting on Thursday, January 28, 2021 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 John Pierce. Kristin Tortorich, Paul Harrison, and Mark Fancey were also present.

The Commission reviewed the draft minutes from the December 16, 2021 meeting. Commissioner Templet motioned to accept the minutes of the December 16, 2021 meeting as presented. Commissioner Gruning seconded the motion. All commissioners were in favor.

### **Elect Planning & Zoning Commission Chairman**

Mark Fancey explained that the Zoning Ordinance requires that the Commission elect a chairman annually. Commissioner Templet nominated Commissioner Gruning to serve as Chairmen. Commissioner Jackson seconded the motion. All commissioners were in favor. Commissioner Gruning will assume the Chair position beginning with the February meeting.

### **Introduce Resolution PR2020-002**

Commissioner Templet introduced Resolution PR2020-002 - Enacting a moratorium on the resubdivision of land in the area comprising the former Brook Forest Residential District into lots of less than 3 acres. Commissioner Jackson seconded.

### **Public Hearing – Resolution PR2020-002**

Commissioner Gowland opened the public hearing. The resolution would enact a moratorium on the resubdivision of land in the area comprising the former Brook Forest Residential District into lots of less than 3 acres. The moratorium would extend for a period of six months after approval by the Commission.

Donna Caire expressed support for the resolution.

Paul Harrison noted that the resolution is referenced as an “ordinance” in paragraph 2. Commissioner Templet motioned to strike “ordinance” and replace with “resolution”. Commissioner Gruning seconded the motion. All commissioners were in favor.

Commissioner Gowland closed the public hearing.

### **Planning Commission**

No items were discussed.

### **Zoning Commission**

#### **Discussion:**

**Resolution PR2020-002** – Commissioner Templet motioned to approve Resolution PR2020-02. enacting a moratorium on the resubdivision of land in the area comprising the former Brook Forest Residential District into lots of less than 3 acres for a period of six months.

Commissioner Gruning seconded the request. All commissioners were in favor.

### **Variance – Rear Yard Setback: 22014 2nd Street**

Kristin Tortorich said the property owner has asked for this item to be withdrawn until a subsequent meeting.

**Proposed commercial uses: 22107 Hwy. 36**

Emily and Jake Baker presented plans for a juice bar at this commercial space. The property is in the Midtown Cultural District and the use is not specifically listed as a permitted use. The use can be allowed by the Commission after conducting a public hearing. Kristin Tortorich explained that the business would begin with walk up and take away service but would eventually have some indoor seating. Commissioner Gowland said the Commission will hold a public hearing to consider this request in February.

**Low Density Residential District**

The Commission reviewed a revised draft of the Low Density Residential District. The Commission had no further comments. Commissioner Gowland motioned to direct staff to schedule a public hearing to consider the proposed district. Commissioner Jackson seconded the motion. All commissioners were in favor.

Commissioner Gruning motioned to adjourn the meeting. Commissioner Templet seconded the motion. All commissioners were in favor. The meeting adjourned at 6:22 p.m.

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Kristin M. Tortorich, Planning Director

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Date