



The following are the minutes from the Planning and Zoning meeting held on Wednesday, March 27, 2019

The meeting was called to order by Bryan Gowland. Commissioners in attendance included Barbara Jackson, Byron Armand, Bryan Gowland, Eric Templet and Dan Underwood. Also, present was Planning & Zoning Director Cindy Chatelain.

Bryan Gowland then welcomed all to the meeting and asked that they join in for the pledge. All stood for the Pledge of Allegiance to the Flag.

A motion to accept the minutes from February's Meeting and to dispense with the reading was made by Barbara Jackson. Seconded by Eric Templet. All in favor.

Bryan Gowland then opened the Planning Portion of the Meeting.

A Public Hearing was advertised, as a front yard set-back variance has been requested by Mr. Dupont, the property owner of 22165 North Street. Mr. Dupont needs to install a handi-capped ramp for his son. The sketches for the work included extending the roof to cover the widened walkway / ramp. These sketches were reviewed and approved by the Historic Commission. The setbacks for this old house currently do not meet the requirements. The addition of the ramp brings it approximately 2 feet closer to the street. Discussion took place. A proven hardship has been presented to the commission in the request. Therefore, Dan Underwood made the motion to grant the front yard set back variance. Barbara Jackson seconded the motion. All commissioners were in favor.

Mr. & Mrs. Moore have purchased the lot at the corner of Minkler and Palmer Streets. The lot measures 150 x 104.5. The Moores are seeking a rear yard set back variance of 4 feet. Bryan Gowland explained that a variance is for a stated hardship. He went on to explained that a similar request was made last month and denied. The Moores stated that the house would look better facing the paved street Palmer, as opposed to the gravel street Minkler. Barbara Jackson and Byron Armand both agreed that there was no hardship. Byron Armand made a motion to deny this variance request. Seconded by Eric Templet.

Bryan Gowland opened the discussion for the public's comments.

Stewart Eastman commented about the Town Council's review of the request made in the previous month.

Lee Barrios confirmed that the Town Council had reviewed that request and went on to say it was for Warren Street only. Once again, Bryan Gowland called for a vote. All commissioners agreed that the requested variance should be denied.

Bryan Gowland opened the Zoning Portion of the Meeting.

Abita Meadows came before the commission to gain approval to re-sub a portion of the property into Tracts. The purpose of this request is to allow for the transactions between the owners and the developers to transpire without having to come back to the P&Z Meetings each time a piece of property changes ownership. This was done in 2017 so that Tract 3 could begin the infrastructure phase of the development. Discussion took place between the commission and Mr. Henning who was here to answer questions. This re-sub does not change any of the agreements in place.

Dan Underwood made a comment stating that the development was approved. Bryan Gowland said that he had spoken to the Mayor earlier in the day and that Mayor Curtis mentioned that he would like to talk to the

developers about what is currently going on. Bryan Gowland asked for a motion to table this item until next month. Mr. Henning asked the commission not to table, as they have already asked for an extension from the owners of the property, to get to this meeting. Bryan Gowland said that he would not go over the Mayor's head. The Mayor specifically asked to talk to the developer. Dan Underwood made a motion to approve the re-sub predicated upon the review of the Mayor at a meeting between the Mayor and the developers. Seconded by Eric Templet.

Stewart Eastman said there was a reason behind the unified ownership / control.

40 acres have been carved out for the current development of the infrastructure. Purchase agreements are in place that stipulate the unified ownership.

Bryan Gowland reiterated the need to be very careful in any decisions made concerning this development. Eric Templet asked for clarification. Mr. Henning verified that the property will be bought and sold whether it be in big chunks or smaller pieces, as per a purchase agreement. Nothing changes the developmental agreement.

Bryan Gowland mentioned again that the Mayor wants to talk to the developer. Byron Armand then replied that making a motion predicated on the Mayors approval, transfer the decision to the Mayor instead of the commission making a ruling.

Dan Underwood resented his motion to approve predicated on the Mayor's approval. He then changed his motion to "Table this until next month". Seconded by Byron Armand. Barbara Jackson and Bryan Gowland agreed. Eric Templet voted "Nay"

#### **More Discussion on Short Term Rentals:**

The commissioners offered their opinions on short term rentals. Eric Templet submitted an outline to all commissioners that included the following:

- Owner Occupied
- Number of Guests
- Parking Requirements
- No Events
- Number of Licenses Issued
- Not to Limit to a Particular Zoning

Dan Underwood stated that no other municipality allow the STR in the Residential Zoning.

Bryan Gowland then touched on the "Grandfathered in Clause." All agreed that licenses should be required as well as insurance. More discussion took place. The residents that have attended the meetings in the past, as well as tonight, offered their opinions and concerns.

The Planning & Zoning Commission agreed that they would each come up with their version for Short Term Rentals, present the lists next month and finally make a "Recommendation to the Town Council", so that they can come up with an Ordinance to govern STR. Eric Templet and Barbara Jackson offered to gather these lists and to compile the content for next month's meeting.

Dan Underwood made a motion to adjourn the meeting. Seconded by Barbara Jackson. All in favor.

The next meeting is scheduled for April 24, 2019