

Town of Abita Springs



**MAYOR
DANIEL J. CURTIS**

The following are the minutes from the Planning and Zoning Meeting held on Wednesday, May 29, 2019 in the Abita Springs Town Hall.

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, Planning & Zoning Director Cindy Chatelain.

Bryan Gowland welcomed all in attendance. Everyone stood for the Pledge of Allegiance to the Flag.

Byron Armand motioned to accept the minutes from the last meeting and to dispense with their reading. Seconded by Eric Templet. All in favor.

Bryan Gowland noted two items to be added to the agenda. The first is under Zoning... an "In Home Office", the second is under Discussion... a possible variance to be advertised for next month's meeting. Motion to amend the agenda to include the two items by Eric Templet. Seconded by Barbara Jackson. No opposition was noted. All in favor.

Lee Barrios wanted to state for the record, that she objects to adding items at the last minute to the agenda, which will be voted on. Bryan Gowland made note of Ms. Barrios objection and asked if anyone else objected.

Dan Underwood added, that it is overall bad policy to add an agenda item to an agenda that has been posted. If someone had interest and wanted to object to that item they would not have fair warning to do so.

Bryan Gowland understood what Dan Underwood was referring to, but went on to say if it was an item that would have significant impact or an item that would need to be advertised for a vote, that would be different. In this particular instance, the item to be voted on is an allowable use, which has been brought up to be recognized as such, for the meeting minutes. The second item is merely for discussion, to gain instructions from the commission.

Bryan Gowland opened the Planning Portion of the meeting.

A Public Hearing was advertised for a side yard variance at the request of Mr. Fisher who intends to build at the corner of Bryan at Leonard. The request was explained but Mr. Fisher was not in attendance, so this item could not be discussed any further.
Motion to table this item by Eric Templet.

Bryan Gowland then opened the Zoning Portion of the meeting.

Marie Dessommes is seeking approval to operate a Coffee Shop, in the Orange Cottage next to the Brew Pub. This is a conforming use for the current zoning. Ms. Dessommes was not present, but a vote was taken to acknowledge that this is an allowable use. Byron Armand motioned to approve the use of the orange cottage as a coffee shop. Eric Templet seconded the motion. All in favor.

Mr. Eaker wants to operate a Bed & Breakfast at his home, where he and his wife reside. They will rent two rooms, less than 20%, as provided for in the ordinance. Dan Underwood motioned to approve this request. Seconded by Eric Templet. All in the favor. A business license will be issued when applied for by Mr. Eaker.

Stewart Eastman asked about the ordinance requirements, number of rooms? Eric Templet answered that it is not a number of rooms, but a percentage of the structure...20%.

Motion stands. Mr. Eaker is approved.

Ms. Fasullo came in to discuss the possibility of the Snowball Stand on Hwy 59 remaining open till 8 o'clock for the summer months. The Residential / Commercial Overlay Ordinance requires that the business close at 7, the operating hours are from 7am to 7pm. The Commission discussed this request. It was noted that the previous owner of the business, was granted permission in the past to remain open that extra hour. With that said, the commission entertained a motion. Eric Templet motioned to allow the extra hour for the snowball stand during the summer months. Byron Armand seconded the motion. All in favor.

Ms. Fasullo wanted to clarify the deal, asking if the summer months were considered May thru August, and if she will need to get approval each year. Bryan Gowland answered May – August, are the summer months, and she can have the extra hour as long as she owns the business, no need to re-apply each year.

Bed & Breakfast Technical Correction will be advertised as a Public Hearing next month. A technical correction is warranted as Bed & Breakfast was accidentally omitted from the list of conforming uses in the residential zone when creating ordinance # 430.

The Brookforest Residential District (9-215.1) will also be advertised as a Public Hearing to discuss its possible repeal. The commission will discuss this issue and along with input from the residents of Abita Springs, make a recommendation to the Town Council in favor of the repeal, a non-favorable recommendation or no recommendation at all.

Both of the above listed items will be on next month's, July's agenda as Public Hearings.

Bryan Gowland called for the added agenda item to be reviewed. This next item is an allowable use in the residential zone.

Mr. Betbeze came before the commission for approval of an "in home office", at his home on Indian Trail, for his construction business. No signs will be posted and no one will visit the home. Computers and phones will be used for this business, no deliveries to the residence. Motion to approve Dan Underwood. Seconded by Eric Templet. All in favor.

Last item to be discussed. Mr. Dupuy and his contractor, Southwest Builders, came in to inquire about a possible variance in order to build a new home on 7th Street. There is a natural drainage ditch that runs through the lot which cannot be interfered with. They plan to build behind the ditch which would require a rear yard setback. The lot next to this one had the same issue and was granted a variance to build in front of the ditch a couple of years ago. Some ideas were shown as to how the property would be developed. The commission instructed Mr. Dupuy to move forward with his plans and to have this item advertised as a Public Hearing at next month's meeting.

Stewart Eastman asked about the latest on the new Zoning Maps. Bryan Gowland mentioned a plan that he was told about, which some college students are to participate in. There are other maps that will have the ability to be on the website and are digital.

With no other business Dan Underwood made a motion to adjourn the meeting. Seconded by Eric Templet. All in favor.

The next meeting is scheduled for June 26, 2019


Cindy Chatelain Planning & Zoning Director


date