The following minutes are from the Planning & Zoning Commission meeting on Thursday, August 26, 2021 in the Abita Springs Town Hall at 6:00 p.m.

Commissioner Gruning called the meeting to order, and all stood for the Pledge of Allegiance. Commissioners in attendance included Barbara Jackson, Eric Templet, Bryan Gowland, and John Pierce. Kristin Tortorich, Paul Harrison, and Mark Fancey were also present.

The Commission reviewed the draft minutes from the July 29, 2021 meeting. Commissioner Gowland motioned to accept the minutes of the July 29, 2021 meeting. Commissioner Templet seconded the motion. All commissioners were in favor.

**Planning Commission**

No agenda items.

**Zoning Commission**

**Public Hearing:**

**Proposed subdivision in the 71000 block of Hwy. 59**

Commissioner Gruning opened the public hearing. The proposal is to subdivide a 6.46 acre property into two parcels. Parcel A would be 3.00 acres in size and with frontage and access on Hwy 59. Parcel B would be 3.46 acres in size with frontage and access on South Street. The property is zoned Commercial District. Discussion ensued regarding several undeveloped rights-of-way located adjacent to the property. Kristin Tortorich noted that the access for Parcel B on South Street is currently undeveloped and that review of that access would occur if the property were proposed for development.

Ron Blitch, Historic Commission member, asked if the Historic Design Guidelines would be applicable to development of Parcel A along Hwy. 59. Kristin Tortorich responded that development of the property would be subject to the Design Guidelines.

Commissioner Pierce motioned to close the public hearing. Commissioner Templet seconded the motion. All commissioners were in favor.

Commissioner Gowland motioned to approve he subdivision as presented Commissioner Templet seconded the motion. All commissioners were in favor.

**Discussion:**

**Request to amend Code of Ordinances Sec.9-231 – Short term rentals**

The Commission resumed discussion from the June 24, 2021 meeting regarding amending the short term rental ordinance to allow rentals on properties where the owner does not reside. Commissioner Gruning said that the ordinance was adopted after much debate as to how to handle short term rentals. Commissioner Gowland said that short term rentals are only allowed on properties with a Homestead Exemption. Commissioner Gruning said that amending the ordinance could begin to erode the original intent, which was to not allow rentals with off-site owners. Commissioner Templet said a lot of work went into carefully crafting the ordinance, and he is proud of how well it is working.

The Commission had no further comments. Commissioner Gruning said the Commission has discussed this item and is taking no further action.

**Draft Stormwater Management Ordinance**

Discussion of the draft ordinance was deferred to the September 30, 2021 meeting.

**Public Comment**

No comments received.

Commissioner Templet motioned to adjourn the meeting. Commissioner Jackson seconded the motion. All commissioners were in favor. The meeting adjourned at 6:26 p.m.

Kristin M. Tortorich, Planning Director Date