

The following are minutes from the Planning and Zoning Commission meeting on Thursday, October 27, 2022, in Abita Springs Town Hall. The meeting convened at 6:06 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 Bryan Gowland. Commissioner Chad Hall was absent. Kristin Tortorich, Mark Fancey, and Heather Hockman were also present.

The Commission reviewed the draft minutes from the September 29, 2022 meeting. Commissioner Pierce motioned to accept the minutes of the September 29, 2022 meeting. Commissioner Lanaux seconded the motion. Bryan Gowland abstained from the vote due to his absence at the last meeting. All others voted in favor.

PLANNING:

No items were on the agenda.

ZONING:

PUBLIC HEARING

Re-subdivision 71104 Highway 59

Mark Fancey explained the minimum lot size requirements have been met.

Public Comment

None.

Commission Chair Templet closed the Public Comment section of the meeting and requested a motion on the agenda item. **Commissioner Lanaux motioned to accept the re-subdivision as presented. Commissioner Pierce seconded the motion. All voted in favor.**

A proposed ordinance extending the temporary moratorium on certain commercial development

Commissioner Lanaux asked if this extension was to allow for development of a master plan. Kristin Tortorich confirmed that was the case.

Public Comment

Stewart Eastman stated he felt the continuation of the moratorium extensions are costly when it has to be advertised for each public hearing.

E.J. Boudreaux stated the moratorium is needed in order to take our time and get plenty of input on changes to the ordinances.

Gail Ledet said she appreciates the work that has been done and feels the extension is needed. However, she'd like to see a project plan to help see where we are in the process.

Commissioner Gowland stated the zoning codes were drafted in 1978 and there have been many amendments resulting in many layers to the ordinances that take time to review. A moratorium would help to get through it all. He stated he didn't think the Town was dragging their feet on the changes.

Commission Chair Templet agreed we need to take our time to allow for public input and assess the changes that need to be made to our ordinances.

Commissioner Pierce stated master plans take time in order to develop and implement.

Commissioner Lanaux stated disagreements in the plan would require time for discussion.

Alderman Ryan Murphy said that the moratorium would also be discussed at the next Public Committee meeting, as well as the commercial district concerns.

Commission Chair Templet closed the Public Comment portion of the meeting. **Commissioner Gowland motioned to recommend approval of the moratorium ordinance to the Town Council. Commissioner Pierce seconded the motion. All voted in favor.**

DISCUSSION

Proposed Re-subdivision 71103 Highway 59

Kristin Tortorich explained Parcel 1-A must have 125' of highway frontage to meet the requirements for an on-site septic system.

Brenda Lanier asked for clarification of the church location and the buildings on the property.

Commission Chair Templet asked how the property would be accessed. Kristin Tortorich explained they would use the 20' right-of-way through the church property.

Commissioner Gowland asked if Parcel 1-A and Parcel 1-B have the same owner. Kristin Tortorich explained yes, the property is currently one parcel to be divided into the two parcels and has the necessary 125' of highway frontage.

Commissioner Pierce added the re-subdivision doesn't serve any practical purpose to satisfy the intent of the frontage requirement, it just satisfies the mandatory frontage requirement.

Sandra Slifer asked if the owner was to add additional homes onto the 10 acres, then would they be required to connect to the sewer and water services or be allowed to remain on a septic system? Mark Fancey said that they would have to build a public street and without the required room for the utilities, then it is unlikely that the development could happen. Kristin Tortorich confirmed it couldn't be subdivided further because they would have to put in the public road.

Review Draft Amendments to Abita Springs Code of Ordinances:

- Off Street Parking Chapter

Mark Fancey explained this chapter is meant to be in the Town Code and addresses multiple uses. The draft can be found in the meeting packet online. He also mentioned that about 30% of the parking spaces could be compact, which can come into play when dealing with drainage and reducing impervious surface.

Commission Chair Templet stated he thinks having the parking requirements are necessary and he didn't have any issues with the draft.

Commissioner Gowland raised a concern that 2 parking spaces for an ancillary building, such as a mother-in-law suite, may be excessive. Commission Chair Templet asked if a per bedroom requirement would be better suited. Mark Fancey reminded the Commission that for residential there is a restriction of half of the square footage of the primary structure for ancillary buildings.

Commissioner Pierce asked Mr. Fancey if the intent of uses shown in the table is to line up with the code in the Commercial zone eventually? Mr. Fancey confirmed that is the intent and then said that as we move forward with the Master Plan and beyond, the table should be referred to and amendments made as needed so the changes are consistent.

Commissioner Pierce brought up the idea of special uses and hearings in case someone wants a use that is not listed.

E.J. Boudreaux stated his concerns for commercial deliveries when planning parking spaces, so customers don't get blocked in.

Brenda Lanier stated the Dollar General design didn't appear to allow enough driveway space for 18-wheelers to wait to exit without blocking parking spaces because of the distance between the road and the building.

Commissioner Pierce stated building size and frequency of deliveries need to be taken into consideration for off-loading.

Commissioner Gowland asked if a commercial parking lot would be an allowable use in a commercial zone. Mark Fancey said he would look into it.

Sandra Slifer complimented Mark Fancey for factoring in cross connectivity that is good for the businesses, good for the flow of traffic, and the safety of the residents.

Stewart Eastman was pleased to see bicycle parking included but recommended removing the prohibition of single use bicycle racks and to not require covered racks.

Mark Fancey added he would highlight some changes and would be emailing some traffic impact study information on Tuesday before the November 17th meeting which is early due to Thanksgiving.

Commission Chair Templet closed the discussion portion of the meeting and opened the Open Comment section.

OPEN COMMENTS

None.

ANNOUNCEMENTS

Kristin Tortorich announced the Historic Meeting would be on Wednesday, November 9th instead of the 8th, since it originally fell on Election Day.

Commission Chair Templet stated he was offered multiple rides to the meeting and he appreciated the friendliness of the residents.

Commissioner Gowland encouraged everyone to attend the Abita Springs Opry November 19th. Entertainment to include: old time country, jazz, bluegrass, and the Zion Harmonizers to close out the show. \$20 admission.

Commission Chair Templet reminded everyone of the election on November 8th.

ADJOURNMENT

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

Meeting Adjourned at 6:59 P.M.

Kristin M. Tortorich, Planning & Zoning

Date