

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



**---MEETING MINUTES---**

**ADOPTED 3/12/14**

Technical Group Meeting

February 12, 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
- 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
- Leo Palazzo | PPG, Parish Attorney
- Benny Puckett | PPG, Grant Administrator
- Jason Dillman | Hero & Son

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
- Ken Dugas | PPG Engineer
- Robert Spears | PPG, GIS Dept
- Todd Eppley | PPG, Planning, Zoning and Permitting Board

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

Discussion:

- a. **Review and Approve Minutes from the 1/7/13 Technical Committee Meeting**



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**RE: January 7, 2014 Technical Committee Meeting Minutes [DRAFT]**

L. Palazzo motioned that the group approve the minutes from the 1/7/14 meeting, B. Keller seconded, the motion carried unanimously.

**b. Review previous directives**

D. Norton reviewed discussion items from the 1/7/14 meeting. D. Alfortish asked what restrictions exist for on-base housing and what noise and apzs exist on base. B. Keller responded by reviewing base planning and land use practices. D. Alfortish asked whether the base should be able to build so much housing if the surrounding community might be restricted from new development. B. Keller committed to provide maps with noise contours and APZs on base, but noted that the on-base housing is located outside of these areas. B. Hazel then asked whether the base had to obtain building permits for their construction process. P. Difebbo clarified that the base is exempt from local permitting.

D. Alfortish then questioned D. Norton on the use of terms like “strong support” based on polling done at the 1/7/14 meeting, clarifying that she thought it was too early to say the group was supportive of something without having all the information. D. Norton clarified that the questions posed at the previous meeting were based on conceptual support for different implementation tools and that this meeting would go into more detail. It was also clarified that there would be several more steps for the committee and public to engage with any proposed policy changes before going before the Parish council to become law. D. Alfortish asked that for the next meeting the consultant team provide cost estimates for implementation of proposed regulations like noise barriers, insulation, etc.

**c. Review and comment on draft MIPD maps**

D. Norton then reviewed the updated MIPD structure and maps based on feedback from the 1/7/14 meeting to simplify the districts. The committee was shown the revised maps with a smaller overall district as well as parcel boundaries overlaid as requested. D. Alfortish asked why the new MIPD 4 allows low density residential but MIPD 5 does not. M. Lauer clarified that this was based on the noise contours as they fall within the districts, particularly to the southwest of the base. D. Norton commented that this was based on feedback that accident risk be prioritized over noise levels.

D. Alfortish asked B. Keller to speak to the proposal to add a new flight path that had been discussed at the 10/15/13 meeting. B. Keller responded that the Navy had started the very slow process to gain approval to alter their flight path. H clarified that the new flight path would mirror the current path over the Mississippi River. He committed to check in with this process and provide an update.

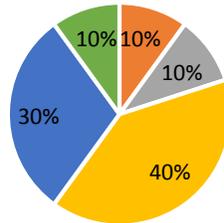
B. Keller then asked about switching MIPD 4 and 5 based on the uses allowed in each. D. Norton again clarified that this was due to the committee’s desire to prioritize accident potential over noise. There was then an open discussion about the subdivision regulations in Plaquemines and Jefferson Parishes.

M. Lauer then asked the group to respond to the following polling question:

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The MIPDs should stay as redrawn to only include AICUA noise (>65 DNL) and risk (CZ, APZ 1 & 2) zones



■ Strongly disagree ■ Disagree ■ Uncertain ■ Agree ■ Strongly agree ■ Need more info

He then also asked the group whether an acquisition strategy should be pursued for clear zone properties. T. Wilkinson asked for clarification on uses allowed in the clear zone. M. Lauer stated that it would restrict the construction of almost any structures but would still permit uses like mining, construction yards, etc. There was then an open discussion about whether the land owners were interested in selling whether through an easement or through fee simple purchase. It was decided to skip the polling question and that the consultant team would work to engage the land owners to determine their level of interest in acquisition.

**d. Review and vote on MIDP Overlay District elements**

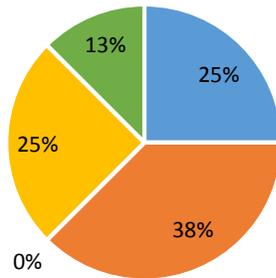
M. Lauer presented a number of changes made to the Draft MIDP ordinance presented at previous meetings. He explained how conditions to zoning could be used to permit specific uses within the subdistricts. T. Wilkinson expressed her concern with the tracking of conditions to zoning. There was an open discussion about each Parish's capacity to track and enforce zoning conditions and building code changes.

In the interest of time, M. Lauer moved on to a number of polling questions to gauge support for concepts presented in the newest MIPD overlay draft.

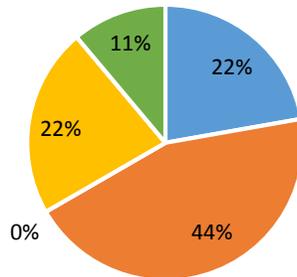
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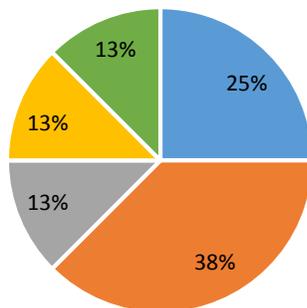
The Parishes should require mitigation for new residential construction in high noise zones



The Parishes should require mitigation for new office space construction in high noise zones



The Parishes should require mitigation for residential additions in high noise zones



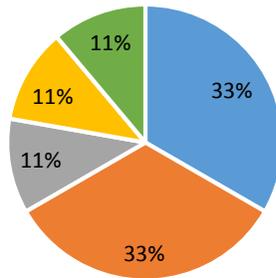
■ Strongly disagree ■ Disagree ■ Uncertain ■ Agree ■ Strongly agree ■ Need more info



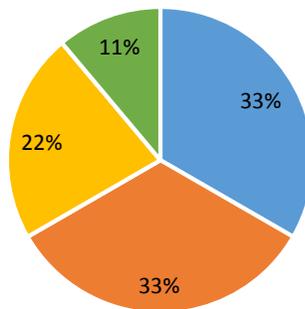
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The Parishes should require mitigation for office additions in high noise zones



The Parishes should require mitigation for major renovations in high noise zones



■ Strongly disagree ■ Disagree ■ Uncertain ■ Agree ■ Strongly agree ■ Need more info

**e. Next Steps**

Next meeting set for March 12 at 4pm in the Plaquemines Public Library. At that meeting the groups will review the 1958 avigation easement, potential acquisition strategies, and begin discussing MOU coordination procedures.

