

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



---MEETING MINUTES---

Technical Group Meeting

June 24, 2014, 4:00pm – 5:30pm

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

Participants:

- Diana Alfortish | Pivach Real Estate
- Allen Hero | Hero Lands Co.
- Bruce Keller | NAS JRB New Orleans
- Jim Woodard | PPG, Planning, Zoning and Permitting Board
- Belinda Hazel | PPG Assessor's Office
- Bonnie Buras | Realtor, Coldwell Banker TEC Realtors
- Hilda Lott | PPG

Absent:

- Tiffany Scot Wilken | JP, Director of Code Enforcement
- Michael Stack | LaDOTD
- Nancy Fridge | Pleasant Ridge Estates Neighborhood Association
- Robert Spears | PPG, GIS Dept
- Leo Palazzo | PPG, Parish Attorney
- Jeff DiMarco | PPG, Planning, Zoning and Permitting Board
- Todd Eppley | PPG, Planning, Zoning and Permitting Board
- Ametra Rose | PPG, Planning, Zoning and Permitting
- Terri Wilkinson | Jefferson Parish Planning
- Suzanne Farrar | Stonebridge Neighborhood Association
- Ken Dugas | PPG Engineer

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- Dwight Norton | GCR Inc.
 - Tyler Antrup | GCR Inc.



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RE: July 15, 2014 Technical Committee Meeting Minutes [DRAFT]

Discussion:

1) Review and approve meeting minutes from 6/24/14

D. Norton asked that the committee review the minutes from the 6/24/14 Technical Committee meeting. On the motion of A. Hero and a second by B. Keller the minutes were approved without opposition.

2) Discussion of MIPD Overlay Draft

D. Norton asked that the committee look over the most recent draft of the MIPD Overlay district which includes a number of substantial edits based on feedback from the 6/24/14 meeting. B. Hazel asked if the group could quickly go through the document rather than just reviewing it individually. D. Alfortish raised a concern with Section 1b related to communicating development applications to the base. T. Antrup explained that this was a substitution to a section in the previous document that discussed land use compatibility. There was then a general discussion about the purpose of Section 2 and how the applicable items would be used. After some discussion about the committee's thoughts on Section 2, it was decided to strike Section 2a such that 2 would now read "Applicability. The provisions of the MIPD overlay are applicable in the following situations within the MIPD:" and the application types follow directly. The committee also suggested that Section 2b become Section 2g and the language be adapted to be clearer that minor repairs and improvements would not be subject to any additional regulations or requirements. The committee also agreed that in the interest of simplifying and streamlining the purpose of the document to strike Section 1b and add Section 1a into the general Section 1 statement to read, "Purpose. The purposes of the Military Influence Planning District (MIPD) overlay are to minimize interference with Military operations through the limitation of structure heights, light and glare, and electronic interference".

B. Keller asked that there be a new section added that would prohibit the construction of commercial wind turbines in the MIPD to minimize the possibility of electronic interference. The committee did not have an issue with adding another section for wind turbines. There was also a general discussion about the wording of Section 6 and what kinds of materials would be considered reflective and what the zoning administrator would be able to approve. The committee agreed to let GCR work on clarifying this section. The committee also discussed whether Section 7 meant that the Zoning Board would have to prove all conditions. The committee agreed that the intent of the section was a single finding that includes all of the conditions.

3) Discussion of Draft MOU

D. Norton asked the group to look to the Draft MOU and began to go through the changes that had been made since the last draft the committee saw. The committee briefly discussed the addition of a new recital regarding the Louisiana State Constitution as it relates to the ability to regulate land uses. Additionally, D. Alfortish objected to striking the statement "property owners may not be denied reasonable use of their property" and the committee agreed to restore the statement.

Looking at Part III Section D2, the committee discussed the inclusion of subpoint v. regarding the notification of applications for by-right developments that would allow for more than 200 people congregating. The committee generally believed that this would be very difficult to implement and would be too obtrusive into the normal permitting process. Additionally, there were concerns that it would burden the parish with sending almost all permitting applications to the base and it would require B. Keller to review possibly thousands of applications. After discussing the priorities of this section, it was agreed to strike subpoint v. and to restore the notifications process back to only



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planning and zoning board topics. It was also emphasized that III.D.2.e. would specify that NAS/JRB only receive exactly what other departments would get and not require any additional work.

In discussing Part III.E.5. some members of the committee expressed concern that the base is often given the opportunity to comment on things going on around the base, but any impacts the base might be proposing don't really require much input from the public. T. Antrup proposed that this section be altered to add a new subsection on new infrastructure on base that would affect the community and require that the base provide for a 90-day comment period before taking action. The committee agreed to make this change.

In looking at Part IV.A.2.c. D. Alfortish asked if there were any noise easements in place. T. Antrup proposed to strike "noise and avigation" from this section to clarify the easements. The group agreed.

There was a discussion about the ability of the various parties to host a website for the dissemination of information about the JLUS as seen in Part IV.B.2, 3, and 4. It was agreed that the consultants would rework this section to make it more clear who would host the bulk of the information online. Additionally, the committee agreed to strike Part IV.B.5. which was unintentionally left in the document from the last draft. The committee asked that Parts IV.B.6. and 7. be combined and clarified to reflect the specific locations of the signage at the entry points to Belle Chasse and that the parties would coordinate with DOTD when necessary to do so.

The committee was asked to give significant input into the makeup of the Joint Land Use Working Group. It was decided that of the citizen representatives, five should be from Plaquemines Parish and one from Jefferson Parish to reflect the geographic difference between the two. There was then a lengthy discussion about how the members would be selected to serve on the group and also who would be designated as the chair. T. Antrup proposed having all members appointed by the Parish President, including the Chair, but that they would have to choose from members of the JLUS Implementation Committee. Any vacancies would be filled by nominees from the remaining members. The committee agreed to this approach.

There were no more changes proposed for the remainder of the MOU.

4) Discussion of Real Estate Disclosures

T. Antrup presented the consultant's proposal for real estate disclosures. D. Alfortish asked that the distance set on the disclosure form be stated in miles and not feet. T. Antrup clarified that it would be 1.5 miles. The committee agreed that this distance was acceptable. The committee objected to the inclusion of a recordation on titles of homes in Belle Chasse based on the difficulty of implementing it. The group agreed to strike this section.

5) Next Steps

As this was the last meeting of the Technical Committee, D. Norton explained how these items would be presented to the Policy Committee at their next meeting and vetted before moving up to the Parish Council.

