

DRAFT-NOT APPROVED

MINUTES ZONING ADVISORY COMMITTEE MEETING

PLANNING COMMISSION CONFERENCE ROOM

1755 Florida Street, 3rd Floor
Baton Rouge, LA 70802

October 12, 2011
10:00 A.M.

1. ROLL CALL

Vice-Chairperson Wayne Woody recognized that a quorum was reached. The meeting was attended by Committee members:

Dallas Ballmer,
Scott Bardwell,
Mike Bruce,
Rex Cabaniss,
Herb Gomez,
George Kurz,
Jimmy Nunnally,
John Radford,
Trula Remson,
Hardy Swyers,
Boo Thomas,
Councilwoman Tara Wicker,
Gary Williams, and
Vice-Chairperson Wayne Woody.

Planning Commission Staff members Troy L. Bunch, Chris Ferris, Ryan Holcomb, Lael Holton, Collin Magee, and Gilles Morin were also present. Cindy Bohrer, Parish Attorney was also present.

2. APPROVAL OF MINUTES

Mr. Ballmer made a motion to accept the minutes from the August 24, 2011 meeting; seconded by Mr. Bardwell. The Motion was approved unanimously. Vice-Chairperson Woody requested that the minutes be posted on the website.

3. PUBLIC COMMENT

Vice-Chairperson Woody asked if there was anyone in attendance who wished to make a public comment related to the Committee. No comments were made.

4. PLANNING DIRECTOR'S COMMENTS

Mr. Bunch presented the update. He stated that implementation policies are being established for the new Comprehensive Plan. The Zoning Advisory Committee will participate in implementation after strategies are announced on October 25, 2011 by the Mayor-President.

The four (4) strategies to implement FUTUREBR are centered on these topics:

- 1) Transportation;
- 2) Redevelopment Authority;
- 3) Unified Development Code (UDC) amendments; and
- 4) Housing.

The Planning Staff has been meeting with Lead Agencies to establish an Implementation Committee.

5. FUTUREBR UPDATE

Mr. Holton presented the update. He stated that the Planning Commission and the Metropolitan Council approved the new Comprehensive Plan. He also thanked all those who assisted with the adoption of the plan such as, the letters of support, and attending the meetings. Next the five hundred seventy-one (571) Action Items will be discussed and distributed to the Lead Agencies.

The consultant has recommended initial projects within a strategic plan. The Mayor-President will announce the four (4) categories that will lay the foundation for implementation of all policies within FUTUREBR.

6. COMPREHENSIVE PLAN SUBCOMMITTEE UPDATE

Mr. Woody (Subcommittee Chairperson) presented the update. He stated that the purpose of the Subcommittee is to review all action items within the new Comprehensive Plan. Then determine whether UDC amendments are necessary and prioritize them. All proposed amendments will then come back to the Committee directly or through a Subcommittee.

7. MONUMENT AND TEMPORARY SIGNS SUBCOMMITTEE

Ms. Remson (Subcommittee Chairperson) indicated that the proposed revision to the definition of Monument Sign has been finalized establishing maximum dimensions of eight feet (8') by fourteen feet (14'). Also, the sign face area shall not exceed more than 60% of the sign. Ms. Remson also indicated that the staff investigated the current requirements for signage and discovered that no signs are allowed within the sight triangle. The Committee brought up this concern at the August 24, 2011 Committee Meeting.

The proposed changes were adopted unanimously.

8. SUBDIVISION SUBCOMMITTEE

Mr. Swyers (Subcommittee Co-Chairperson) indicated that the Subdivision Subcommittee reviewed items that originated from the Baton Rouge Area Council of Development Professionals (BRACDP).

The Subdivision Subcommittee approved four (4) of the six (6) recommendations.

- 1) Abutting property owners would no longer have to be listed on the plat;*
- 2) The Planning Director can allow an automatic sidewalk waiver on small subdivisions on property zoned Rural outside the Baton Rouge City limits;*
- 3) The Planning Director can allow an automatic waiver of private street standards on streets serving only one (1) lot provided that a note be placed on the plat prohibiting further subdivisions; and*
- 4) The Planning Director can approve five (5) lots or less with construction of a private street at staff level.*

The Subdivision Committee's report was accepted without objection.

9. PARKING SUBCOMMITTEE

Mr. Bruce (Subcommittee Chairperson) gave the update. The Subcommittee clarified the definition of "Housing for the Elderly" by incorporating current Department of Housing and Urban Development (HUD) facility design.

The proposed changes were adopted unanimously.

10. MOBILE AND MANUFACTURED HOMES SUBCOMMITTEE

Mr. Nunnally (Subcommittee Chairperson) gave the update. Mr. Nunnally stated that the staff contacted the Building Official's Office to inquire if these new amendments would prohibit placement of Manufactured Homes as temporary offices for construction or security. The Building Official notified the Planning Staff that buildings used as temporary offices are permitted differently and would not be affected by the proposed changes.

The proposed changes were adopted unanimously.

11. OTHER BUSINESS

Mr. Bunch thanked everyone who attended and suggested that the Committee will not reconvene until January of 2012.

12. ADJOURN

A motion was made by Mr. Kurz, seconded by Mr. Bardwell to adjourn. Meeting adjourned at 10:45 A.M.