

Town of Abita Springs



**MAYOR
DANIEL J. CURTIS**

The following are the minutes from the Planning and Zoning Meeting held on Wednesday, July 31, 2019 in the Abita Springs Town Hall.

The meeting was called to order by Bryan Gowland. Commissioners in attendance included Barbara Jackson, Byron Armand, Bryan Gowland, Eric Templet and Dan Underwood. Also present, Planning & Zoning Director Cindy Chatelain.

Bryan Gowland welcomed everyone in attendance and encouraged all to stand for the Pledge of Allegiance to the Flag.

Byron Armand motioned to accept the minutes from the last meeting and to dispense with their reading. Seconded by Eric Templet. All in favor.

Bryan Gowland opened the Planning Portion of the meeting.

First on the agenda is a Public Hearing for a variance. Mr. Dupuy and Jodi Vollenweider of Southwest Builders, have come before the board requesting a side yard variance of 10 feet and a rear yard variance of 15 feet. A survey showing a natural drainage through the middle of the property was reviewed. The house structure is planned for the area of the property behind the drainage ditch. In order to do so, a rear variance is required, as the structure will be closer than 30 feet to the rear property line. They are also requesting that the structure be allowed 10 feet closer to the east side setback than the required 20 feet. The "Natural Drainage" that exists can not be hindered, so the only option is to build the structure away from the ditch.

Discussion took place. Questions included the installation of culverts to gain access to the property.

Bryan Gowland wants it noted that the Town Engineer will review the engineered plans which will be submitted for any activity that involves the natural drainage, such as the culvert installation.

A motion to approve both variances was made by Eric Templet. (Setbacks: Rear yard 15', east side yard 10', west side yard 20' and the structure will be at least 10 feet behind the drainage ditch). Seconded by Barbara Jackson. All in favor.

Next on the agenda is An Annexation Request which was advertised as a Public Hearing. The Town Council is requesting the support of the Planning & Zoning Commission concerning the annexation of the property referenced in Instrument Number 2019-009, attached. The site is currently the home to the Town's Maintenance Barn and the Sewer Treatment Plant. As stated in the request, the site would be zoned Light Industrial.

Discussion took place.

A motion to make a recommendation to the Town Council in support of the Annexation was made by Dan Underwood. Seconded by Eric Templet. All in favor.

A letter of support will be forwarded to the Town Council.

Bryan Gowland opened the Zoning Portion of the meeting.

T&B Fabrication LLC is planning to open a new business in the town limits. They will be renting a building in the Light Industrial Zone from Patrick Fabrications, off of Prats Dairy Road. The business employees six and will operate within the hours of 7-5, five days a week. A motion to approve this new business, pending Fire Marshal Approval, was made by Dan Underwood. Seconded by Byron Armand. All in favor.

Brooks Bike Shop is a bike rental business owned and operated by Pat Brooks. Rentals are accomplished through an app on your smart phone. The bikes will be available at the Abita Nutrition Shop near the Brew Pub and at the Abita Hotel, near the Trace and Traffic Circle. Mr. Brooks is seeking an Occupational License. Motion to approve the Bike Rental business was made by Eric Templet. Seconded by Barbara Jackson. All in favor.

With no other business, a motion to adjourn was made by Dan Underwood.
Seconded by Eric Templet.
All in favor

The next meeting is scheduled for August 28, 2019


Cindy Chatelain Planning & Zoning Director


date