

**JOINT LAND USE STUDY IMPLEMENTATION  
NAS JRB NEW ORLEANS**



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**RE: April 15, 2014 Policy Committee Meeting Minutes [DRAFT]**

Discussion:

**a. Review of General Concepts**

D. Norton began by reviewing many of the basic concepts covered by the Technical Committee including noise contours, accident potential zones, and the Military Influence Planning District. G. Pivach asked if the noise contour and APZ maps were included in the printed materials provided. D. Norton stated that they were not provided, but that the MIPD map provided was based on merging the two and that those maps are available on the committee's web portal.

**b. Memorandum of Understanding**

D. Norton reviewed Technical Committee input on the draft Memorandum of Understanding. He gave an overview, noting that the MOU would apply to properties located within the MIPD. B. Keller noted that the MIPD boundary was included on the printed map provided. The group then discussed the idea of including an official from the Base as an ex officio member of the Zoning Board. B. Puckett asked how having the Base official go but not vote would be different from them just attending and commenting like any other person from the public. A. Hero clarified that as a member they would get advance notice of proposals and the meeting packets that brief the board on all the issues. G. Pivach asked if a community member would be allowed to serve in a similar role on the base. There was a general discussion about the role of community input in past and current Base decisions.

S. Guey asked if adding someone to the Zoning Board would require an ordinance from the Council. B. Bacas suggested that it would take a change to the charter. G. Pivach questioned why the Base official would need to be a member of the Board so long as they received the materials ahead of time and were invited to comment. M. Myers clarified that the issue was not making a Base official a member of the Board, but more about formalizing some kind of notification and comment mechanism.

S. Guey asked how the Technical Committee comments have been incorporated into the draft. D. Norton explained that the consultant team is currently in the process of synthesizing the comments and would prepare a revised draft by the end of April. B. Keller asked generally if there seemed to be support for the idea of the MOU. G. Pivach stated that more communication is always great, but concerned with whether it will have any effect on the relationship, whether the Base will actually listen to the community's concerns and change plans based on them. M. Myers stated that the Base always considers community input on external affairs. K. Hinkley expressed frustration in getting the Base to listen to community concerns with the relocation of the Base entrance. He also noted that they Base favors many infrastructure projects in the area but is not able to assist with funding them.

B. Keller stated that there is a process for commenting on Base operations today, but by formalizing the process it could lend some stability to the relationship particularly due to the frequent changes in leadership. G. Pivach posited that it was really about the goals and priorities of this process, and called into question the effectiveness of this type of agreement for both parties. A. Hero called attention to the draft MOU including some provisions requiring ordinances for things like the MIPD overlay district. D. Norton clarified that Technical Committee input pointed to removing those portions and that they would not be included in the next draft.

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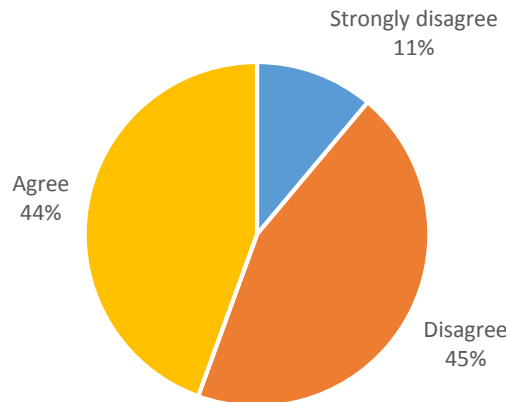
G. Pivach stated that he feels that community wants the Base because it is such an economic engine for the area, however, he is concerned with its effects on the community. M. Myers expressed that this process is about finding that compromise between the Base and community so they can be comfortable with each other. B. Keller noted that any major changes always trigger a public review process, like through the National Environmental Protection Act, but that the smaller changes that aren't subject to big Federal reviews need to be integrated into some kind of process for input.

G. Pivach asked the consultants to provide a map that shows all existing air rights owned by the base along with the noise contours and APZs.

**c. Real Estate Notifications**

D. Norton presented the Technical Committee's recommendation that there be a more passive approach to notifying potential purchasers of noise and accident potential through signage and online resources. S. Guey noted that he thinks it is a serious problem that someone could purchase property with no idea that there will be loud noise or potential for accidents. A. Hero clarified that the passive approach was chosen because of the belief that there should be a level playing field and the inability to control whether notification is given through a private sale. S. Guey expressed concern that sellers would deliberately deceive people who would choose not to do the due diligence expected by the more passive option. M. Lauer further clarified the Technical Committee's decision making process saying that there were concerns with enforcement and consequences of non-compliance. Additionally, he noted that there was concern over how to make decisions about noise and accident potential before a sale. L. Palazzo stated that he supported an ordinance requiring notification and believed it should be across the board.

Real estate notification should be limited to passive approaches



M. Myers offered to look into case studies in other jurisdictions of how similar communities had implemented real estate notifications. B. Bacas asked if there could be just signs and a website like he has seen in Jacksonville, FL. G. Pivach stated that requiring mandatory notification could cause some level of hysteria when buyers hear about their location that planes will crash often and this could devalue properties based on their location.

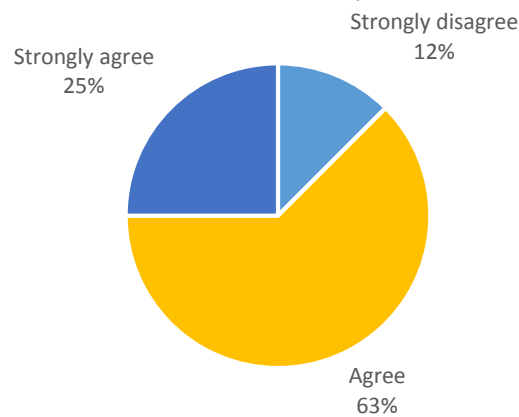
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**d. Acquisition**

D. Norton then explained to the committee that GCR had held meetings with two ownership interests, and seeks to meet with two more entities to explore interest in some form of acquisition of clear zone properties that lie outside the Base boundaries. Without discussion, he then polled the committee to determine if these meetings should continue.

Continue to pursue property owner interest in acquisition (fee simple or development easements)



**e. Military Influence Planning District (MIPD) Zoning Overlay**

M. Lauer then reviewed the MIPD Zoning Overlay with an emphasis on the large amount of feedback received at the 4/14/14 Technical Committee meeting. S. Guey stated that he doesn't like the idea of telling people what they can and can't do with their property. A. Hero added some insight from the Technical Committee stating that there was a concern that additional restrictions would be considered a "takings". G. Pivach asked if the limits only applied to undeveloped property and noted that there isn't much undeveloped land in Belle Chasse. M. Lauer clarified that it applied to undeveloped and unplatted land. G. Pivach replied that he is concerned with hurricanes and rebuilding even with the grandfathering included in the draft. He also stated that he is concerned with operations at the base changing and adding more property to the restricted areas.

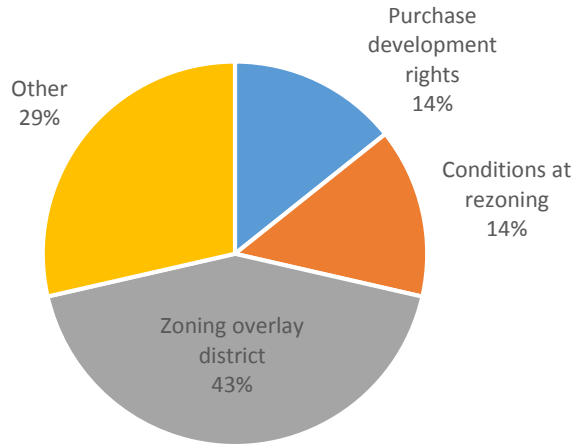
M. Lauer responded that the consultants need to look more at how to deal with rebuilding and non-conformity and that a change in operations would need to be incorporated through another process like this and a change to the ordinance.



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Which approach to land use do you prefer?



S. Guey clarified saying that he voted for “Other” because he doesn’t want to put any restrictions on land use but doesn’t want nothing, more interested in some kind of notification system. G. Pivach reiterated that Belle Chasse has a finite amount of land so any restrictions would have a big impact. L. Palazzo stated that he is unsure of how the draft is applied, particularly for the already developed land. M. Lauer responded that the committees need to continue to look at this more, but that it primarily effects undeveloped lands.

**f. Next Steps**

The next Technical Committee meeting will be May 7. The Policy Committee will not meet again until June.

