



City of Slidell, Louisiana
Zoning Commission
Agenda

April 20, 2020 immediately after Planning Commission at 7:00pm

Teleconference **(978) 990-5000** access code **289954**

Go to **myslidell.com/planning/planning-and-zoning** for the meeting agenda packet

For questions or to provide public comment before the meeting,

email planningdept@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4pm)



SCAN ME
for the
ZC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from February 17, 2020 (p. 2-4)
Note: The meeting of March 16, 2020 was canceled due to COVID-19.
4. **Consent Calendar**
 - a. **Zoning Text Amendment (T20-03):** A request to amend the text of Appendix A *Zoning* of the Code of Ordinances of the City of Slidell to allow car washes in neighborhood commercial areas and other related matters.

A PUBLIC HEARING WILL BE HELD ON MAY 18, 2020 FOR ALL ITEMS ON THE CONSENT CALENDAR
5. **Public Hearing**
 - a. **Zoning Text Amendment (T20-01):** A request to amend the text of Appendix A *Zoning* of the Code of Ordinances of the City of Slidell, more specifically Section 4.104 related to off-street parking of recreational vehicles, trailers, and boats, and other related matters.
WITHDRAWN BY APPLICANT
6. **Other Business**
7. **Adjournment**

The next Zoning Commission meeting will be May 18, 2020.

COVID-19 Certification:

The Zoning Commission certifies that it is unable to meet in person due to COVID-19 restrictions.

CITY OF SLIDELL ZONING COMMISSION
MEETING MINUTES
FEBRUARY 17, 2020

I. MEETING CALLED TO ORDER Chairperson Hilts opened the meeting at 7:08 p.m.

Members Present: Mary Lou Hilts, Chairperson
Richard Reardon, Vice Chairperson
Michael Newton
Landon Washington
Joseph Binder
Timothy Rogers

Members Absent: Gayle Green

Staff Present: Theresa B. Alexander, Commission Secretary
Melissa Guilbeau, AICP, Planning Director

II. MINUTES

Approval of the Minutes from January 27, 2020 meeting.

Chairperson Hilts introduced the minutes from the January 27, 2020 meeting and asked the Commission for questions or comments. There being none, Chairperson Hilts asked for a motion. Mr. Binder made the motion that was seconded by Mr. Reardon and passed by a vote of 6 YEAS, 0 NAYS, 0 ABSTAIN, 1 ABSENT.

MEETING MINUTES OF JANUARY 27, 2020 APPROVED ON MOTION BY BINDER, SECOND BY REARDON AND VOTE OF 6-0.

III. CONSENT CALENDAR

- 1) **T20-01 – TEXT AMENDMENT:** A request to amend the text of Appendix A – Zoning of the Code of Ordinances of the City of Slidell, more specifically Section 4.104 related to off-street parking of recreational vehicles, trailers, and boats, and other related matters.

Mr. Reardon made a motion to approve the Consent Calendar, Mr. Washington seconded and the motion passed by a vote of 6 YEAS, 0 NAYS, 0 ABSTAIN, 1 ABSENT.

CONSENT CALENDAR APPROVED ON MOTION BY REARDON, SECOND BY WASHINGTON AND VOTE OF 6-0.

NOTE: A PUBLIC HEARING WILL BE SCHEDULED TO REVIEW AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL ON MARCH 16, 2020.

IV. PUBLIC HEARING

- 1) **RZ20-01 – Rezoning:** A request by Ms. Lisa Allemand and Mr. Ryan Allemand to rezone property located at the southwest corner of the Fremaux Avenue and Tenth Street intersection addressed as 917 Fremaux Avenue, more specifically identified as Lots 1, 2, 3 and 4 of Square 50 of Pine Park Place (Prevost Addition), containing 0.331 acres in Section 10, Township 9 South, Range 14 East, Greensburg Land District, St. Tammany Parish, Slidell, Louisiana, from A-4 – Transitional to C-1 – Fremaux Avenue Business District.

Ms. Alexander introduced the request for rezoning, Chairperson Hilts opened the Public Hearing and introduced Ms. Allemand. Ms. Allemand stated that the property was for sale and commercial rezoning would broaden the market.

Chairperson Hilts closed the Public Hearing. Director Guilbeau stated that only properties immediately fronting along Fremaux Avenue are eligible for the C-1 zoning and because the owners resubdivided the property from four lots to one lot made rezoning possible. The Planning Department recommends approval of the request for rezoning.

Mr. Reardon made a motion to forward the request to Council with a favorable recommendation. Mr. Washington seconded and the motion passed by a vote of 6 YEAS, 0 NAYS, 0 ABSTAIN, 1 ABSENT.

RZ20-01 FORWARDED TO COUNCIL WITH A FAVORABLE RECOMMENDATION ON MOTION BY REARDON, SECOND BY WASHINGTON AND VOTE OF 6-0.

- 2) **RZ20-02 – Rezoning:** A request by St. Tammany Parish School Board to rezone property located at 183 East Hall Drive, more particularly identified as Lot 6A, Square 11 of Brugier Addition to the Town of Slidell, containing 0.207 acre in Section 10, Township 9 South, Range 14 East, St. Tammany Parish, Slidell, Louisiana, from C-2 – Neighborhood Commercial to A-6 Single-family Residential.

Ms. Alexander introduced the request for rezoning, Chairperson Hilts opened the Public Hearing and introduced Mr. Jeffrey D. Schoen, representing the St. Tammany Parish School Board. Mr. Schoen stated that this rezoning is consistent with City Code and future development.

Chairperson Hilts closed the Public Hearing. Director Guilbeau explained that the rezoning to A-6 was appropriate and consistent with City Code. The Planning Department recommends approval of the request for rezoning.

Mr. Reardon made a motion to forward the request to Council with a favorable recommendation. Mr. Newton seconded and the motion passed by a vote of 6 YEAS, 0 NAYS, 0 ABSTAIN, 1 ABSENT.

RZ20-02 FORWARDED TO COUNCIL WITH A FAVORABLE RECOMMENDATION ON MOTION BY REARDON, SECOND BY NEWTON AND VOTE OF 6-0.

V. OTHER BUSINESS

Commissioners are reminded of the Commissioner Training scheduled for Saturday, March 14, 2020, 8:00 a.m. in Slidell. This training is required for all members that have not yet had the training, but is open to anyone who wishes to take it.

VI. ADJOURNMENT

With no further business, Mr. Binder made a motion which was seconded by Mr. Reardon to adjourn the meeting. A vote of 6-YEAS, 0 NAYS, 0 ABSTAIN, 1 ABSENT, approved the motion adjourning the meeting at 7:22 p.m.