

**ZONING COMMISSION  
REGULAR MEETING  
Minutes  
CITY OF COVINGTON  
MONDAY, May 18, 2020**

**Planning Commissioners**

Teddy Boone - Chairman  
Joseph Fetter  
Donald Mastio  
Bruce Davidson  
Robert Celestine  
Ron Vaccaro  
Bert Duvic

**Staff**

Nahketah Bagby, City Planner  
Julian "Rod" Rodrigue, City Attorney  
Bob Moeinian, City Engineer  
JoAnn Rucker, Secretary  
Christopher Brown, Building Official

**I. Commissioner** called the meeting to order at 1:12pm.

**II. Roll call:**

Teddy Boone	Absent
Joseph Fetter	Yes
Donald Mastio	Absent
Bruce Davidson	Yes
Robert Celestine	Yes
Ron Vaccaro	Yes
Bert Duvic	Absent

**Commissioners Present:** Teddy Boone, Joseph Fetter, Robert Celestine, and Bruce Davidson

**Commissioners Absent:** Donald Mastio, Bert Duvic and Ron Vaccaro

**Staff Present:** Rod Rodrigue, City Attorney, Nahketah Bagby, City Planner, Bonnie Champagne, Council Clerk and JoAnn Rucker, Secretary.

**III. Approval of Minutes from February 10, 2020**

**Commissioner Fetter** made a motion to approve the minutes from the February 10, 2020 meeting, **Commissioner Davidson** seconded the motion.

**Roll call:**

Teddy Boone	Yes
Joseph Fetter	Yes
Donald Mastio	Absent
Bruce Davidson	Yes
Robert Celestine	Yes
Ron Vaccaro	Absent
Bert Duvic	Absent

**IV: Zoning Cases**

**THE BELOW CASES WERE SCHEDULED FOR THE APRIL 20, 2020 MEETING, WHICH WAS CANCELLED BASED ON DECLARATION OF A STATE OF EMERGENCY IN RESPONSE TO THE COVID- 19 VIRUS**

**1. CASE NO. 20-04-01ZC –Shared Parking Review**

A review of CAC-Hope House’s shared –parking arrangements with St. Tammany Parish Government to use four (4) parking spaces in the west parking lot of the Justice Center. Per section 4.104, shared or off-site parking arrangements require review and approval by the zoning commission.

**Petitioner:** John Hunley (MSH)

**Owner:** Thomas Mitchell -CAC-Hope House

**Michael Hunley of MSH Architects** gave a brief statement.

**Thomas Mitchell, CAC of Hope House** gave a brief statement

**Commissioner Fetter** made a motion to approve Case#20-04-01ZC. **Commissioner Davidson** seconded the motion.

**Roll call:**

Teddy Boone	Yes
Joseph Fetter	Yes
Donald Mastio	Absent
Bruce Davidson	Yes
Robert Celestine	Yes
Ron Vaccaro	Absent
Bert Duvic	Absent

**2. CASE NO. 20-04-01TXT - A Text Change Request**

**AN ORDINANCE OF THE CITY OF COVINGTON  
 AMENDING THE FOLLOWING PROVISION OF THE  
 COVINGTON CODE OF ORDINANCES:  
 APPENDIX B – COMPREHENSIVE ZONING ORDINANCE  
 OF 2010, PART 3 USE DISTRICTS, SECTION 3.5.0 STATUTORY  
 AUTHORITY, FINDINGS OF FACT, PURPOSE AND METHODS OF  
 FLOOD HAZARD PREVENTION AND PART 4 GENERAL  
 PROVISIONS, SECTION 4.3. ACCESSORY USE REGULATIONS  
 ZONING CASE NO. 20-04-01TXT**

**Petitioner:** City of Covington-Administration

**Nahketah Bagby, City Planner** informed the Commissioners that Chris Brown, the City of Covington Building Official will be introducing this case.

**Chris Brown, Building Official** led the discussion and explained the reasoning for this text change.

**Commissioner Davidson** made a motion to approve Case#20-04-01TXT. **Commissioner Fetter** seconded the motion.

**Roll call:**

Teddy Boone	Yes
Joseph Fetter	Yes
Donald Mastio	Absent
Bruce Davidson	Yes

Robert Celestine      Yes  
Ron Vaccaro            Absent  
Bert Duvic              Absent

**3. CASE NO. 20-04-02TXT- A Text Change Request**

**AN ORDINANCE OF THE CITY OF COVINGTON  
AMENDING THE FOLLOWING PROVISION OF THE  
COVINGTON CODE OF ORDINANCES:  
APPENDIX B – COMPREHENSIVE ZONING ORDINANCE  
OF 2010, PART 3. USE DISTRICTS, SECTION 3.15.  
CO COMMERCIAL OFFICE/PROFESSIONAL  
ZONING CASE NO. 20-04-02TXT**

**Petitioner:** City of Covington- City Council

**Rod Rodrigue, City Attorney** gave an overall explanation of the text change request.

**Commissioner Fetter** made a motion to approve Case#20-04-02TXT, **Commissioner Davidson** seconded the motion.

**Roll call:**

Teddy Boone            Yes  
Joseph Fetter         Yes  
Donald Mastio         Absent  
Bruce Davidson        Yes  
Robert Celestine      Yes  
Ron Vaccaro            Absent  
Bert Duvic              Absent

**THE BELOW CASES ARE SCHEDULED FOR THE REGULAR ZONING COMMISSION MAY 18, 2020 MEETING.**

**1. CASE NO. 20-05-01ZC Rezoning Case-** A request for Covington High School, STPSB, to rezone a 12-acre parcel on west side of Lion Drive from CO (commercial office/professional) to ID (institutional).

**Petitioner:** Jeffrey Schoen

**Owner:** St. Tammany Parish Public Schools

**Rod Rodrigue, City Attorney** gave an overview of the case.

**Jeffery Schoen** gave a brief statement.

**Commissioner Fetter** made a motion to approve Case# 20-05-01ZC. **Commissioner Celestine** seconded the motion.

**Roll call:**

Teddy Boone            Yes  
Joseph Fetter         Yes  
Donald Mastio         Absent  
Bruce Davidson        Yes  
Robert Celestine      Yes  
Ron Vaccaro            Absent  
Bert Duvic              Absent

**2. CASE NO. 20-05-02ZC (Rezoning Case PUD- PRD)**

A request to rezone 2 parcels of land at the south west corner of Polders Lane and N. Columbia St. from CN (neighborhood commercial) to a Planned Unit Development –Planned Residential (PRD) with a base RS-1 Zoning District. The rezoning request is to develop a 13-lot single family residential subdivision. Property is located at municipal address of 1330 Polders and 1555 N. Columbia St., Covington, Louisiana.

**Petitioner:** Robert C. Maier

**Owner:** Robert C. Maier

**Nahketah Bagby, City Planner** gave an overview of the case. She stated the property is located at the corner of Columbia Street and Polders Lane. It is two tracts of property. The property also has Mile Branch, which crisscrosses the property. The petitioner is asking that we rezone the property from neighborhood commercial to RS-1 single family base zoning and they would like it to be a PUD because of the lot sizes. The lot sizes are smaller than would be allowed in the RS-1 Zoning category. The petitioner is doing a lot of this work due to the drainage concerns of dealing with fish and wildlife as it relates to the sight. Actually, they are taking the property from a intense category to a lower single family residential category by proposing to do thirteen single family lots.

**Shiloh Moates** with MSH Architects gave a overview of the case.

**Commissioner Davidson** made a motion to approve **Case#20-05-07ZC (Rezoning Case PUD- PRD)**. **Commissioner Celestine** seconded the motion.

**Roll call:**

Teddy Boone	Yes
Joseph Fetter	Yes
Donald Mastio	Absent
Bruce Davidson	Yes
Robert Celestine	Yes
Ron Vaccaro	Absent
Bert Duvic	Absent

**Other Business:**

- Commissioner Mastio have given us notice that he is resigning from the Planning and Zoning Board. Also, Commissioner Duvic’s term expires in June and Councilman Verret has assigned Philip G. Smith to replace him. The City Council will be appointing two new members at the June meeting. We have been fortunate to have these two amazing men on our Planning and Zoning Commission and they both will be truly missed.
- We would like to thank **Bonnie Champagne, Council Clerk** for monitoring our meeting tonight.
- **Nahketah Bagby, City Planner** noted that there have been two cases submitted for the June 15, 2020 Planning Meetings.

**There being no further business the meeting was adjourned at 1:30 pm.**