

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



---MEETING MINUTES---

ADOPTED 2/12/2014

Technical Group Meeting

January 7, 2014, 4:00pm – 5:30pm

Plaquemines Parish Library, 8442 Louisiana 23, Belle Chasse, LA

Participants:

- Diana Alfortish | Pivach Real Estate
- Phyllis Difebbo | PPG, Planning, Zoning and Permitting
- Jeff DiMarco | PPG, Planning, Zoning and Permitting Board
- Ken Dugas | PPG Engineer
- Belinda Hazel | PPG Assessor's Office
- Allen Hero | Hero Lands Co.
- Bruce Keller | NAS JRB New Orleans
- Terri Wilkinson | Jefferson Parish Planning
- Jim Woodard | PPG, Planning, Zoning and Permitting Board
- Robert Spears | PPG, GIS Dept
- Leo Palazzo | PPG, Parish Attorney
- Benny Puckett | PPG, Grant Administrator
- Todd Eppley | PPG, Planning, Zoning and Permitting Board

Absent:

- Suzanne Farrar | Stonebridge Neighborhood Association
- Tiffany Scot Wilken | JP, Director of Code Enforcement
- Michael Stack | LaDOTD
- Nancy Fridge | Pleasant Ridge Estates Neighborhood Association
- Bonnie Buras | Realtor, Coldwell Banker TEC Realtors

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- Dwight Norton | GCR Inc.
 - Tyler Antrup | GCR Inc.
 - Michael Lauer | PlanningWorks



**JOINT LAND USE STUDY IMPLEMENTATION
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RE: January 7, 2014 Technical Committee Meeting Minutes [DRAFT]

Discussion:

a. Review and Approve Minutes from the 11/13/13 Technical Committee Meeting

A. Hero motioned that the group approve the minutes from the 10/15/13 meeting, the motion carried unanimously.

b. Review results of 12/3/13 Policy Group meeting

M. Lauer discussed the outcomes of the 12/3/13 Policy Group meeting including conceptual approval for most topics approved previously by the Technical Group.

c. Review meeting objectives

It was presented that the main objective of this meeting was to establish a consensus for land use limitations based on noise and accident potential. The group was told they would be asked to review a number of specific land use conflicts to determine where and how limits might be used to mitigate such conflicts.

d. Review and vote on MIDP Overlay District concepts

M. Lauer began the discussion of MIPD overlay districts by presenting a visual chart describing various sound levels and similar sounds, including the thresholds of distraction from work and pain. He also discussed the current zoning for the area, and described how the Parish currently uses their "Rural" designation as a form of placeholder until more intense development is proposed. Currently, much of the land to the south of the base is designated "Rural". In looking at the proposed future land use map, he noted that much of the developable land surrounding the base is designated Business Park or Industrial, and commented that this would be fairly compatible for the proximity to the base. He also noted, however, that since the proposed map has not been adopted, that for the purposes of this exercise, the team will no longer use it as a basis for what may be implemented.

B. Keller noted that typically a land use map would come before a comprehensive zoning ordinance, but often they are developed at the same time or near each other and put together during the process. B. Hazel asked if GCR had prepared the land use map, M. Lauer clarified that the map had been prepared by the Parish's consultant for their master plan, Providence.

M. Lauer then reviewed compatibility of various land uses based on the Land-Based Classification Standard (LBCS) and noise by DNL. He then introduced the more simplified MIPD subdistricts, explaining that nearly all of the previously developed MIPD districts fit into one of seven categories based on shared noise level and accident potential. This presents a much more simplified approach that makes more broad decision making much more efficient. He then reviewed which uses would be appropriate for each district, demonstrating that there was still significant potential for a number of developable uses in most of the MIPD subdistricts, particularly in MIPD 6 and 7, of which a significant amount of the outer developable land is classified. He also addressed the possibility of working only on undeveloped zones, as land use would not likely change on already developed land.



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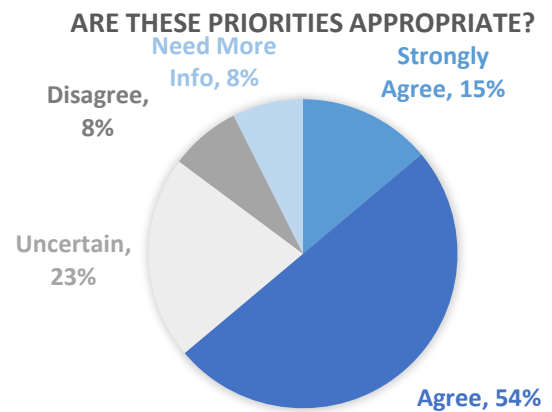
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D. Alfortish asked for clarification on how land use restrictions would not be proposed for developed lands, asking if there would be restrictions for substantial improvements or substantial damage for existing structures. M. Lauer clarified that for this meeting, the focus is on approving the conceptual framework of the MIPD subdistricts, and any discussion on building code restrictions and substantial improvements would come later on when the final ordinance would be developed. B. Keller asked that M. Lauer go into the details of how each MIPD subdistrict was defined.

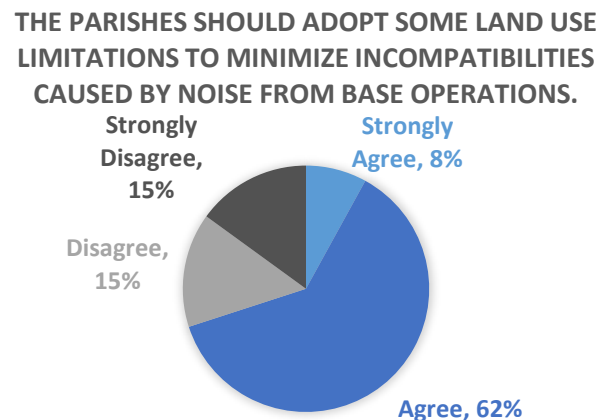
M. Lauer then reviewed the details of the Draft MIPD Overlay District ordinance provided to committee members via email before the meeting. He explained that it was designed to include a range of regulatory options that are consistent with the recommendations of the JLUS. He then introduced the interactive voting portion of the meeting in which participants were asked on a scale from Strongly Disagree to Strongly Agree how they felt about a number of priorities in relation to limiting development based on noise and accident potential.

1. M. Lauer introduced the purposes outline in the Draft MIPD:
 - a. Ensure the safe aircraft approach and departure;
 - b. Avoid the concentration of people within potential accident areas;
 - c. Reduce potential harmful effects of high noise level exposure on humans; and
 - d. Allow for the reasonable use of private property in ways that are consistent with the purposes of this district

He then asked the group if they agreed that these priorities were appropriate. 54% agreed, 15% strongly agreed, 23% were uncertain and 8% needed more information.



2. The next question asked the group, “The Parishes should adopt some land use limitations to minimized incompatibilities caused by noise from base operations.” 62% agreed, 8% strongly agreed, while strongly disagree and disagree each received 15%.

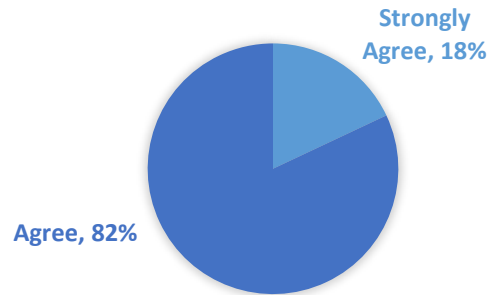


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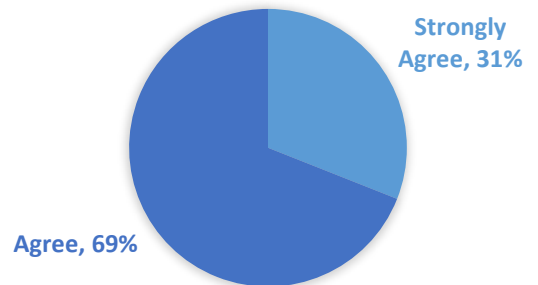
3. “The Parishes should adopt some land use limitations to reduce risks in APZs.” 82% agreed and 18% strongly agreed.

THE PARISHES SHOULD ADOPT SOME LAND USE LIMITATIONS TO REDUCE RISKS IN ACCIDENT POTENTIAL ZONES.



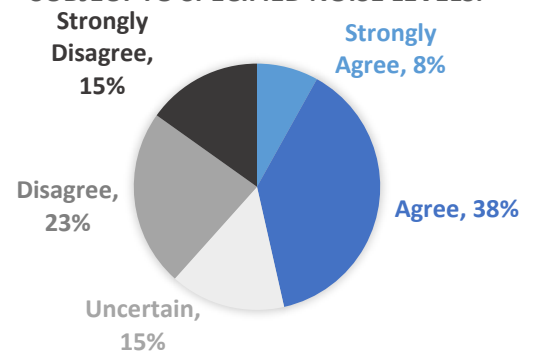
4. “Heights should be limited to avoid conflicts within flight paths.” 69% agreed, 31% strongly agreed.

HEIGHTS SHOULD BE LIMITED TO AVOID CONFLICTS WITHIN FLIGHT PATHS.



5. “Noise mitigation should be required for new residential construction in areas subject to specified noise levels.” 38% agreed, 8% strongly agreed, while 15% were uncertain, 15% strongly disagreed and 23% disagreed.

NOISE MITIGATION SHOULD BE REQUIRED FOR NEW RESIDENTIAL CONSTRUCTION IN AREAS SUBJECT TO SPECIFIED NOISE LEVELS.

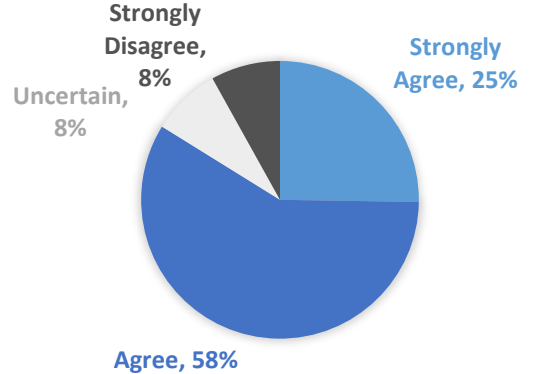


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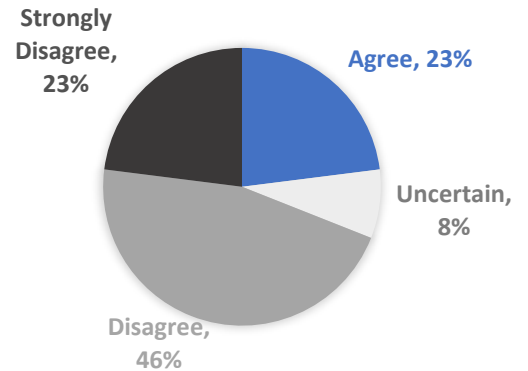
6. “The MIPD sub-districts are an appropriate tool to distinguish impacts.” 58% agreed, 25% strongly agreed, 8% were uncertain and 8% strongly disagreed.

THE MIPD SUB-DISTRICTS ARE AN APPROPRIATE TOOL TO DISTINGUISH IMPACTS.



7. “MIPD-7 should be included even though it only affects communication.” 23% strongly disagreed, 46% disagreed, 8% were uncertain, and 23% agreed.

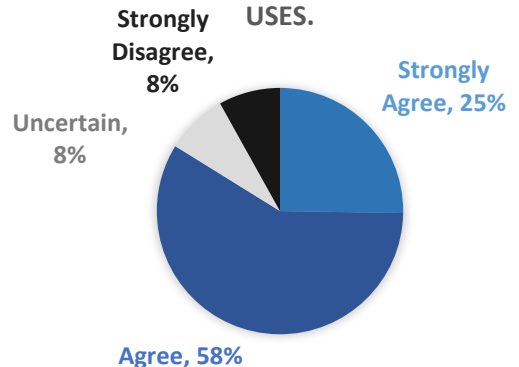
MIPD-7 SHOULD BE INCLUDED EVEN THOUGH IT ONLY AFFECTS COMMUNICATION.



- a. A. Hero asked why MIPD 7 was included in the first place. T. Wilkinson replied that when the initial MIPD boundaries were set during the JLUS they were based on parcel/subdivision boundaries. She also asked what was meant by communication. It was clarified that communication meant notification of changes by the base and landowners. D. Alfortish commented that it shouldn't need to be included if it isn't directly affected and expressed concern that including it could open up these areas to more regulation in the future. A. Hero noted that removing MIPD 7 made the MIPD district process simpler. L. Palazzo added that if the area isn't affected, it shouldn't be included.

8. “The LBCS is a workable approach for identifying permitted and conditional uses.” 58% agreed, 25% strongly agreed, 8% were uncertain and 8% strongly disagreed.

THE LBCS IS A WORKABLE APPROACH FOR IDENTIFYING PERMITTED AND CONDITIONAL USES.



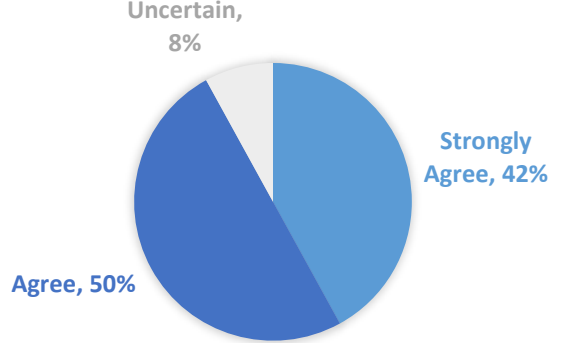
- a. This question elicited an open discussion about the use of LBCS tables in Jefferson Parish and how they could be implemented in Plaquemines Parish between T. Wilkinson and J. Woodard.

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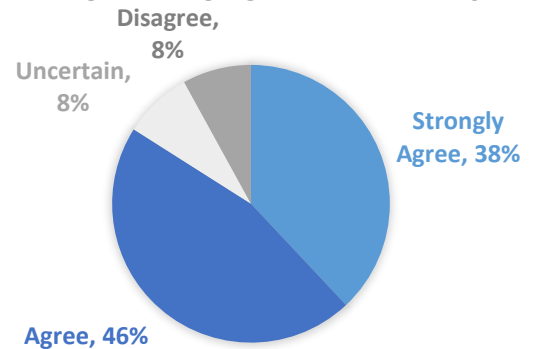
9. “Notice of potential noise impacts should be provided to potential purchasers.” 50% agreed, 42% strongly agreed, 8% were uncertain.
 - a. D. Alfortish and A. Hero had an open discussion about ways in which notification regulations could be implemented. It was expressed that it would be difficult to enforce for “for sale by owner” home sales and rental housing.
 - b. These concerns led M. Lauer to split purchasers and tenants into two separate categories.

NOTICE OF POTENTIAL NOISE IMPACTS SHOULD BE PROVIDED TO POTENTIAL PURCHASERS.



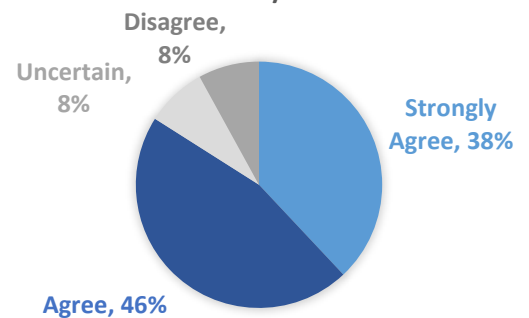
10. “Notice of potential noise impacts should be provided to potential tenants.” 46% agreed, 38% strongly agreed, and uncertain and disagree both were chose by 8%.

NOTICE OF POTENTIAL NOISE IMPACTS SHOULD BE PROVIDED TO POTENTIAL TENANTS.



11. “Notice of location in an APZ should be provided to potential purchasers/tenants.” 46% agreed, 38% strongly agreed, and uncertain and disagree both were chosen by 8%.

NOTICE OF LOCATION IN AN APZ SHOULD BE PROVIDED TO POTENTIAL PURCHASERS/TENANTS.



e. Next Steps

Next meetings set for February 12 and March 12 at 4pm in the Plaquemines Public Library



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Technical Group Meeting January 7, 2014 4:00pm

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