

## **Meeting Summary, JLUS Technical Committee Meeting**

Plaquemines Parish Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA  
July 14, 2010, 6:00-8:00 PM

Attendees: Mike Metcalf, Ken Dugas (PPG); CDR Buck Dodick, Bruce Keller (NAS/JRB New Orleans); Terri Wilkinson (JP); Mike Stack (LADOTD District 02); Allen Hero, Jay Lobrano (Hero Lands); Bonnie Buras (Plaquemines Parish Resident); Steve Gourgues, Rebecca Rothenberg (GCR); Ed Elam (BKI)

Meeting convened at 6:15 pm by the Chair (Mike Metcalf). The meeting started with a request for a motion to approve of the minutes from the Committee meeting of June 30, 2010. This motion was made by CDR Buck Dodick (NAS/JRB NO) with a second by Bruce Keller (NAS/JRB NO). No opposition to the motion; minutes approved.

At the start of the meeting, Steve Gourgues (GCR) provided the following handouts for use during the discussion: Meeting Agenda; Meeting Summary from June 30, 2010; Military Influence Area (MIA) Allowable Land Uses; Maps of the Military Influence Areas and Identification of Compatible Land Uses (8 ½ x 11 Panels); Land Based Classification Standards (LBCS) overview of Function descriptions; Proposed Resolution submitted by Allen Hero (Hero Lands).

### *Land Use Compatibility Work Program and Review of the Military Influence Areas (MIA)*

The group was presented with a series of handouts which provide the results of the evaluation of the compatible land uses for the undeveloped areas of the Military Influence Planning District (MIPD). These handouts include a table which depicted the compatibility potential future land use by LBCS category (function dimension, 1000 Residence through 9000, Agriculture, forestry, fishing, and hunting), and maps which depicted undeveloped land areas within the MIPD which were reviewed. The table identified all of the land use functions by influence area (MIA) and sub-zone. Land use functions were identified as not compatible (red); conditionally compatible (yellow) or compatible (green) with the nearby airfield operations.

The level of compatibility was determined following an analysis which used the current results of the noise contour review and APZ areas located adjacent to the existing runways (as shown on existing maps provided previously), and FAA recommendations for land use compatibility within noise areas around airports (provided previously to the group as well).

Suggestions for future compatible land uses shown in this table were grouped by the function headings. Areas identified as not compatible and compatible in this analysis are generally self explanatory. Areas identified as conditionally compatible still require some additional review and evaluation to determine if there are any individual dimensions within a function which may not be compatible with airfield operations. For example, while the category identified as 5000 Arts, Entertainment, and Recreation may be compatible within an individual area, an individual item within that category, such as a theater, may not. There may also be specific construction requirements or noise abatements as part of a conditional use.

At this point, the group proceeded to enter into a discussion that included review of some individual recommendations made within the table, as well as how such could result in recommendations which would have some "teeth" in the individual parishes. It was generally acknowledged that there are a

variety of methods which could be suggested from this group for implementation of the land use suggestions. Each has varying levels of potential support or opposition from the public. No one method appeared to be universally accepted. Some of points summarized from this discussion include:

- Information on the JLUS process begins at the planning staff level. It is where individuals developing vacant land would typically find out about the outcome of the JLUS and its recommendations.
- It was generally agreed that in both parishes, for any JLUS recommendations on land use to be implemented, this will require support of the public procedural bodies engaged in each Parish's planning process: planning commission or planning advisory board and parish council.
- The process of engaging the public procedural bodies in implementing the JLUS recommendations has the potential to not turn out as envisioned due to public or political outcry.
- Much of what is being discussed has direct implications for many land owners. There needs to be a method for incorporating more community input into the process. In Plaquemines, the majority of the project area, coordination with the Comprehensive Planning process offers that opportunity. In Jefferson, there are not many undeveloped areas in the MIPD; most of the area is developed.
- There appears to be a continuum of options for JLUS implementation. The ends of this continuum are defined loosely as letting the document be a planning guide to land use decisions and applying a zoning overlay for the MIPD, with recommended zoning changes as part of a future rezoning process somewhere in the middle of the spectrum. Each has their own relative benefits as well as problems to consider. This information needs to be developed by the Technical Committee, with all comments and passed to the Policy Committee for their consideration and recommendation.
- There was discussion regarding approval of the Military Influence Area (MIA) Allowable Land Uses table as provided at this meeting. It was stated that once the methodology is approved, the compatible land use charts are merely administrative and hence no approval is necessary. It was also stated that member does not feel comfortable agreeing to charts without further details regarding conditionally compatible uses. It was determined that project consultant will add additional details at the 100 level of land use function and describe conditionally compatible uses in further detail in advance of next meeting.

In the course of the discussion it was discussed that the group had been asked previously (June 30<sup>th</sup>) to accept the LBCS-based methodology for categorizing land uses. This has yet to occur. It should occur before the discussion on implementation items continue. The request to adopt the LBCD methodology was made to the group in the form of a motion:

#### **Land Based Classification System (LBCS) Methodology for JLUS Project**

**Motion:** To accept using the APA Land Based Classification System, at the Function Dimension level, as the methodology for categorizing land uses in the Military Influence Planning District as a part of the Joint Land Use Study in combination with the MIA Suggested Land Use Compatibility in Noise Zones and Accident Potential Zones.

**Motion made by:** Ken Dugas (Plaquemines Parish); **Seconded by:** Bruce Keller (NAS/JRB New Orleans)

**For:** Technical Committee Members Present (Buras, Dodick, Dugas, Hero, Keller, Metcalf, Stack)

**Against:** None recorded

Committee Members Absent: Acosta, Bisso, Braud, Behey, Durabb, Filostat, Fleming, Gravolet, Illg, Musmanno, Robinson

Topics for Discussion: Proposed Resolution of Avigation Easement Purchase

The group received a copy of a resolution drafted by Allen Hero which would suggest, as one implementation measure, Plaquemines Parish and the base work jointly to establish and purchase a noise and/or avigation easement within a defined radius around the base. Such an easement was purchased in the 1950s at the time the base was developed. (Note: NAS/JRB and Allen Hero will provide a map of this easement for the group to see at their next meeting.)

The resolution shown the group was based upon a similar project around a commercial airport in California. It was discussed that such a measure might be something included in the continuum of implementation measures forwarded to the Policy Committee for consideration. The resolution form presented can start a discussion on this topic, but more information is needed on this type of easement, as well as the current easement around the base.

Topics for Discussion: Rezoning of 10 acres along Highway 23 Adjacent to Base

It was discussed that Plaquemines Parish has received a request to rezone 10 acres along LA 23 located in the MIPD area 13 along LA 23, east of the base. Under current state law (RS 33:4734)<sup>1</sup> commanders must be notified of all zoning requests within 3000 feet of military bases. While this property appears to be outside of the current noise areas, as well as the APZs, there was a question about the notification process and whether it went as required. It was noted that the Parish staff was looking into this item, and it was possible that the appropriate letter may not have been sent. However, the Parish does send letters to the Base Commander of all zoning requests as required.

Meeting adjourned, with no objection at 8:05 PM. The next Technical Committee meeting was tentatively set for two weeks from tonight (July 28, 2010), 6:00 pm at the Belle Chasse VFD. The meeting reminder and packet information will be sent to all committee members in advance.

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<sup>1</sup> §4734. Notification to military installations

A.(1)(a) The local governing authority considering any action to be taken on an application for a zoning request affecting property within three thousand feet of the boundary of a military installation shall notify the commander of the installation at least ninety days in advance of taking such action.

(b) The local governing authority shall publish notice of its intention to take action on an application for a zoning request pursuant to this Paragraph in the official journal of the local governing authority at least ninety days prior to taking such action.

(2) The local governing authority considering any action to be taken on an application for a variance affecting property within three thousand feet of the boundary of a military installation shall notify the commander of the installation at least thirty days in advance of taking such action.

B. As used in this Section, "military installation" shall include any base, military airport, camp, post, station, yard, center, home port facility for a ship, or any other military activity center that is under the jurisdiction of the United States Department of Defense.

Acts 2004, No. 787, §1; Acts 2008, No. 777, §1. (Louisiana Revised Statutes)