

**ZONING COMMISSION  
REGULAR MEETING  
Minutes  
CITY OF COVINGTON  
MONDAY, August 20, 2018**

**Planning Commissioners**

Teddy Boone - Chairman  
Joseph Fetter  
Donald Mastio  
Cody D Ludwig  
Robert Celestine  
Ron Vaccaro  
Bert Duvic

**Staff**

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

**Commissioner Vaccaro** called the meeting to order at 6:37 P.M.

**Roll call:**

Teddy Boone	Absent
Joseph Fetter	Yes
Donald Mastio	Yes
Cody D Ludwig	Yes
Robert Celestine	Yes
Ron Vaccaro	Yes
Bert Duvic	Yes

**Commissioners Present:** Ron Vaccaro, Joseph Fetter, Donald Mastio, Cody D Ludwig, Robert Celestine, Bert Duvic

**Commissioners Absent:** Teddy Boone

**Staff Present:** Nahketah Bagby, JoAnn Rucker and Julian "Rod" Rodrigue.

**Commissioner Mastio** made a motion to approve the minutes from the July 16, 2018 meeting, **Commissioner Celestine** seconded the motion.

**Roll call:**

Teddy Boone	Absent
Joseph Fetter	Yes
Donald Mastio	Yes
Cody D Ludwig	Yes
Robert Celestine	Yes
Ron Vaccaro	Yes
Bert Duvic	Yes

**V. Zoning Case**

**CASE ZONING CASE# 18-08-01-TEXT (ZC)-AN ORDINANCE OF THE CITY OF COVINGTON AMENDING THE COVINGTON CODE OF ORDINANCES, APPENDIX B—COMPREHENSIVE ZONING ORDINANCE OF 2010, PART 3. USE DISTRICTS, SECTION 3.8. RSL SINGLE-FAMILY RESIDENTIAL—EXISTING SMALL LOTS, SECTION 3.9. RS-1 SINGLE-FAMILY RESIDENTIAL, SECTION 3.10. RS-2 SINGLE-FAMILY RESIDENTIAL,**

**SECTION 3.11. RLL SINGLE-FAMILY RESIDENTIAL—LARGE LOTS, SECTION 3.12. RS-3 TWO-FAMILY RESIDENTIAL, SECTION 3.13. RM-1 THREE- AND FOUR-FAMILY RESIDENTIAL, AND SECTION 3.14. RM-2 MULTIFAMILY RESIDENTIAL, TO ADD SHORT-TERM RENTALS AS A CONDITIONAL USE**

**Applicant:** City of Covington – Administration and City Council

**Rod Rodrigue, City Attorney** led the detailed discussion.

**Lisa Condrey Ward**, stated that allowing Short-Term Rentals as a conditional use will have a negative impact on neighborhood character and change the dynamics in residential areas. Short-Term Rentals should not be allowed in residential districts. She stated that she has no problem allowing Short-Term Rentals in commercial zoning districts for they are a business operation. In addition, any one currently operating Short-Term Rental in a residential district is violating the Zoning Code.

**After a discussion among the Commissioners, the following comments were summarized as follows:**

1. Short-Term Rentals should not be permitted as a conditional use or a permitted use in residential districts.
2. Short-Term Rentals affect the fabric and integrity of neighborhoods and residential districts.
3. No problem with allowing Short-Term Rentals in commercial zoning districts.

**Commissioner Duvic** made a motion to deny the text change as written due to the broadness of the wording and its potential effect on residential areas, seconded by **Commissioner Fetter**.

**ACTION TAKEN- Voted 6-0 to recommend denying the Text Change to City Council.**  
**Voice vote of 6-0**

**Roll call:**

Teddy Boone	Absent
Joseph Fetter	Yes
Donald Mastio	Yes
Cody D Ludwig	Yes
Robert Celestine	Yes
Ron Vaccaro	Yes
Bert Duvic	Yes

**Other Business-**

- **City Planner, Nahketah Bagby** reminded the Commissioners of the 2018 Louisiana Code of Governmental Ethics Training; <https://eap.ethics.la.gov/ethicstraining/login.aspx>

**Adjournment** at 7:16pm