

MINUTES OF A REGULAR MEETING OF THE SORRENTO PLANNING COMMISSION,
ACTING AS THE SORRENTO ZONING COMMISSION, AND THE SORRENTO BOARD
OF ADJUSTMENTS TUESDAY, APRIL 4, 2023, 6:30 P.M., SORRENTO COMMUNITY
CENTER, SORRENTO, LOUISIANA.

Those present:

Acting Chairman: William Eddy
Commissioners: Doreen "Doe" Ansell, Kenneth Saucier
Secretary: Kay Prado
Absent: Brent Alonzo, Juanita Tillison

Motion made by Commissioner Doreen "Doe" Ansell and seconded by Commissioner Kenneth Saucier to approve the minutes of the regular meeting of March 7, 2023. Motion carried.

Vote as follows:

YEAS: Doreen "Doe" Ansell, Kenneth Saucier
William Eddy
NAYS: None

ABSENT: Brent Alonzo
Juanita Tillison

Motion made by Commissioner Doreen "Doe" Ansell and seconded by Commissioner Kenneth Saucier to amend the agenda to add item number 5., Discussion and/or recommendation to the Mayor and Council regarding non-conforming lot owned by Clint Gaudet (Encore Boat). Motion carried.

Vote as follows:

YEAS: Doreen "Doe" Ansell, Kenneth Saucier
William Eddy
NAYS: None

ABSENT: Brent Alonzo
Juanita Tillison

Motion made by Commissioner Doreen "Doe" Ansell and seconded by Commissioner Kenneth Saucier to make a recommendation to the Mayor and Council to consider an introduction of Ordinance #23-06, an amendment to Subdivision Regulations, Section 17-4030 requiring Subdivision Access and Connectivity:

Access and connectivity

A. Purpose. These standards are intended to provide a safe and convenient well-connected system of streets that accommodate efficient travel for vehicles, bicycles, pedestrians, and other modes of travel through the development and to and from surrounding properties.

B. Applicability. This section shall apply to new residential development or redevelopment as follows:

1. Any subdivision involving development on 20 lots or more; or
2. Any subdivision of land where at least 50 percent of the adjacent lands are vacant, undeveloped, or undeveloped, regardless of number of lots proposed.

C. Access and connectivity standards.

1. Where rights-of-way for arterials, collectors, or local streets exist or are designated on property adjacent to a proposed development, and those rights-of-way extend to the property or boundary line of the proposed development, the proposed development shall dedicate rights-of-way to connect those adjacent rights-of-way into or through the land contained in the proposed development.

2. For subdivisions adjacent to vacant or undeveloped land, subdivision streets shall be extended to the boundaries of the parcel proposed for development to appropriate locations to provide future connections to adjacent properties. Such areas shall be dedicated as right-of-way extending to the property line. For areas dedicated for future connection, the Parish shall continually maintain adequate signage indicating that such area is reserved for future road connection and is otherwise undevelopable.

3. Subdivisions with 50 or more lots shall provide at least two access points to and from existing roadways. Such access points shall be located as far apart as practicable to best serve internal and external connectivity. At least one access point shall serve as the primary entry. Secondary access points shall connect either to another roadway or shall be dedicated as right-of-way extending to the property line for future connection. Any right-of-way dedicated for the purpose of future connection to an adjacent property may count toward meeting the required access points in this subsection C.3.

4. For private, gated communities where one or more access points are not continuously and fully secured by a gate, only those access points that are open to public access shall count toward minimum access and connectivity requirements. Fully gated communities with all access points continuously and fully secured by gates shall be exempt from the standards in this section except that such gated communities with frontage on more than one road and with 50 or more lots shall provide at least two access points to the maximum extent practicable.

5. The Planning Commission and the Director of the Department of Planning and Development, in consultation with the Parish Engineer, may only modify the standards in this subsection C. if:

a. Compliance with the access and connectivity standards is not possible or is otherwise impractical due to site conditions or surrounding site conditions, and where full compliance would not result in greater community benefit as intended by this section.

Motion carried.

Vote as follows:

YEAS: Doreen "Doe" Ansell, Kenneth Saucier
William Eddy

NAYS: None

ABSENT: Brent Alonzo
Juanita Tillison

Motion made by Commissioner Doreen "Doe" Ansell and seconded by Chairman Kenneth Saucier to make a recommendation to the Mayor and Council to consider one of the following options to bring the non-conforming lot currently zoned MU2, owned by Clint Gaudet/Encore Boats to a conforming lot:

1. Rezone Mr. Gaudet's property and all property that is currently zoned MU2 that is Southwest of his property, to MU. This would only include property with frontage on John LeBlanc Blvd. (Hwy 22).
2. Require Mr. Gaudet to apply for a zoning change to MU for his property only. This would only include property with frontage on John LeBlanc Blvd. (Hwy 22).

Motion carried.

Vote as follows:

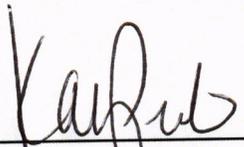
YEAS: Doreen "Doe" Ansell, Kenneth Saucier

NAYS: William Eddy

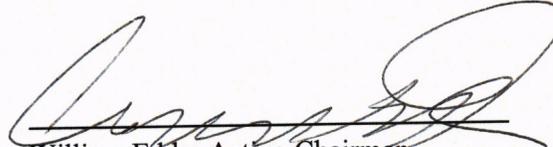
ABSENT: Brent Alonzo

Juanita Tillison

There being no further business to come before the Planning Commission acting as the Zoning Commission and upon motion made and seconded the meeting was adjourned.



Kay Prado, Secretary



William Eddy, Acting Chairman