MINUTES
PLANNING AND ZONING COMMISSION MEETING
February 18, 2019
5:00 P.M.

Chairman Washington called the meeting to order at 5:04 p.m.

ROLL CALL
Members Present:  Rossie Washington, Jr., Chairman; Clifford Grout, Vice-Chairman; Ulysses Addison; Andy Allen; Donna Collins-Lewis; Jayme Ellender; Rowdy Gaudet; April Hawthorne and Todd L. Sterling

Staff Present:  Frank Duke, Planning Director; Ryan Holcomb, Assistant Planning Director; Glenn Hanna, Current Planning Manager; Carrie Broussard, Long Range Planning Manager; Rexter Chambers, Senior Planner; Collin Lindrew, Planner I; Annette Chambliss, Executive Assistant and Paolo Messina, Assistant Parish Attorney

APPROVAL OF THE MINUTES

1.  January 22, 2019

   Motion to approve:  Addison, Grout second
   Motion carried, 9-0

Mr. Duke introduced new staff member, Collin Lindrew, Planner I in the Long Range Planning Division.

RULES FOR CONDUCTING PUBLIC HEARINGS

Vice-Chairman Grout described the rules for conducting a public hearing.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL
2, 13

CONSENT - ITEMS FOR DEFERRAL

CONSENT - ITEMS FOR APPROVAL
5, 6, 7, 11, 12, 15

   Motion to approve:  Collins-Lewis, Sterling second
   Motion carried, 9-0

Chairman Washington reordered the agenda to hear Item 10.

10.  SPUD-2-18  Valencia Park (Deferred from December 10 by the Planning Director and from January 22, 2019, by Councilmember Wicker) A proposed multi-family
residential development located north of Gayosa Street, south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Lots 1 thru 5 and 7 thru 11, of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

The applicant, Vanessa Levine on behalf of Renaissance Neighborhood Development Corporation, asked for a 60-day deferral.

Motion to defer 60 days: Grout, Ellender second
Motion carried, 9-0

Chairman Washington returned to the regular order.

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

2. TA-1-19 Chapter 5, (Waivers) To consolidate all waiver provisions into single chapter. Withdrawn by the Planning Director

Withdrawn with the consent agenda, 9-0

3. TA-3-19 Chapter 12, (Open Space) To adopt requirements for the provision of open space within residential developments.

Mr. Duke acknowledged that staff received a letter from the Sierra Club on this item.

One citizen, Larry Bankston on behalf of the Baton Rouge Growth Coalition, requested amendments to defer the effective date to October 1, 2019, and to create a graduated scale of open space in the Suburban Tier. Mr. Duke advised commission members that the requested changes were at their seats and that staff had no objection to the changes.

Motion to approve with requested amendments from the Growth Coalition: Allen, Sterling second
Motion carried, 9-0

4. TA-4-19 Chapter 19, (Definitions) To revise existing, add new, and delete obsolete definitions to simplify regulations and move current definitions chapter to 19.

Motion to approve: Collins-Lewis, Allen second
Motion carried, 9-0

5. Case 10-19 2678 Government Street To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and lounges) (C-AB-2) on property located on the south side of Government Street, to the west of South
Eugene Street on a portion of Lot 1, Block 8 of McGrath Heights Subdivision. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7-Cole)

Approved, 9-0, with the consent agenda

6. **Case 11-19 207 St. Ferdinand Street and 420 America Street** To rezone from Heavy Commercial (C2) to Business (C5) on property located southeast corner of Saint Ferdinand Street and America Street, to the south of North Boulevard, on Lot 1 and a portion of Lot 2, Square 30 of Beauregard Town Subdivision. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker)

Approved, 9-0, with the consent agenda

7. **Case 12-19 12203 Airline Highway** To rezone from Rural to Light Industrial (M1) on property located on the east side of Airline Highway, to the north of Pecue Lane, on Tract 3-B of the Ragusa Place property. Section 31, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)

Approved, 9-0, with the consent agenda

8. **ISPUD-1-19 Highpointe Subdivision (Deferred from January 22, 2019, by the Planning Director)** Proposed four single family residential lots on property located south side of Highland Road, at the southwest quadrant of the intersection of Henry Adams and Highland Road, on Lot A-1, portion of an unnumbered 0.95 acre tract property. Section 68, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg)

Mr. Duke acknowledged that staff had received two messages of opposition and two messages of support.

The applicant, Matt Estopinal, spoke in support.

Two citizens, Davin Spring and Jennifer Spring, spoke in opposition.

**Motion to approve:** Ellender, Hawthorne second

Motion carried, 8-0-1 with Grout abstaining.

9. **ISPUD-2-19 ADC (Deferred from January 22, 2019, by the Planning Director)** Proposed mixed use development that includes commercial, office, and residential uses on property located north of Goodwood Avenue, south of Government Street, and west of Lobdell Avenue, on Lots 42, 47, and 48, and a portion of Lot CA-1, of the Adelia at Old Goodwood Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson)

Mr. Duke acknowledged that staff had received 48 messages of support.

The applicant, Erik Piazza, spoke in support.
Motion to approve: Allen, Grout second  
Motion carried, 9-0

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

11. TND-1-07  Phase 5, Rouzan FDP Revision 4  To modify lot setbacks, reconfigure proposed lots, and update phase lines on property located south of Perkins Road, west of Woodchase Boulevard, on a portion of the Rem. of Lot RZ-2 of the Ralph Ford Property, and Lots 74-278, Tract E, and Tract OS of the Rouzan Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg)

Approved, 9-0, with the consent agenda

12. CUP-1-16  Our Lady of Mercy Catholic Church (Columbarium) Re-approval of columbarium on property located to the East of Marquette Avenue, north of Government Street, and west of Apartment Court Drive, on Lot 1-A of the Frank Alello Tract. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole)

Approved, 9-0, with the consent agenda

13. S-1-19  Oak Hill Estates Subdivision (Deferred from January 22, 2019, by the Planning Director) A proposed residential subdivision located on the south side of North Oak Hills Parkway, to the east of Shady Lake Parkway, on Tract B-1-C-1-A and Tract B-1-C-1-B of the Joseph Shelvin Property (Council District 3-Loupe)

Withdrawn by the applicant on January 25, 2019

Withdrawn with the consent agenda, 9-0


Mr. Duke acknowledged that staff had received one message of opposition.

The applicant, Erik Piazza, spoke in support.

Twelve citizens, William Walker; Allison Doherty; Jim Mora; Francesco Ciccone; Deborah Ashton; Herb Piller; Doris Mueller; Fritz Mueller; Chris Viator; Dan O’Leary; Cyndi Efferson and Deborah Harris, spoke in opposition.

Motion to approve: Addison, Grout second  
Motion carried, 9-0
15. **Planning Commission Fee Schedule**

   Approved, 9-0, with the consent agenda

**COMMUNICATIONS**

**DIRECTOR’S COMMENTS**

Mr. Duke advised commission members that at their seats was an updated copy of Appendix F that should be replaced in their UDC.

Mr. Duke also advised commission members that at their seats were copies of Chapters 1 (General Provisions), 4 (Permits and Final Plat Approval), 6 (Enforcement and Review), 17 (Parking), 18 (Landscape and Trees) and Section 8.213 (Rural) revisions that will be on the agenda for the March Planning Commission meeting.

Mr. Duke acknowledged that commission members had a reminder invitation at their seats to two upcoming tour dates to view the Lower Mississippi River physical model at the LSU Center for River Studies in Baton Rouge. The tour dates are Tuesday, February 26, 2019 at 9:00 a.m. and Thursday, March, 7, 2019 at 9:00 a.m.

Mr. Duke wished a happy birthday to Commission members Donna Collins-Lewis (February 26th) and Chairman Rossie Washington, Jr. (March 15th).

**COMMISSIONERS’ COMMENTS**

Chairman Washington congratulated Maggie Gleason, Senior Planner for being chosen as Employee of the Month.

**ADJOURN**

**Motion to adjourn:** Grout, Ellender second

   Motion carried, 9-0

   The meeting was adjourned at 7:00 p.m.