City of Slidell, Louisiana

Planning Commission

Agenda

November 14, 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)

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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes**. Approve minutes from October 17, 2022
4. **Public Hearing**

   A22-06: A request to establish the zoning classification of property petitioned for annexation (**Z22-08**), being a parcel containing approx. 6 acres, approx. 400 ft east of Amber St, bordered by Coral St (a parish road) and Gause Blvd E to the south; requested by Nunnally Pollard Development LLC and Theriot Holdings LLC

   A22-07: A request to establish the zoning classification of property petitioned for annexation (**Z22-09**), being a vacant parcel of land containing approx. 2.027 acres, located along the southern right-of-way of Gause Blvd West (US 190), from Gause Blvd intersection with Northshore Blvd westward to Mall Blvd approx. 816 ft; requested by Bayou Liberty Property LLC

   S22-05: A request for a Final Plat to subdivide eighteen (18) lots with 1.3 acres; located off Bosworth Street and Old Spanish Trail (Hwy 433) including improvements at 56634 Bosworth St; identified as Lots 11 – 16, and 40 – 46; and vacant Lots 23 – 26 and 36 – 39 of Square 5, Central Park Subdivision, Sec. A; into two (2) lots; requested by KB Kaufmann & Company Inc

5. **Other Business**
   a. **Review of proposed 2023 Meeting Calendar**
   b. **Election of Officers, December Meeting**
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be December 12, 2022.

City of Slidell, Louisiana

Planning Commission

Minutes

October 17, 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	**Commissioners Not Present**	**Staff Present**
Mary Lou Hilts, Chair	Richard Reardon	Theresa Alexander, Planner
Lance Grant	Tim Rogers	Erica Smith, Planning Dept.
Gayle Green		Eric Lundin, Desire Line
Michael Newton		
Landon Washington		

2. **Pledge of Allegiance**

3. **Minutes**. Motion by Commissioner Green to approve minutes of September 19, 2022 as written; Commissioner Washington seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**
   a. S22-04: A request for a Final Plat to subdivide five parcels with 2.82 acres; located at 1901, 1921, 1941, and 1963 Bayou Lane; identified as 1) a parcel of land containing 1.03 acres, 2) a parcel of land containing 0.222 acres, 3) a parcel of land containing 0.53 acres, 4) a parcel of land containing 0.653 acres, and 5) a parcel of land containing 0.386 acres into one Parcel, Parcel A, requested by Roberts Landing, LLC.

      Chairperson Hilts introduced the item and asked if anyone from the public wished to speak on the matter. No one came forward.

      Chairperson Hilts asked staff for their report and recommendation. Eric Lundin reviewed the staff report and pointed out that approval of the subdivision plat would create one lot out of five lots all owned and being used by one business and that the subdivision would eliminate the unaddressed, landlocked substandard lot. The resulting parcel would be conforming and would be easier to manage and regulate.

      Commissioners Washington and Grant then discussed with Eric Lundin a concern about creating such a large lot in this area, especially given last month's application, since forwarded to the council, to rezone all five parcels C-2W Waterfront Mixed Use. Commissioner Washington also expressed concern over the rezoning and resubdivision in concert with the water redevelopment plan the city is working on. Eric Lundin proffered that leaving these properties separate would not change the rezoning and use allowed on them nor would it have any direct effect on the waterfront redevelopment plan. Leaving them separate does make regulating them in terms of providing infrastructure, water and sewer billing, occupation licensing, and other administrative actions more difficult.

Commissioner Washington made motion to approve the Final Plat as presented; Commissioner Grant seconded. A vote was taken with the result of 5 YAYS, 0 NAYS, 0 ABSTAIN the motion was approved.

b. V22-26: A request for a design exception (Sec. 3.6 of Appendix B of the City's Code of Ordinances) for new construction at 1818 McKinney Road, requested by Fremaux Climate Controlled Storage, LLC.

   Chairperson Hilts introduced the item and asked if there was anyone from the public wishing to speak.

   Eric Lundin, after being recognized by Chairperson Hilts, informed he Commission that in a meeting with the owner/developers representative and architect just prior to the Commission meeting the owners representative agreed to make modifications to the architectural elevations to meet the City's design requirements. As a result of this agreement, the owner's representative had withdrawn their design exception application.

5. **Other Business**

   a. Eric Lundin discussed with the Commission their concerns about the waterfront redevelopment plan and what planning and zoning commission actions and approvals may be required. Eric Lundin made the suggestion that the Administration could have someone come before the Commission and present the plan to them for their consideration and input. As a result of the discussion, Chairperson Hilts directed staff to coordinate a presentation on the waterfront redevelopment for the next meeting.

6. **General and Public Comments**.

   a. Theresa Alexander introduced Erica Smith to the Commission and explained she would be assuming duties as Secretary to the Planning and Zoning Commissions.

7. **Adjournment.** Meeting adjourned at 7:35 p.m on motion by Commissioner Green, second by Commissioner Grant, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.