

**ZONING COMMISSION
REGULAR MEETING
Minutes
CITY OF COVINGTON
MONDAY, November 19, 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 Boone called the meeting to order at 6.35 P.M.

Roll call:

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

Commissioners Present: Ron Vaccaro, Joseph Fetter, Donald Mastio, Cody D Ludwig and Bert Duvic.

Commissioners Absent: Robert Celestine and Teddy Boone

Staff Present: Rod Rodrigue, Nahketah Bagby and JoAnn Rucker

Commissioner Mastio made a motion to approve the minutes from the October 15, 2018 meeting, **Commissioner Ludwig** seconded the motion.

Roll call:

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

V. Zoning Case

1. ZONING CASE NO. 18-10-03TXT - AN ORDINANCE BY THE COVINGTON CITY COUNCIL TO AMEND APPENDIX B – COMPREHENSIVE ZONING ORDINANCE OF 2010; IN GENERAL TO ADD PART 8, COMPLETE STREETS POLICY; SECTION 1, DEVELOPMENT STANDARDS.

Petitioner: City of Covington Administration

Rod Rodrigue, City Attorney withdrew Case# 18-10-03TXT pending further study.

2. ZONING CASE NO. 18-11-05TXT 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 3.11. 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 DELETE BED AND BREAKFAST AS A CONDITIONAL USE

Petitioner: City of Covington City Council

Rod Rodrigue, City Attorney led the discussion on Case# 18-10-05TXT. Mr. Rodrigue stated that the proposal from the City of Covington Council is to eliminate bed and breakfasts in residential zones in the City of Covington unless they are in the Historical District. Short term rentals would be allowed in residential and commercial in the Historical District but, they are still subject to regulatory requirements.

Commissioner Duvic made a motion to adopt **Case # 18-10-05TXT**, seconded by **Commissioner Fetter**.

Roll call:

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

3. ZONING CASE# 18-11-06TXT: 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 3.9. RS-1 SINGLE-FAMILY RESIDENTIAL AND SECTION 3.10. RS-2 SINGLE-FAMILY RESIDENTIAL, TO ADD BED AND BREAKFASTS AS A PERMITTED USE IN THE HDC-MUOD HISTORIC DOWNTOWN COVINGTON MIXED-USE OVERLAY DISTRICT

Petitioner: City of Covington City Council

Rod Rodrigue, City Attorney led the discussion on Case# 18-10-05TXT. Mr. Rodrigue stated that Case# 18-11-06TXT is implementing Short Term Rentals as an identified use in the zoning code and regulations.

Commissioner Duvic made a motion to adopt **Case # 18-10-05TXT**, seconded by **Commissioner Ludwig**.

Roll call:

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

4. Zoning Case# 18-11-07 TXT: AN ORDINANCE OF THE CITY COVINGTON AMENDING THE FOLLOWING PROVISIONS OF THE COVINGTON CODE OF ORDINANCES: APPENDIX B COMPREHENSIVE ZONING ORDINANCE OF 2010, PART 4 GENERAL PROVISIONS, SECTION 4.2 LANDSCAPING AND TREE PRESERVATION TO AMEND SECTION 4.207 TREE MITIGATION, ENFORCEMENT AND VIOLATIONS, SECTION 4(B). PAYMENT IN LIEU OF PLANTING

Petitioner: City of Covington Administration

Rod Rodrigue led the discussion on Case # 18-11-07TXT stating that this ordinance directs where the money goes from tree mitigation fees.

Commissioner Fetter made a motion to approve **Case # 18-10-05TXT**, seconded by **Commissioner Ludwig**.

Roll call:

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

**5. ZONING CASE# 18-11-08 TXT: AN ORDINANCE OF THE CITY OF COVINGTON AMENDING THE COVINGTON CODE OF ORDINANCES
APPENDIX B, Part 3. USE DISTRICTS, SEC. 3.16 CN
NEIGHBORHOOD COMMERCIAL 3.1602 PERMITTED USES
AUTOMOTIVE FUEL STATIONS**

Petitioner: City of Covington Administration

Rod Rodrigue, City Attorney led the discussion on Case# 18-11-08TXT. Mr. Rodrigue stated that Zoning Case 18-11-08TXT is requesting a change in the ordinance to increase the number of islands for an automotive fuel station from four to six on parcels that are 40,000 square feet or larger.

Mr. Mark Johnson gave a brief comment.

Commissioner Fetter made a motion to deny **Case # 18-10-08TXT**, seconded by **Commissioner Mastio**.

Roll call:

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

**Other Business-
Nahketah Bagby, City Planner Announcements:**

- A reminder the Commissioners of the 2018 Louisiana Code of Governmental Ethics Training;
<https://eap.ethics.la.gov/ethicstraining/login.aspx>

Adjournment at 7:08 pm