



City of Slidell, Louisiana  
**Planning Commission**  
Agenda

January 24, 2022 at 7:00pm

Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

Agenda packet available at [myslidell.com/planning/boards/pz](https://myslidell.com/planning/boards/pz)

For questions or to provide public comment before the meeting,

email [PZ@cityofslidell.org](mailto:PZ@cityofslidell.org) or call (985) 646-4320 (M-F 8am to 4:30pm)



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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from December 13, 2021 (p. 2-4)
4. **Public Hearing**
  - a. **S21-12:** A request for a Final Plat to subdivide two lots with 2.2992 acres; located at 1540 Lindberg Dr; identified as Lot 26-A, Sq. 1, Lindberg Glen Annex No. 1 and an undesignated 0.963 acre parcel; into one lot; by Wesley Eustis (p. 5-7)
  - b. **S21-13:** A request for a Final Plat to subdivide two lots with 0.247 acres; located at 442 Fremaux Ave; identified as Lots 10 and 11, Sq 16, Brugier Addition; into one lot; by KB Kaufmann & Co, Inc (p. 8-10)
5. **Other Business**
6. **General and Public Comments**
  - a. Update on Comprehensive Plan
  - b. Update on Waterfront Master Plan
7. **Adjournment**

*The next Planning Commission meeting will be February 21, 2022.*



City of Slidell, Louisiana  
**Planning Commission**  
**Minutes**

December 13, 2021 @ 7:00 p.m.

Council Chambers, 2045 2<sup>nd</sup> Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 6:59 p.m.

**Commissioners Present**

Mary Lou Hilts, Chair  
 Richard Reardon, Vice-Chair  
 Lance Grant  
 Gayle Green  
 Michael Newton  
 Tim Rogers  
 Landon Washington

**Commissioners Not Present**

none

**Staff Present**

Melissa Guilbeau, Planning Director  
 Theresa Alexander, Planner  
 Blaine Clancy, City Engineer  
 Thomas Schneidau, City Attorney

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Mr. Washington to approve minutes of November 15, 2021 as written; Mr. Reardon seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes. [Ms. Green not present.]

4. **Public Hearing**

- a. **A21-03:** A request to annex property located on E. Beach Rd between Old Spanish Trail and Lakeshore Village W; identified as Lot A, in Sect. 26, T9S, R14E, Slidell, Louisiana; into the City of Slidell; by Orange Solar Properties, LLC

Chairperson Hilts opened the public hearing. Mr. Jeff Schoen, representative of petitioner, explained that his client also owns the adjoining parcel, which is already in the City, and that the owner purchased both parcels at the same time and may have not known that one parcel was in the City and the other not. He stated that his client does not have any plans to develop the land but may combine the two lots in the future.

Chairperson Hilts closed the public hearing and asked for staff’s recommendation. Director Guilbeau stated staff recommends approval of the annexation.

Mr. Reardon made a motion to recommend approval of the annexation, which was seconded by Mr. Rogers and passed by a vote of 5 YAYS, 0 NAYS, 1 ABSTAIN. [Ms. Green not present.]

- b. **A21-04:** A request to annex property located on the north side of Gause Blvd W between Northshore Blvd and Thompson Rd; identified as a tract of land located in Sect. 38, T8S, R14E, Slidell, Louisiana; into the City of Slidell; by Haydee Waters, Michelle Hoffman, and Marie Jeanne Lopez

Chairperson Hilts opened the public hearing. Mr. Jeff Vallee, developer, described the 31 acre tract that they are proposing to annex and to establish City zoning classification as A-8. He explained there is a specific project that they are proposing with 80 single-family lots.

Mr. Grant asked about stormwater drainage. Mr. Vallee responded that the drainage work has not yet been done, but that it will be with the preliminary plat and they will follow City ordinances.

Mr. Reardon asked if there was an established lot size. Mr. Vallee responded 50 by 125.

Mr. Washington reiterated that this would be single-family dwellings but pointed out that A-8 allows multi-family as well. Mr. Vallee stated that they have no intention to build multi-family and said that if they could do a conditional zoning to only allow single-family they would do so.

Mr. Washington asked about traffic. Mr. Vallee stated that LADOTD would require a traffic analysis and that they would build any required traffic mitigation measures, and that would happen with the preliminary plat.

Mr. Reardon asked about the size of the houses. Mr. Vallee responded that they would be similar to that found in Ashton Park.

Mayor Greg Cromer stated that nobody could accuse his administration of being anti-development but this particular parcel has a lot of history, including when the Parish looked at purchasing it as a linear park to protect the drainage basin. He asked the Commission to consider an A-1 zoning, instead of A-8, if the City annexes the property. He further stated that his recommendation is that the City not annex this property at this time but first let the Parish settle how this property should be developed with their master plan.

Wayne Minnick stated that he has lived west of this property for 30 years and has flooded three times from Bayou Liberty and that Bayou Liberty cannot stand any more drainage runoff from small lots.

Thomas Collins stated that he lives on Bayou Liberty and they have frequent problems with water rising in the bayou. He is concerned with drainage and high density housing. He shared an aerial photograph of Lakeshore Village with the Commissioners as an example of what high density housing looks like.

Lee Domangue stated that he represents the Bayou Liberty Association and its 250 members, who vehemently oppose the City's annexation of this property. He stated that every parcel of land on Bayou Liberty on both banks is zoned A-2 with few exceptions. He said that more than a half century ago, John Geiser got all properties along the bayou to rezone to A-2 or A-1 to preserve the bayou. He stated that this property is in a Critical Drainage Area that the Parish engineers have deemed highly sensitive and that development will likely impact downstream. He stated that he would like the property to not be annexed, but that if it is, for it to not be A-8.

Parish Councilman Kirk Drumm stated that the Parish right now does not intend to change the property's zoning from A-2, and that the Parish is having discussions to put a stop to high density developments. He asked that the City not annex the property.

Parish Councilman James Davis stated that he agreed with what everyone has said, except the developer. He said that the Parish is doing a huge drainage study and that we need to put a hold on development. He said that the Parish Council has to approve the annexation. Thomas Schneidau clarified that the City could annex the property without Parish consent.

Marvin Roe stated that he is in favor of no development on the property except a park. He gave the Commissioners a 12-slide presentation titled "Liberty 'Bluff'?" that he prepared. He presented the information and stated that he is concerned with traffic, drainage, and flooding. He stated that Bayou Liberty is a scenic waterway and thus the Army Corps doesn't dredge it anymore.

Craig Oakman stated that traffic is a concern, and that the removal of trees from the property which absorb water and give a noise barrier from the interstate would be a mistake.

Kevin McDonald stated that he concurs with everything that was said. He said the bayou can't take any more density and is becoming a drainage ditch. Donna McDonald, his wife, stated that their concerns are also for the 80 potential new families. She also stated that we are killing the historic structures and cemeteries that date to the 1700s with over development and too high of density. She stated that there were quite a few people in the audience that aren't ready to speak and she asked that they stand to say that they would like the property to not be annexed; in response, a majority of the audience stood.

Chance Cruz stated that growth can be a good thing but we have to be cautious in how we proceed. He stated that the development would have to bring in a lot of fill and the stormwater would go into the bayou, not into the shopping center.

Chairperson Hilts closed the public hearing and asked for staff's recommendation. Director Guilbeau stated staff recommends approval of the annexation.

Mr. Washington made a motion to recommend denial of the annexation, which was seconded by Mr. Newton and passed by a vote of 6 YAYS, 1 NAY, 0 ABSTAIN.

5. **Other Business.** There was none.
6. **General and Public Comments.** Director Guilbeau provided an update on the comprehensive plan. She stated that the Consultant provided her with a draft of the plan to review and that she anticipates that a public meeting will be held in February with plan adoption in February or March.
7. **Adjournment.** Meeting adjourned at 8:12 p.m. on motion by Mr. Reardon, second by Ms. Green, and a vote of 7 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report  
**Case No. S21-12**  
 Subdivision of  
 2 lots into 1 lot at 1540 Lindberg Dr

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**Location:** 1540 Lindberg Drive (Figure 1)

**Owner(s):** Chestnut-Lindberg LLC

**Applicant:** Wesley Eustis PE, PLS

**Zoning:** C-4 Highway Commercial/Height Overlay and C-4 with no overlay

**Request:** Combine Lot 26-A and an undesignated parcel containing 0.963 ac. into Lot 26-A-1, Sq 1, Lindberg Glen Annex No. 1 (STR 11-9S-14E)

**Planning Commission:** January 24, 2022

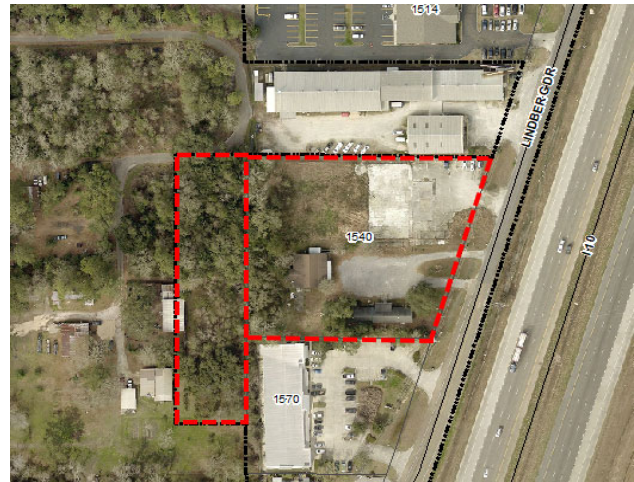


Figure 1. Location map

Staff Recommendation

Approval

Findings

1. The petitioned property is partially developed with an existing 3-story indoor mini-storage facility on Lot 26-A and the 0.963 ac parcel is vacant (Figure 2). The two properties are zoned C-4, with Lot 26-A in the Height Overlay (Figure 3).
2. In 2019, the City Council approved a Conditional Use Permit for the existing indoor mini-storage facility (Ord. 3908). The applicant has submitted a concurrent request to amend the conditional use permit to expand the mini-storage use, which will be considered by the Zoning Commission on January 24, 2022 (Case CU21-04).
3. The applicant proposes to combine Lot 26-A and the 0.963 ac parcel into Lot 26-A-1 (Figure 3).
4. The C-4 zoning district does not require minimum lot sizes unless the property is used for a dwelling. If this property were used for a dwelling, it would meet the minimum lot area and width (Table 1).
5. The existing structure will meet the required setbacks with the approval of this subdivision.
6. The 0.963 ac parcel currently has access through a prescriptive right-of-way that is maintained by St. Tammany Parish known as McKinney Rd, which crosses the northern portion of the property (Figure 3). With subdivision approval, primary access will be from Lindberg Dr.



Figure 2. Existing conditions

7. City water and sewer are currently provided to Lot 26-A (Figure 5). With subdivision approval, the undesignated parcel will have access to City water and sewer.
8. The property is in flood zone C and is not located in a special flood hazard area; ground elevation between 12 and 14 ft.
9. The City Engineer reviewed the proposed subdivision and recommends approval.
10. The Planning Department recommends approval.

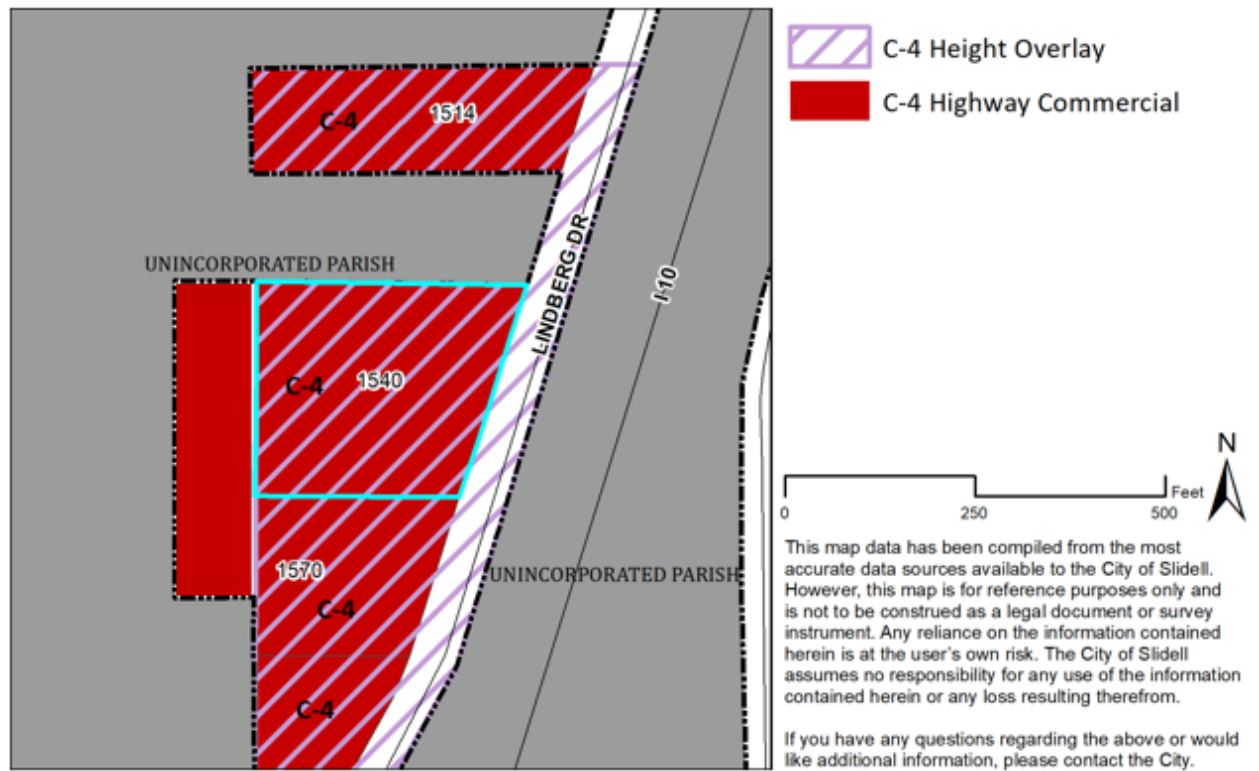


Figure 3. Zoning

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots   Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
Lot 26-A (2.03 ac)		Lindberg Dr	293.32	88,400.56
0.963 ac Parcel		McKinney Rd	101.94	41,933.72
Lot 26-A-1		Lindberg Dr	293.32	130,318.79
C-4	Commercial Use	N/A	None	None
	Residential Use	N/A	50 min.	6,000 min







Staff Report  
**Case No. S21-13**  
 Subdivision of  
 two lots into one lot at 442 Fremaux Ave

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**Location:** 442 Fremaux Ave (Figure 1)

**Owner(s):** FDL Slidell, LLC

**Applicant:** KB Kaufmann & Co, Inc

**Zoning:** A-4 Transitional/OTPD Olde Towne Preservation District

**Request:** Combine Lots 10 & 11 into Lot 11-A, Sq. 16, Brugier Addition (STR 10-9S-14E)

**Planning Commission:** January 24, 2022

Staff Recommendation

Approval

Findings

1. The petitioned property is partially developed: Lot 10 contains an office building and Lot 11 is vacant (Figure 2).
2. The applicant proposes to combine the two lots into one lot (Lot 11-A) (Figure 3).
3. On December 22, 2021, the owner applied for a building permit to add on to the west side of the building and add seven new limestone parking stalls (21-2679).
4. On January 6, 2022, the Board of Zoning Adjustment granted a variance to allow the use of limestone for the proposed parking lot expansion (V21-20).
5. On January 12, 2022, the Olde Towne Preservation District Commission approved a Certificate of Appropriateness for the building addition (CA21-61).
6. The A-4 zoning district requires minimum lot sizes. This property meets the minimum lot area and width (Table 1). (Table 1).
7. With the combination of Lots 10 and 11, the existing structure and the proposed addition will meet the minimum required setbacks (Figure 3).



Figure 1. Location map



Figure 2. Property Current Conditions



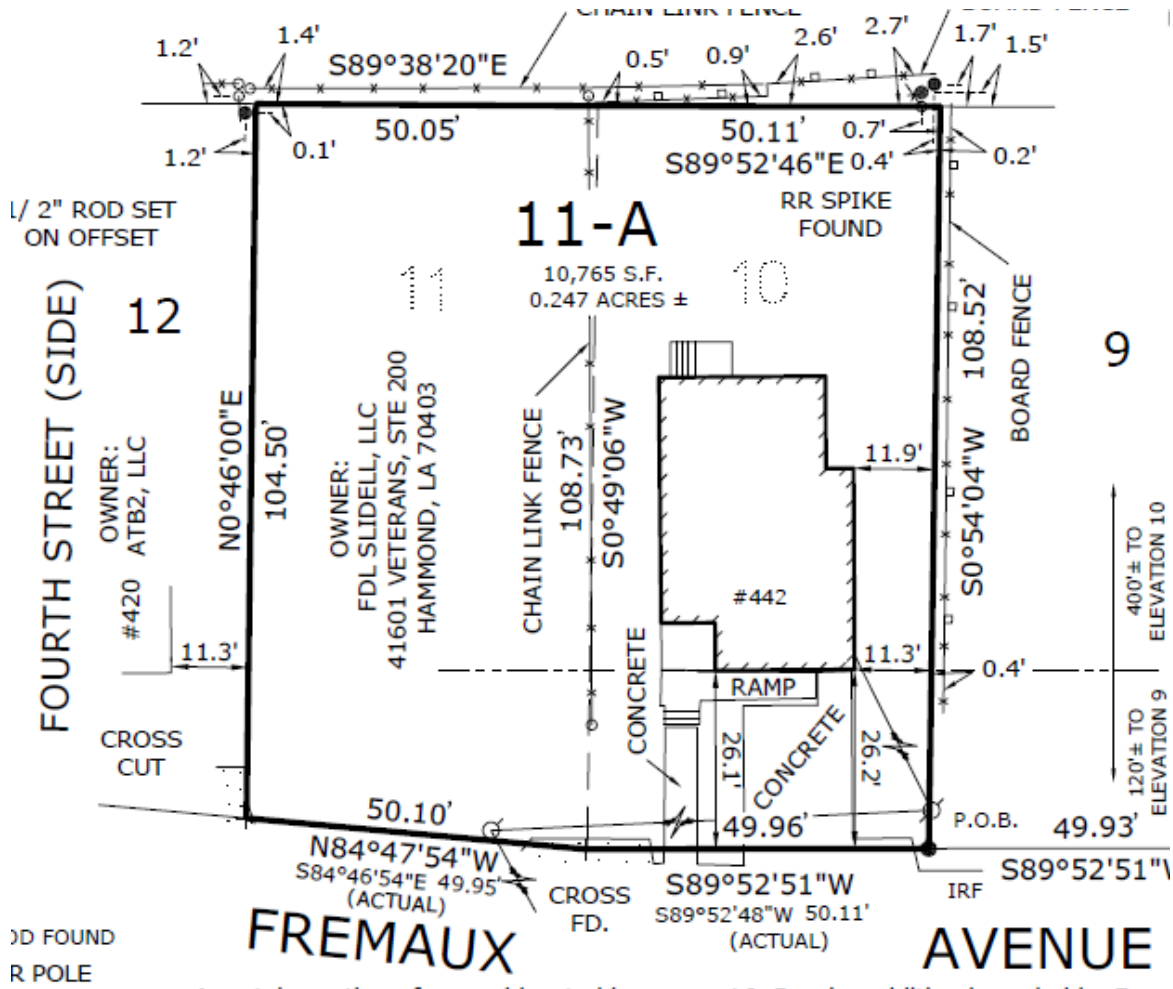


Figure 3. Proposed subdivision

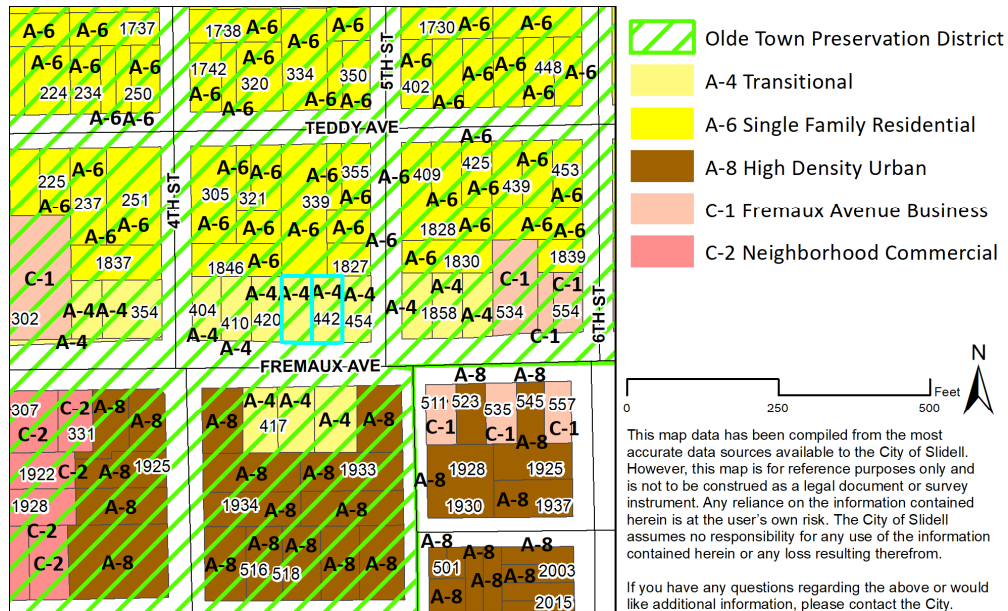


Figure 4. Zoning Map

- 8. There is public water and sewer currently servicing the property (Figure 5).
- 9. The property is located in a special flood hazard area, in flood zone AE11. The ground elevation is approximately 6 feet.
- 10. The Engineering Department reviewed the proposed subdivision and recommends approval.
- 11. The Planning Department recommends approval.

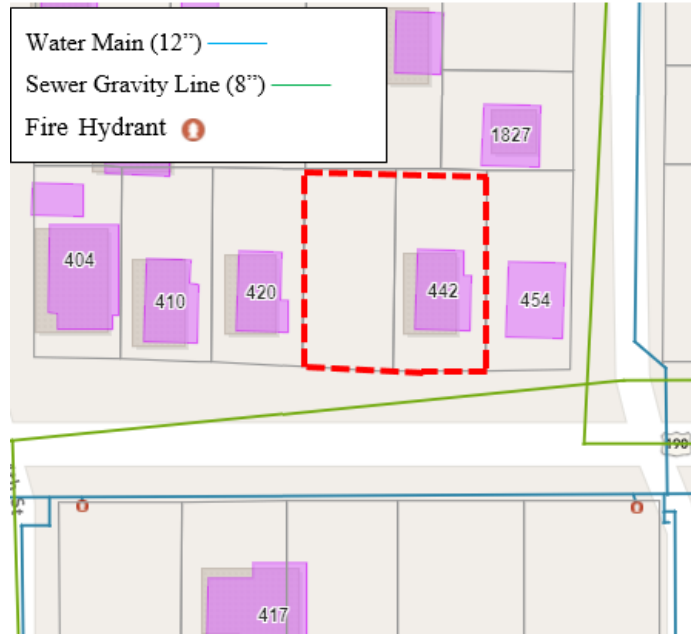


Figure 5. City Utilities

**Table 1. Dimensions of Current and Proposed Lots, and Zoning District**

Lots   Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)*
Lot 10		Fremaux Ave	50.11	5,411.88
Lot 11		Fremaux Ave	49.95	5,325.42
Lot 11-A		Fremaux Ave	100.06	10,765
A-4	Commercial Use	N/A	None	None
	Residential Use	N/A	75 min.	7,500 min
*Estimated.				