

The following are minutes from the Planning and Zoning Commission meeting on Thursday, September 29, 2022, in Abita Springs Town Hall. The meeting convened at 6:02 P.M.

Commission Chair Templet called the meeting to order, and all stood for the Pledge of Allegiance. Commissioners in attendance included Eric Templet, John Pierce, Mike Lanaux, and Chad Hall. Bryan Gowland was absent. Dan Curtis and Mark Fancey were also present.

The Commission reviewed the draft minutes from the August 25, 2022, meeting. Commissioner Pierce motioned to accept the minutes of the August 25, 2022, meeting. Commissioner Hall seconded the motion. All commissioners were in favor.

PLANNING

No items were on the agenda.

ZONING

PUBLIC HEARNG

Resubdivision 22240 Prats Road

Commissioner Templet opened the public hearing. The request is to resubdivided a 6-acre parcel into two 3-acre lots. The property is zoned Residential District. The property meets all minimum requirements including 200 feet of frontage on Prats Road where 125 feet is required when town sewer is not available.

Stewart Eastman said everything appears to be in order. He said the previous discussion regarding the resubdivision raised concerns about access points on the property. Commissioner Templet said that access would be determined when the property is developed.

Commissioner Templet closed the public hearing.

Commissioner Hall motioned to approve the resubdivision. Commissioner Pierce seconded the motion. All commissioners were in favor.

DISCUSSION

Proposed resubdivision 71104 Hwy 59

The proposed resubdivision would divide the 2.01-acre property into two lots of 0.58 acres and 1.43 acres. The property has frontage and access available on Hwy 59. Both lots meet the minimum lot size. The existing buildings on the property would be located on the northernmost lot. The property is zoned Residential with the Residential-Commercial Overlay applied 150 feet deep along Hwy. 59. This review is the pre-application application requirement. The application has been submitted for a public hearing in October. The commissioners had no questions or concerns.

EJ Boudreaux asked how the vacant lot would be developed. The applicant responded that a new office would be constructed on the property.

Amendments to Abita Springs Code of Ordinances Section 9-218 Commercial District

The Commission reviewed four (4) additional changes to the list of permitted uses in the draft Commercial District. The changes would allow public facilities including utilities and parks and open space areas, allow gas stations with no more than two pumps as a permitted use, with gas stations having more than two pumps subject to conditional use review, and limiting single family residential use to one dwelling per lot.

Chairman Templet asked for any public comment. Stewart Eastman said that allowing parks and open space in the Commercial District is a great idea. Lex LeBlanc agreed. Stewart Eastman said that allowing gas stations is a step backward. Sandra Sifer asked if duplexes should be an allowed use. Brenda Lanier said that she looked at the zoning map and found commercial properties ranging in size from one-half acre to 1,000 acres. She said some of the commercial properties are located in the town limits and others are located just outside town limits. Stewart Eastman suggested that “bank or credit union” be used rather than “financial institution” to prevent payday loan businesses.

Extension of Temporary Moratorium on Certain Commercial Development

Mark Fancey said that at the October 27, 2022, meeting a public hearing will be scheduled for the Commission to consider an ordinance extending the temporary moratorium on certain commercial development in the commercially zoned areas of the town. The Commission would offer an advisory opinion to the Town Council who will consider adopting the ordinance.

Public Comment

No comments received.

ANNOUNCEMENTS

None

ADJOURNMENT

Commissioner Pierce motioned to adjourn. Commissioner Hall seconded the motion. All commissioners voted in favor. The meeting adjourned at 6:52 PM.

Kristin M. Tortorich, Planning & Zoning Director

Date