

City of Slidell, Louisiana
Planning Commission
Agenda

July 18, 2022 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

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

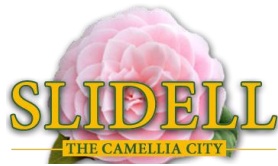
For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from June 20, 2022
4. **Public Hearing**
 - a. **S22-03:** A request for a Final Plat to subdivide two parcels with 7.719; located along Cleveland Ave, bounded by Southern Railroad Tracts to the east, Bayou Liberty to the west and to the south by Bayou Liberty Road; identified as Parcels A and B; into two parcels; by James Goldsmith
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be August 15, 2022.



City of Slidell, Louisiana
Planning Commission
Minutes

June 20, 2022 @ 7:00 p.m.

Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:03 p.m.

Commissioners Present

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

Commissioners Not Present

Lance Grant

Staff Present

Theresa Alexander, Planner
Angelique Levy, Secretary

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Mr. Rogers to approve minutes of May 16, 2022 as written; Mr. Reardon seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes as written.

4. **Public Hearing**

- a. **A22-02:** A request to annex property located on Old Spanish Trail approx. 300 ft northwest of Joseph St, identified as Lots 1 and 2, Square 1, Lake Gardens, Section 44, Township 9 South, Range 14 East, into the City of Slidell, by Joseph Hermo and Dawn Boyd.

Chairperson Hilts introduced the petition and opened the public hearing. Ms. Hilts recognized Mr. Joe Hermo representing the petition.

Mr. Hermo confirmed to Mr. Reardon that the property has been combined into one lot of record through St. Tammany process. Mr. Hermo will be developing the property as a used car lot. Mr. Hermo stated he was interested in purchasing the lot to the east of this property.

Mr. Washington asked if the business will include a garage; Mr. Hermo confirmed that there will be a garage to provide maintenance on the vehicles on the lot. Mr. Hermo stated that at some point in the future, he may provide maintenance for other vehicles.

With no questions or comments from the Commission or the public, Chairperson Hilts closed the public hearing and asked for the Planning Department's recommendation. Ms. Alexander stated the Planning Department recommends approval of this annexation and asked that the Commission forward to Council with a favorable recommendation.

Chairperson asked the Commission for a motion. A motion by Mr. Reardon and second by Mr. Landon provided a recommendation to City Council for approval of Case A22-02. The motion was approved by vote 6 YAYS, 0 NAYS, 0 ABSTAIN.

- b. S22-02: A request for a Final Plat to subdivide five lots with 0.968 acres; bounded by Florida Ave and Eleventh St, at 989 Florida Ave; identified as Lots 1, 3, 5, 7, and 11A, Sq 58, Brugier Add to Town of Slidell; into one lot, by St. Tammany Parish Hospital Service Dist. 2 DBA SMH.

Chairperson Hilts introduced the subdivision request and opened the public hearing. Ms. Hilts recognized Mr. Gil Ganuchau, Chief Legal Officer and Ms. Holly Sanchez, Chief Administrator, representing Slidell Memorial Hospital's subdivision request.

Mr. Ganuchau stated they are combining the properties into one lot for future permitting for a parking lot for future expansion of the hospital. Ms. Sanchez stated the hospital will be constructing a 3 story, 7 operating room building attached to the existing hospital. This area will be used for the laydown yard for this new construction and converted to parking once complete.

In response to a question from Mr. Reardon, Mr. Ganuchau stated that the hospital is aware of the parking issues at the hospital and that, at some point in the future, they may consider building a parking garage on the site. At this point, that development is cost prohibitive.

With no further questions or comments from the Commission, Chairperson asked if there was anyone from the public wishing to speak. With none, Ms. Hilts closed the public hearing and asked for the Planning Department's recommendation. Ms. Alexander stated the Planning Department recommends the Commission to approve the subdivision as proposed.

Chairperson Hilts asked the Commission for a motion for case no. S22-02. A motion was made by Mr. Washington and seconded by Mr. Newton. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved the motion.

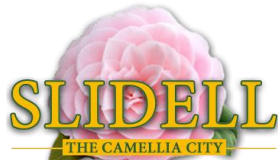
5. Other Business.

- a. Ethics training reminder to Commissioners.
- b. Reappointment for Mary Lou Hilts and Gayle Green. Reappointment before Council on July 12, 2022.

6. General and Public Comments.

- a. Introduction of Desire-Line. Ms. Alexander gave the Commission an outline of the new planning contractor hired to assist in the operations of the City's Planning Department.

- 7. **Adjournment.** Meeting adjourned at 7:20 p.m. on motion by Mr. Reardon, second by Mr. Newton, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

Case No S22-03

Subdivision of

11.193 Acres into Two Parcels Along Cleveland Ave

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

Location: Cleveland Ave Extension, west of Southern Railway Line and Front St, north of Bayou Liberty Rd, and East of Bayou Bonfouca

Owner: Ms. Robin W. Goldsmith

Applicant: Mr. James Goldsmith

Zoning: M-2 Light Industrial

Future Land Use: Industry/Employment

Request: Final Plat to 11.193 acres, identified as Parcels A and B; into two parcels

Planning Commission: July 18, 2022



Figure 1. Location map

Staff Recommendation

Approval

Findings

1. The petitioned property is developed land with two existing structures along the southern and eastern sides of the property (Figure 2). It is zoned M-2.
2. The applicant proposes to reconfigure two existing parcels, A and B, into two new parcels (Parcel A1 and B1) (Figure 3).
3. Subject property is currently zoned M-2. (Figure 4)
4. The M-2 zoning district does not require minimum lot sizes and does not permit residential uses. (Table 1).



Figure 2. Property Current Conditions

5. The public access to the proposed parcels is from the Cleveland Avenue Extension through Bayou Liberty Road.
6. There are two existing buildings on the site. The proposed subdivision will not cause any nonconforming situations.
7. There is currently public water available to the proposed Parcel B1 from Front Street. There is also public sewer available to the parcel from a Lift Station (PS 506) located at the

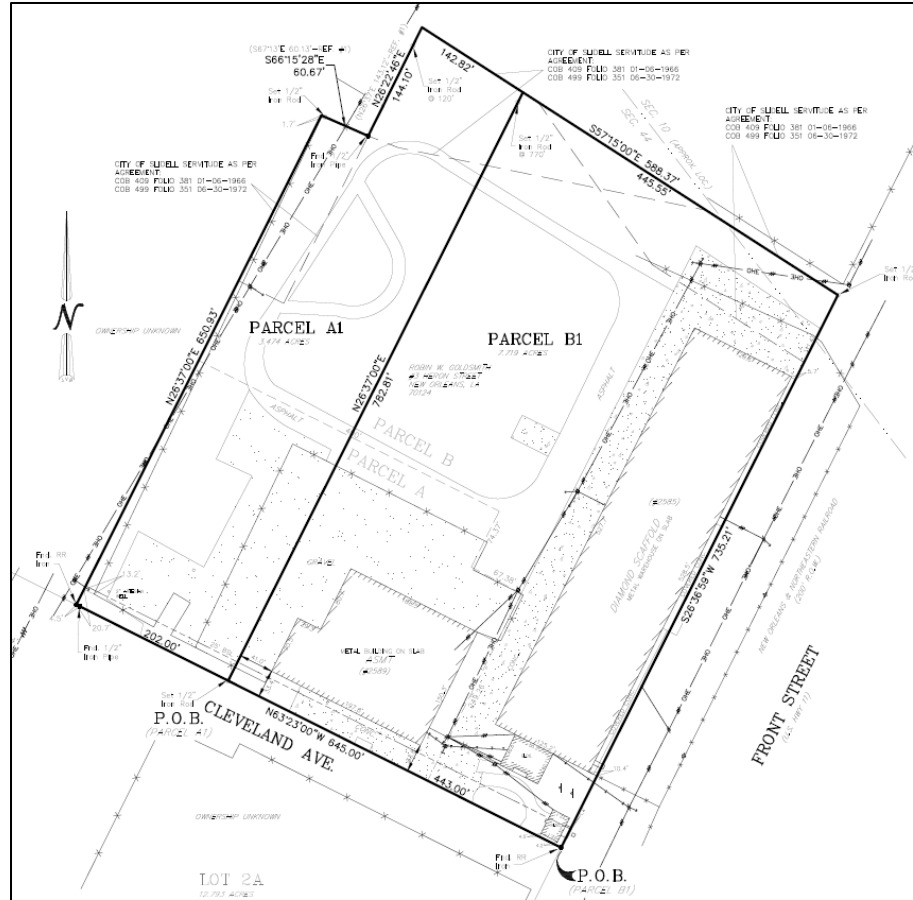


Figure 3. Proposed subdivision



Figure 4. Zoning map

southeast corner of Parcel B1. Utilities will have to be extended for development of Parcel A1. (Figure 5).

8. The property is in a special flood hazard area, in flood zone AE9. The land has an elevation of approximately 7.9 feet.¹ Reconfiguring the subject properties would not make impact development of the property.
9. 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.)
11.193 ac		Cleveland Ave Extension	645.00 ft	487,567.08
Parcel A1		Cleveland Ave Extension	202.00	151,327.44
Parcel B1		Cleveland Ave Extension	443.00	336,239.64
M-2	<i>Commercial/ Industrial Use</i>	N/A	None	None
	<i>Residential Use</i>	N/A	N/A	N/A

¹ LSU Ag Center, LA Flood Map.