



City of Slidell, Louisiana
Zoning Commission
Agenda

August 15, 2022 immediately after Planning Commission 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)



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1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from July 18, 2022
3. **Consent Calendar.** These items will be scheduled for a public hearing on September 19, 2022.
 - a. **Z22-06:** A request to establish the zoning classification of property petitioned for annexation (**A22-05**), located at the southwest quadrant of the intersection of Airport Road and Sunset Drive; identified as a vacant undeveloped land containing 0.470 acres, in Section 30, T-8-S, R-14-E, Greensburg Land District, St. Tammany Parish; from Parish A-4 Single-family Residential to City C-4 Highway Commercial
 - b. **Z22-07:** A request to amend the zoning map for property located at 1901, 1921, and 1943 Bayou Lane; identified as three parcels of land containing 2.82 acres; from C-2 Neighborhood Commercial to C-2W Waterfront Mixed Use.
4. **Public Hearing**
 - a. **Z22-05:** A request to establish the zoning classification of property petitioned for annexation (**A22-04**), located to the west of Interstate 10 along Lindberg Dr., north of Shortcut Hwy (Hwy 90 BUS), 1,493 ft north of connecting section lines of Sections 11, 12, 13, and 14, Township 9 South, Range 14 East, an undesignated parcel of land containing 2.7410 acres; as C-4 Highway Commercial; by Donald M. Archie by Donald M. Archie as the Independent Executor of the Succession of Donald Y Archie.
5. **Other Business**
6. **General and Public Comments.**
7. **Adjournment**

The next Zoning Commission meeting will be September 19, 2022.



City of Slidell, Louisiana
Zoning Commission
Minutes

July 18, 2022 immediately after Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:07 p.m.

Commissioners Present

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

Commissioners Not Present

Gayle Green

Staff Present

Theresa Alexander, Planner
Eric Lundin, Desire Line

2. **Minutes.** Motion by Commissioner Washington to approve minutes of June 20, 2022 as written; Commissioner Newton seconded. A vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS approved the minutes.

3. **Consent Calendar**

- a. Chairperson Hilts introduced Case Z22-05. Commissioner Reardon made a motion, Commissioner Grant seconded. A vote was taken and the Motion passed by a vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS. Item Z22-05 will be on Public Hearing on August 15, 2022.

4. **Public Hearing**

- a. Chairperson Hilts introduced item T22-02 a request to amend Appendix A, Part 2- Schedule of District Regulations Adopted, Section 2.18 and 2.2001, and Part 9- Definitions, of the City of Slidell Code of Ordinances; to amend the conditional use regulations for and define industrial activities and related matter.
- Chairperson Hilts asked if there was anyone from the public wishing to speak; there was none.
 - Chairperson Hilts asked the staff for their recommendation. Eric Lundin said the staff recommends approval.
 - Commissioner Washington asked if Staff could summarize and explain the ordinance.
 - Eric Lundin informed the Commission
 - Ordinance does two things – adds definitions for light and heavy manufacturing and makes light manufacturing a Conditional Use in the C-4 Highway Commercial zoning district.
 - Zoning code currently only includes one definition for manufacturing, but in today’s world there is a need to distinguish between light and heavy industrial as they have different impacts on the environment.
 - Today’s zoning code prohibits any manufacturing in C-4 Highway Commercial. Distinguishing between light and heavy manufacturing, the City can make a

more discrete decision based on the type manufacturing and its likely impacts on the environment.

- Light manufacturing is manufacturing whose outputs, such as noise, light, and particulates, can be contained within a building.
- By making light manufacturing conditional in the C-4 district, the City can allow the light manufacturing use subject to conditions to eliminate or at least reduce to acceptable limits the impacts from the manufacturing process.
- In the review process, the City's administration generates recommended conditions by examining the process and outputs described in the applicant's Zoning Application, which must be submitted for all industrial uses, and the location of the property relative to surrounding properties.
- Examples of some conditions are taller fences, requiring fences be built with sound abatement material, and requiring landscape buffer trees be 10' or more in height and evergreen.
- Conditional Use provides for two public hearings, one before Zoning Commission and one before City Council, wherein the public can make their concerns known.
- Commissioner Washington asked if the Zoning Commission had to make a recommendation to the City Council when it comes before them. Eric Lundin reminded the Commission that if they think they do not have sufficient information to make a recommendation they can vote to postpone to a subsequent meeting. Normally, when the Commission postpones a vote, they provide guidance to the applicant and/or staff as to what additional information they need to make a recommendation.
- Commissioner Washington made a motion to forward a recommendation to City Council to approve the ordinance as written; Commissioner Grant seconded. A vote was taken with the result that the motion was approved by a vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS.

5. Other Business

- a. Eric Lundin introduced himself and explained that Desire Line LLC was contracted to provide planning support to the City's Planning Department and that this support included support to the Planning and Zoning Commission. Support will include preparing staff reports, conduct of the commission meetings, and drafting of minutes. Eric Lundin encouraged the Commissioners to contact him or other members of the Desire Line Team if they have any questions.

6. General and Public Comments. There were none.

7. Adjournment. Meeting adjourned at 7:20 p.m. on motion by Commissioner Reardon, second by Commissioner Washington, and a vote of 6 YAYS, 0 NAYS, 0 ABSTENTIONS.