

Meeting Summary, JLUS Technical Committee Meeting

Belle Chasse Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA
Wednesday, August 11, 2010, 6:00 to 8:00 pm

Attendees: Mike Metcalf, Ken Dugas, Stan Mathes (PPG); CDR Buck Dodick, Bruce Keller (NAS/JRB New Orleans); Allen Hero (Hero Lands); Mike Stack (LDOTD, District 02); Bonnie Buras (Plaquemines Parish Resident) Steve Gourgues, Rebecca Rothenberg, Phil Brodt (GCR & Associates); Ed Elam (BKI); Troy Loetzerich (JJG)

Meeting convened at 6:05. Meeting opened with the Pledge of Allegiance followed by a few comments from Stan Mathes (Plaquemines Parish) thanking the group for their hard work as members of the project technical committee.

The meeting started with a request for a motion to approve of the minutes from the Committee meeting of July 28, 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 July 28, 2010; JLUS Implementation Tools Handout (from BKI); Resolution regarding Land Use Compatibility Matrix; Resolution regarding JLUS Implementation Strategy; Resolution regarding Military Overlay District; Resolution regarding Statement of Understanding between NAS JRB New Orleans and Plaquemines/Jefferson Parishes (original + copy with edits/modifications); Final Report Outline.

Review of Implementation Tools

Steve Gourgues (GCR) and Ed Elam (BKI) led the discussion on the updated implementation tools information. The handout provided included all revisions made as a result of the discussion at the July 28th meeting.

Bruce Keller (NAS/JRB New Orleans) suggested the need for additional information under the implementing responsibility column to clarify which specific groups within a main body may be responsible for working on that tool. The specific information may be more helpful to those who would review the product following its completion.

Buck Dodick (NAS/JRB New Orleans) also suggested one name change for the same column. The Commanding Officer NAS/JRB New Orleans (identified also as CO) would be a more specific local individual representing DoD and Navy interests.

It was indicated that the information in the column will be reviewed in its entirety with additional clarification provided as part of the item to be presented to the Policy Committee at their upcoming meeting.

Land Use Compatibility Matrix/Resolution

Steve Gourgues and Rebecca Rothenberg (GCR) led the discussion on the resolution to be passed to the Policy Committee which establishes the approval of the land use compatibility matrix presented at the July 28th Technical Committee meeting.

Copies of the matrix were not in the current meeting packet, but copies of that item were presented to those individual who were not in attendance at the previous Technical Committee meeting. It was also noted that the same information is available in the previous meeting packet, as well as from the JLUS website (www.JLUSNewOrleans.com). The group was reminded that the compatibility matrix discussed at the previous meeting identified the refinement of the initial land use compatibility matrix to incorporate 100 level land use function information. It was noted that the methodology which was used to create the initial table was approved by the Technical Committee previously (July 14, 2010 Meeting), along with the request to refine the information to the level of detail show. The item presented is meant to be a guide, assist to planning issues which may arise in the area of the JLUS.

Concerns were expressed that the resolution presented at the meeting lacked information in the “Now Therefore Be It Resolved” statement that identified accident potential zones (APZs) in the same manner as noise. Bruce Keller (NAS/JRB New Orleans) suggested that GCR examine this statement and identify the appropriate language to convey the concerns expressed.

Another concern expressed at this meeting came from Allen Hero (Hero Lands). While not a member of this committee, Mr. Hero has been invited to observe the process and has provided comments on items throughout the meeting of this committee. At this time, there is a concern that moving to adopt such a planning tool as discussed in the matrix could have the result of creating additional restrictions on property owners from doing what they want with their land. Mr. Hero noted that he has additional comments and opinions on this issue which he would like to bring to the attention of the Policy Committee at their upcoming meeting. It was also discussed that Mr. Hero may also wish to consider presenting the same information at the upcoming public information meeting on the project on August 30th.

Phil Brodt (GCR) reminded the group that the option to the Technical Committee at this point is to move along the results of the technical review completed and allow the Policy Committee to consider it, along with any other viewpoints or input that may arise in the course of discussion.

Motion – JLUS Land Use Compatibility Matrices

Motion: To Approve Sending the Land Use Compatibility Matrix, along with an accompanying resolution of adoption (with changes made to incorporate the Accident Potential Zone/APZ information).

Motion made by: Bruce Keller (NAS/JRB); Seconded by: Mike Stack (LADOTD District 02)

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

Against: None recorded

Abstention: Buras

Note objection voiced by Allen Hero, see comments related above.

JLUS Implementation Strategy Resolution

Steve Gourgues (GCR) presented the resolution for committee review. Again, the implementation tools presented previously, with the additional information, will accompany this resolution. The tools are options from which local governments can choose to implement the JLUS. The tools list provided started with those items commonly found in the JLUS process. Not every item will apply in all situations and in some instances, more than one item may have to be used to address an individual situation.

Bonnie Buras (Plaquemines Parish Resident) reiterated the point made earlier by GCR that information shown is not mandated, parish government has the option to opt out or ignore items totally. It was noted by Buck Dodick (NAS/JRB New Orleans) that, like the land use matrix, this information can be used by the recipients of the completed JLUS (local governments) if they wish to help provide guidance/assistance.

Motion – JLUS Implementation Tool Strategy

Motion: To Approve Sending the Implementation Tool resolution, along with a copy of the final Implementation Tools (with changes made to incorporate more information on those who would participate in its implementation) to the Policy Committee.

Motion made by: Mike Stack (LADOTD District 02); Seconded by: Bruce Keller (NAS/JRB)

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

Against: None recorded

Abstention: None recorded

Military Overlay District Resolution

Steve Gourgues (GCR) presented the resolution for committee review. This resolution was developed as a follow-up to comments made at the July 28th meeting by Bruce Keller regarding the need to more closely define the JLUS area as the location to apply the tools and recommendations made to this point. It was noted by Phil Brodt (GCR) that the group assembled at the last Technical Committee meeting agreed to this but identified a need for the language describing it prior to final approval.

Allen Hero (Hero Lands) asked if this resolution just identified the planning area as shown on the maps previously. It was noted by Steve Gourgues (GCR) that this resolution did and focused more on the overall MIPD external boundaries, as opposed to the individual implementation areas shown in the MIAs. Approval for this area and boundary was established as part of the Committee’s April 21, 2010 meeting.

Military Overlay District

Motion: To accept the resolution asking for creation of a Military Influence Planning District Overlay Zoning District which conforms to the boundaries of the current MIPD identified and approved by the committee, with the details of specific policy/measures worked out later.

Motion made by: Mike Stack (LADOTD District 02); Seconded by: Buck Dodick (NAS/JRB)
For: Technical Committee Members Present (Buras, Metcalf, Dugas, Dodick, Keller, Stack)

Against: None recorded

Abstention: None recorded

Statement of Understanding (SOU) between NAS/JRB and the Local Parishes

Steve Gourgues (GCR) presented the group with a modified version of the item included in the packet materials. The modifications were provided in response to the initial emailed information. This information has been the subject of discussion for several technical committee meetings, though not specifically at the group’s last meeting. The purpose of this SOU is to layout a formal framework between the Parishes and base as a means to maintain the dialogue which started in the JLUS process. This document presents information from the current JLUS effort, as well as studies of the AICUZ which came before this process.

At this point, the group commenced with reading the SOU individually. As questions arose in the wording or suggestions made regarding edits, these have been recorded.

Page 1, 1st sub-bullet under the 2nd main bullet: Buck Dodick (NAS/JRB New Orleans) suggested that the wording be modified to include Emergency Response Activities as part of the Base's mission. In addition, the words "US Navy mission readiness" should be removed as the base is used by many branches of the armed services.

Page 1, 3rd main bullet: Bruce Keller (NAS/JRB New Orleans) suggested that the current wording, while fine, may be a little ambiguous regarding how the Parish and Navy will interact. It was suggested that a committee of Parish, Community Stakeholders and Base be formed following the conclusion of the JLUS process to continue discussion on those projects and activities in which all have interest.

Steve Gourgues (GCR) reminded the technical committee that such a group is recommended in the current JLUS implementation tools. Allen Hero (Hero Lands) noted that he has questions about how such a group would work, and that leaving the statement ambiguous or generic is not best. It would be better to know what the roles and responsibilities of such a group would be.

This line of discussion led to additional questions and comments from group regarding a follow-on committee. It was also noted by others that the role of coordination and outreach on development issues would in most instances be handled locally, at the individual parishes. The Navy has no role or right or power to deny development activities occurring outside their gates. However, they have the right to provide comments under state law on zoning requests within 3000 ft of the base (*please see July 14 meeting summary*).

In the case of someone seeking or applying for a permit in Plaquemines, for example, how would they find out about the JLUS, its information and recommendation? It was generally discussed that a permit applicant would be asked by the Parish to provide proof of contact/coordination with the Navy regarding the JLUS issues (although no official process has been identified). This is much similar to the process used by applicants to obtain driveway permits from DOTD District 02. Having additional meetings injected into the permit approval process was discussed as not advantageous. However, it was noted that in instances of compatible land use development, such coordination steps would not apply. The need for coordination comes when the proposal is not consistent with the JLUS, with the dialogue helpful in presenting all points and issues in hopes of finding a resolution.

Within total document/Inclusion of the APZ into the discussion of base hazards: Mike Stack (LADOTD District 02) noted that the SOU references the noise elements associated with the Base. This list needs to be expanded to include the accident potential zones (APZs) as well.

Page 1, 3rd sub-bullet under 2nd Main Bullet: Reading the statement aloud called attention to two additional edits. The first was insertion of the phrase “by the Navy” after the phrase “a request can be made” and truncation of the bullet after the word proposed in the second line.

Page 1, 2nd bullet: The discussion on the committee, permit process and need for verification of naval coordination (such as a letter of no-objection, email record of correspondence/conversation, etc.) resulted in an edit which removed the words “meet with” from the last sentence of the main paragraph. These were replaced with the word “contact”.

Statement of Understanding (SOU) Between NAS/JRB and Parishes

Motion: To accept the draft resolution of an SOU (Statement of Understanding) between the NAS/JRB New Orleans, Plaquemines Parish and Jefferson Parish subject to the changes identified, as read at the meeting and to be presented back to the group via email following the meeting.

Motion made by: Ken Dugas (Plaquemines Parish Govt); Seconded by: Bonnie Buras (with changes), (Plaquemines Parish Resident)

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

Against: None recorded

Abstention: None recorded

Final Report Outline

Rebecca Rothenberg (GCR) presented the final report outline to the group. It outlines the content of the report and appendices which will be prepared following the public meeting. The current schedule is to finish the meetings by the end of August, draft report for September, 2010. The report will be released to public comments; committee members were encouraged to review the document and provide comments. Final document would be completed by October 2010.

Final Comments

Committee Chair Mike Metcalf (Plaquemines Parish) thanked the representatives of the Base (CDR Buck Dodick and Bruce Keller) for their professional representation of the base during this meeting process, as well as the group for their time and participation as members of the committee.

Phil Brodt (GCR) thanked the group assembled for their participation in the process.

Meeting adjourned, with no objection, 7:38 pm.