

The following are minutes from the Planning and Zoning Commission meeting on Thursday, June 27, 2024, in Abita Springs Town Hall. The meeting convened at 6:02 P.M.

Commission Chairman Pierce called the meeting to order, and all stood for the Pledge of Allegiance. Commissioners in attendance included John Pierce, Chad Hall, Claire Guidry, Mike Lanaux, and Lex LeBlanc. Kristin Tortorich and Heather Hockman were also present.

**CALL FOR AGENDA MODIFICATIONS**

None.

**ACCEPTANCE OF MINUTES**

The Commission reviewed the draft minutes from the May 30, 2024, meeting. Commissioner Hall motioned to accept the minutes of the May 30, 2024, meeting as presented. Commissioner LeBlanc seconded the motion. All voted in favor.

**PLANNING:**

**Review Short Term Rental Application for 72419 Hwy 59**

Kristin Tortorich explained the property has had an approved permit the last few years, but the applicant missed the renewal deadline, so they were seeking approval from the Commission to get the current year Short-Term Rental Permit. Commissioner LeBlanc asked if there were ever any complaints about the short-term rental. Kristin Tortorich said no.

**Commissioner Guidry motioned to approve the application. Commissioner LeBlanc seconded the motion. All voted in favor.**

**ZONING:**

**PUBLIC HEARING**

**Proposed subdivision of a 6.485-acre lot on St. Charles Street**

Kristin Tortorich explained the applicant wanted to divide the property into one 2.693-acre parcel and one 3.792-acre parcel. Ms. Tortorich said the proposed subdivision meets all minimum lot requirements and staff did not see a reason why it shouldn't be allowed. Commissioner Hall said the Commission reviewed the request last month and Commissioner Lanaux said all questions were answered at the last meeting.

Commission Chairman Pierce opened and closed the Public Comment period, as there were no public comments.

**Commissioner Guidry motioned to allow the applicant to move forward with the subdivision. Commission Vice Chair Hall seconded the motion. All voted in favor.**

**DISCUSSION**

None.

**OPEN COMMENTS**

Ray Pasqua spoke about his concerns about changes to the development standards that he feels have hindered his investment and the progressive development of the town. In 1995 Mr. Pasqua knew he could develop 12 lots sized 60' x 120' per 300' x 300' square with front setbacks of 30 feet and side setbacks of 5 feet. Ray Pasqua said an ordinance was passed reducing the number of lots per square to six and claimed the setbacks were arbitrarily altered and were required to be larger. Mr. Pasqua said he chose to only have 10 lots per square which would allow lower density. He said he'd like to see part of

Ordinance 250 about not allowing residential units over commercial development in multi-story buildings in the Highway Commercial District be thrown out. Mr. Pasqua said in light of the community supporting smart growth principles with the recently adopted Master Plan, he urged the Commission to reconsider and repeal dysfunctional regulations in favor of smart growth principles.

Chairman Pierce told Mr. Pasqua that the Commission heard his comments, but they were unable to comment about them due to not having the items on the agenda.

Mr. Pasqua then invited all in attendance to sign a petition regarding the Harrison Avenue extension.

**ANNOUNCEMENTS**

Kristin Tortorich announced the Town’s Fourth of July event would be held at the Trailhead Park with food and craft vendors on July 4, 2024. Ms. Tortorich said it would resemble a Farmer’s Market with fireworks at the end of the night.

**ADJOURNMENT**

Commissioner Lanaux motioned to adjourn. Commissioner Guidry seconded the motion. All voted in favor. The meeting adjourned at 6:16 P.M.

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Kristin Tortorich, Planning & Zoning Director

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Date