

City of Slidell, Louisiana
Planning Commission
Agenda

February 21, 2022 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/boards/pz

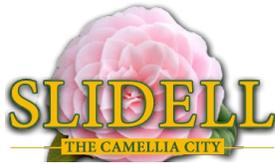
For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from January 24, 2022 (p. 2-3)
4. **Public Hearing**
 - a. **T22-01:** A request to adopt the Slidell 2040 Comprehensive Plan, to serve as the City of Slidell's master plan, in accordance with Louisiana Revised Statutes, Title 33, Part IV, Subpart A; by Administration (p. 4)
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be March 21, 2022.



City of Slidell, Louisiana
Planning Commission
Minutes

January 24, 2022 @ 7:00 p.m.

Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Vice-Chairperson Reardon at 7:02p.m.

Commissioners Present

Richard Reardon, Vice Chair
 Michael Newton
 Landon Washington
 Lance Grant
 Gayle Green
 Tim Rogers

Commissioners Not Present

Mary Lou Hilts, Chair

Staff Present

Melissa Guilbeau, Planning Director
 Theresa Alexander, Planner

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Mr. Grant to approve minutes of December 13, 2021 as written; Mr. Rogers seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes. [Ms. Green not present for vote.]

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

Vice-Chairperson Reardon opened the public hearing. Mr. Robert Piper, Developer, explained the proposal to add a 3-story indoor storage unit behind the existing indoor mini-storage by combining these two parcels.

Mr. Jack Norvell, owner of the adjacent property to the right, expressed his concern whether the developer would maintain the drainage ditch that runs along the back of the property.

Mr. Grant asked Mr. Norvell if he would be in favor of this development if he knew drainage would be addressed; Mr. Norvell responded yes. Mr. Piper indicated that he knows he has to meet the requirements of the code and not impede drainage.

Vice-Chairperson Reardon closed the public hearing and asked for staff's recommendation. Director Guilbeau stated that staff recommends approval.

Mr. Washington made a motion to approve the subdivision which was seconded by Mr. Newton and passed by a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

- 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

Vice-Chairperson Reardon opened the public hearing. Mr. David Kaufmann Jr. of KB Kaufmann & Co, Inc, applicant, explained that the lots need to be combined because he is adding 15 feet to the existing building and adding a parking area.

Vice-Chairperson Reardon asked staff's for recommendation. Director Guilbeau stated that staff recommends approval.

Ms. Green made a motion to approve the subdivision which was seconded by Mr. Washington and passed by a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

5. **Other Business.** There was none.

6. **General and Public Comments.**

- a. Director Guilbeau stated that the Comprehensive Plan is being reviewed by the Steering Committee and Team Slidell with the anticipation of publishing it to the public on February 7th. She further stated that there will be a public meeting right before the February 21st Planning Commission meeting, with a public hearing at that Planning Commission meeting.
- b. Director Guilbeau stated that the purpose of the Olde Towne Slidell Waterfront Master Plan and that the kick off meeting was last week.

7. **Adjournment.** Meeting adjourned at 7:23 p.m. on motion by Ms. Green, second by Mr. Washington, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report
Case No. T22-01
 Adoption of
 Slidell 2040 Comprehensive Plan

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: City-wide

Applicant: Administration

Request: Adopt the *Slidell 2040 Comprehensive Plan*, to serve as the City of Slidell’s master plan, in accordance with Louisiana Revised Statutes, Title 33, Part IV, Subpart A

SLIDELL 2040 COMPREHENSIVE PLAN

**Planning Commission
 Public Hearing: 2/21/2022
 City Council (tentative date for
 endorsement via resolution)
 3/8/2022**

Available on-line at
slidell2040.com

Background and Summary

Louisiana Revised Statutes state that a City “shall make and adopt a master plan for the physical development of the municipality” (LA RS 33-106.A). It is the power and duty of the Planning Commission to adopt the master – aka comprehensive – plan.

“A comprehensive [master] plan is the adopted official statement of a legislative body of a local government that sets forth goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction.” (American Planning Association)

To staff’s knowledge, the City has never adopted and implemented a comprehensive plan. In 2001, Mayor Caruso held a “priorities convention” – a two-day charrette to develop a vision and action steps for the city – but this did not result in a plan document. Between 2004 and 2009, the city conducted a two-phase master planning process that resulted in *Slidell Tomorrow: The 20-Year Master Plan* with a 2025 horizon. The Planning Commission accepted the first phase on April 6, 2005. On February 17, 2009, the Planning Commission held a public hearing and adopted the “Slidell Master Plan – Phase II.” To staff’s knowledge, this plan was not implemented.

In early 2021, the City hired a consultant team to prepare the plan and coordinate the process, with Burk-Kleinpeter, Inc as the prime consultant and Asakura-Robinson, The Mumphrey Group, and Michael Lauer Planning as subconsultants (Agreement effective 1/4/2021; Slidell Project No. 700-28).

The Plan was developed under the guidance of a 14-member appointed Steering Committee, with technical direction from 15 City departments and partner entities, and with input from the public through in-person and online engagement.

Slidell 2040 Contents

- 1: Introduction
- 2: Land Use
- 3: Housing and Neighborhoods
- 4: Transportation
- 5: Economic Development
- 6: Natural Environment
- 7: Infrastructure & City Facilities
- 8: Public Health and Safety
- 9: Cultural Resources
- 10: Implementation
- App. A: Existing Conditions
- App. B: Public Participation
- App. C: Reference Information

Staff Recommendation

Adoption