

The following are minutes from the Planning and Zoning Commission meeting on Thursday, May 26, 2022, in Abita Springs Town Hall. The meeting convened at 6:01 P.M.

Commissioner Templet called the meeting to order, and all stood for the Pledge of Allegiance. Commissioners in attendance included John Pierce, Eric Templet, Chad Hall, and Bryan Gowland. Commissioner David Gruning was absent. Kristin Tortorich, Janet Dufrene, Town Attorney Paul Harrison, and Heather Hockman were also present.

The Commission reviewed the draft minutes from the April 28, 2022 meeting. It was acknowledged that the minutes were supposed to be from April 28, 2022 and not the March 31, 2022 meeting date. Commissioner Pierce motioned to accept the minutes of the April 28, 2022 meeting. Commissioner Hall seconded the motion. All commissioners were in favor.

PLANNING

No items were on the agenda.

ZONING

PUBLIC HEARING

Commissioner Templet opened the hearing and requested a staff summary of the moratorium.

Janet Dufrene explained the moratorium has two parts.

Part 1- The document lists some of the current allowable uses. The moratorium will establish a moratorium on the issuance of new permits for the uses listed on the document in the Commercial District for new construction or enlarging a current structure by more than 50%. If they want to go into an existing building, that would be permissible.

Part 2- The property description in question describes the Historic Residential area as described in the document. No commercial or multi-family development will be allowed in the Historic Residential District for 150 days. It does not impact the Commercial Historic District.

Commissioner Templet explained the background of the moratorium as being about giving time to make changes to some of the ordinances due to the growth and change in the town.

Public Comment

Stewart Eastman spoke in favor of the moratorium. He questioned the allowable uses that were excluded from the moratorium and suggested all uses be included in the moratorium. He also expressed his desire to see a map of the applicable area.

Gail Ledet, of 22241 11th Street, spoke in favor of the moratorium. She agreed that a map would be helpful.

Brenda Lanier asked what would happen if someone wanted a different use than what was listed on the moratorium and how the listed uses were chosen. Staff explained that the Town didn't want to stop all commercial building, so highest density uses were chosen. It was also explained that if someone wanted approval for a use listed in the moratorium, it would not be allowed. If someone wants an allowable use, that would be fine, and if they want a use not listed, they would still have to go before Planning & Zoning Commission to seek approval of that use.

Commissioner Gowland asked if in-home occupations would still be an allowable use, and staff clarified that they would still be allowable.

Commissioner Hall asked if the moratorium of commercial and multi-family use historic includes the overlay. Staff explained the residential commercial overlay is a separate zone with its own set of allowable uses and restrictions. The property description seen in the moratorium is only for the existing commercial district.

Commissioner Gowland gave historical background of the original Historic District.

Commissioner Gowland motioned to close the public hearing. Commissioner Hall seconded the motion. All commissioners voted in favor.

Commissioner Gowland motioned to recommend the instrument to Town Council as written. Commissioner Pierce seconded the motion. All Commissioners voted in favor of sending the moratorium to the Town Council without changes.

DISCUSSION

Public Comment

Stewart Eastman suggested that the Planning and Zoning Commission spend the time during the moratorium to review the ordinances and make recommendations to the Town Council.

Jackie Dobraska, of 21466 Clear Creek, spoke about concerns of activities on Clear Creek Drive and requested a speed limit reduction. Staff advised the concerns would be handled by code enforcement.

Stewart Eastman expressed concerns about the Marshal’s ability to enforce business use.

Brenda Lanier suggested ordinances involving noise levels and hours of operation may help to solve Ms. Dobraska’s concerns on Clear Creek Drive.

Addison Petitpain, of 21436 Clear Creek, spoke of traffic concerns with a potential school coming to the corner of Highway 59 and Clear Creek. Staff and Attorney Harrison advised the Public Comment section is only for comments and the Commission cannot address items at the meetings that are not on the agenda.

ANNOUNCEMENTS

None.

ADJOURNMENT

Commissioner Gowland motioned to adjourn. Commissioner Pierce seconded the motion. All Commissioners voted in favor.

Meeting Adjourned at 6:41 P.M.

Kristin M. Tortorich, Planning & Zoning

Date