

The following minutes are from the Planning & Zoning Commission meeting on Thursday, September 3, 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 and Mark Fancey were also present.

The Commission reviewed the draft minutes from the July 30, 2020 meeting. Commissioner Templet motioned to accept the minutes of the July 30, 2020 meeting as presented. Commissioner Jackson seconded the motion. All commissioners were in favor.

Commissioner Gowland reviewed the meeting agenda. He noted that no items are included in Planning Commission portion of the meeting.

## **Zoning Commission**

### **Discussion: Annexation – Abita Brewery**

Kristin Tortorich said that Abita Brewery will be submitting a request for annexation of nine (9) parcels totaling 24 acres. A public hearing will be scheduled at an upcoming meeting to review the request.

### **Discussion: Low Density Residential Zone**

Commissioner Gowland explained that the Commission's intent is to create a Low Density Residential Zone. He said the zone would apply to areas north of the Abita River without water and sewer services. At the July 30, 2020 meeting the Commission requested an estimate of new lots that could be created in this area using a 2-acre minimum lot size and a 3-acre minimum lot size. Mark Fancey presented a staff report with a series of maps and a spreadsheet showing the estimated maximum number of lots that could be created in this area using the two different lot sizes. With a 2-acre minimum lot size, an estimated 87 additional lots could be created. With a 3-acre minimum lot size an estimated 53 additional lots could be created. Fancey noted that the analysis was made using maps and aerial photos and does not include any on-site analysis of properties to identify physical constraints, such as poor drainage or areas prone to flooding, that could limit possible subdivisions.

Donna Caire asked why a 2-acre minimum lot size is being discussed considering the minimum lot size in the Brook Forest Zoning District is 3 acres. Commissioner Gowland explained that a 2-acre minimum lot size is being considered because two (2) acres is the minimum size necessary to provide an on-site septic system. Caire said one property owner on Brook Forest Road has a 3-acre lot with two (2) septic systems. She said housing in the Brook Forest Road could double and development needs to be kept to a minimum due to the condition of the road.

Commissioner Underwood said the biggest concern should be health and safety when considering a 2-acre versus 3-acre minimum lot size in the Brook Forest Road area. He said the road is narrow and the area is subject to periodic flooding.

Commissioner Gowland said the number of estimated lots should be considered a raw number. He said it might be incumbent on the Town to improve Brook Forest Road. Commissioner Gruning went to the map to receive clarification regarding the location of Brook Forest Road. Discussion ensued regarding the condition of the road.

Commissioner Templet wondered if the minimum lot size could be linked to the condition and width of roads. Commissioner Underwood said the Commission needs to set up certain criteria. He said the expense of improving Brook Forest Road is problematic and the density and health and safety of the residents needs to be considered.

Mark Fancey asked the Commissioners to review the list of permitted uses from various low density residential zones that was provided at the July 30, 2020 meeting. He said that staff needs direction from the Commission at the September 24, 2020 meeting about the types of uses that should be included in the draft zone. He said it will take several months of Commission discussion before a public hearing can be scheduled to consider adoption of the zone.

Commissioner Gruning motioned to adjourn the meeting. Commissioner Templet seconded the motion. All commissioners were in favor. The meeting adjourned at 6:50 p.m.

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Kristin M. Tortorich, Planning and Zoning

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Date