

The following minutes are from the Planning & Zoning Commission meeting on Thursday, April 29, 2021 in the Abita Springs Town Hall at 6:00 p.m.

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

The Commission reviewed the draft minutes from the February 25, 2021 meeting. Commissioner Gowland motioned to accept the minutes of the February 25, 2021 meeting as presented. Commissioner Jackson seconded the motion. All commissioners were in favor.

Planning Commission

No agenda items.

Zoning Commission

PUBLIC HEARING:

Commissioner Gruning opened the public hearing.

Resubdivision: 71000 block of Dundee Street

The property is a 4-acre lot. The proposed resubdivision would create two – 2-acre lots. The property does not have municipal sewer available and the proposed lot sizes meet the minimum size required for lots with an individual on-site sewerage system. The Commission had no questions or concerns about the resubdivision.

No testimony was received regarding the proposed resubdivision. Commissioner Jackson motioned to close the public hearing. Commissioner Pierce seconded the motion. All commissioners were in favor.

Commissioner Gowland motioned to approve the resubdivision. Commissioner Jackson seconded the motion. All commissioners were in favor.

Discussion:

Proposed variance to side yard setbacks – Heintz & Poinevent streets

The property owner at 71360 Poinevent Street would like to purchase two 50-wide wide adjoining lots located across the street from the current residence. The property is a corner lot, and the owner would like to seek a variance to the 30-foot side yard setback requirement on the street side. Commissioner Gowland noted that this area is known as Abita Heights and said that a 20-foot setback would be consistent with other lots in the area. He noted that the Commission has approved several similar variances from the 30-foot setback standard for corner lots and suggested the Commission ask the Council to consider reducing the setback. Commissioner Pierce said that he is sympathetic to the request and has no objections. A public hearing will be scheduled for the May 28, 2021 meeting to formally consider the request.

Proposed variance to side yard setbacks – 22054 12th Street

The property owner was not present. The item was not discussed.

Draft amendments Planned Unit Development Historic Commission review

The Historic Commission has forwarded a request to the Planning & Zoning Commission to consider the proposed amendments. The proposed amendments to Sec. 9-306 would expand the Historic Commission's jurisdiction along state highway corridors to include the Planned Unit Development (PUD) zone. Currently, commercial properties in PUDs along state highway corridors must meet historic district design standards. The amendment to Sec. 9-802 would expand the standards so that all other uses, such as residential, located in PUDs

along highway corridors would also need to meet historic district standards. Commissioner Gowland motioned to direct staff to schedule a public hearing to consider the proposed amendments. Commissioner Jackson seconded the motion. All commissioners were in favor.

Planned Unit Development Regulations

Commissioner Gruning converted the Planned Unit Development (PUD) chapter of the Zoning ordinance into a Word document with a table of contents for easier maneuvering. Commissioner Jackson said it would be easier if the Commission could review a portion of the ordinance at one time. Commissioner Gowland provided some background on the history of the PUD ordinance. He said that one PUD has been approved on property north of the Abita River, however the property was never developed. He said one purpose of the ordinance was to allow smaller lot sizes in exchange for setting aside open space.

Commissioner Gruning noted some shortcomings in the document, including some repetition between sections. He said the terms “plat” and “plan” appear to be used interchangeably, which can be confusing. He expressed interest in re-ordering Sec. 9-804 – Submission requirements. He questioned the need for Sec. 9-801 - Purpose and Objectives. Mark Fancey said that Sec. 9-807 Findings, outlines the findings that the Planning Commission must make prior to forwarding a recommendation on a PUD request on to the Town Council. He noted that the Commission is responsible for developing findings that the PUD plan is consistent with the purpose and objectives from Sec. 9-801. These findings would be forwarded to the Town Council along with the Commission’s recommendation on a proposed PUD.

Mark Fancey said that the ordinance references a process flowchart. Unfortunately, the flowchart cannot be located and Fancey has developed a draft process flowchart that he will provide to the Commission.

Draft Stormwater Management Ordinance

No discussion.

Commissioner Jackson motioned to adjourn the meeting. Commissioner Gowland seconded the motion. All commissioners were in favor. The meeting adjourned at 7:28 p.m.

Kristin M. Tortorich, Planning Director

Date