



City of Gretna Planning & Zoning Commission Meeting June 4, 2025 – 5:30 PM

The Planning & Zoning Commission of the City of Gretna, Louisiana held the meeting scheduled for Wednesday, June 4, 2025, at 5:30 p.m. at 740 Second Street, Gretna City Hall, Gretna, LA 70053.

Notice for the Planning and Zoning Commission meeting was duly posted as law requires on the bulletin board, at Gretna City Hall main entrance, 740 Second Street, Gretna, Louisiana 70053.

1. Call to Order and Roll Call:

Roll call taken; Commission members present James Rolf, Rory Cadres, and Elizabeth Strohmeyer, Lisa Carr Absent: William Tomasak

Chairman, James Rolf was in the chair, and the City Clerk was present. A quorum of four members being present, Chairman Rolf, called the meeting to order at 5:30 PM.

City Staff present: Norma Cruz, City Clerk; and Qudsiyyah Noorulhaqq, City Planner.



2. Major Site Plan Review request: (Recommendation to Council)

1. 853 Gretna Boulevard- Elliott J. Hano, Architect and Tommy Tran, Owner

Miss Qudsiyyah Noorulhaqq, City Planner proceeded to provide the slide presentation and written staff report on the existing zoning and land use and a zoning analysis.

Criteria for Major Site Plan Approval (853 Gretna Blvd).

- (1) The proposed building, site development and uses are consistent with the Comprehensive Plan;
- (2) The proposed buildings are located and designed to comply with the applicable zoning district requirements in Article 3 and 4 of this UDC;
- (3) The proposed uses are consistent with the applicable zoning district requirements in Article 3 of this UDC, and any supplemental conditions in Article 5 of this UDC; and
- (4) The Planning Director has granted approval for any administrative relief pursuant to Sec. 58-86 and the Planning & Zoning Commission has granted approval for any variances pursuant to Sec. 58-65 that are required for UDC compliance.

The following conditions were initially recommended by Staff for the Planning and Zoning Commission consideration:

1. A revised drawing showing a water meter and backflow preventer will be placed on Gretna Boulevard side of the property.
2. A revised landscaping plan in accordance with Section 58-272 showing proposed sod islands along Huey P Long Avenue will be landscaped.
3. A revised lighting plan with updated photometrics showing 0.5 footcandles or less at property line near residences.
4. A litter abatement plan indicating days and times of trash pick-up, location of the trash disposal system and details of screening, including type, height and elevation of dumpster and fence.
5. Indication on the plan showing this new construction will be 3'-0 above the crown of the street or BFE plus one foot of freeboard, whichever is highest.

After the major site plan review staff report was released on May 30, 2025, with the initial recommendations, the applicant submitted updated site plans. City Staff reviewed these updates, which included a litter abatement plan, and an update landscaping plan.

The following conditions were recommended by Staff for the Planning and Zoning Commission's consideration:

1. A revised drawing showing a water meter and backflow preventer will be placed on Gretna Boulevard side of the property.
2. A revised landscaping plan in accordance with Section 58-272 showing proposed sod islands along Huey P Long Avenue will be landscaped.
3. A revised lighting plan with updated photometrics showing 0.5 footcandles or less at property line near residences.
4. Indication on the plan showing this new construction will be 3'-0 above the crown of the street or BFE plus one foot of freeboard, whichever is highest.

-Chairman Rolf requested a motion made regarding the type of recommendation to be for the major site plan review.

-Member Lisa Carr offered a motion for approval of the conditions put forward by City Staff and was seconded by Member Elizabeth Strohmeyer.

Chairman Rolf opened the floor to public comment, and the following citizens spoke:

Ms. Laura Friedman, a Gretna resident opposed due to the applicant's restaurant violations, the Smoker's Porch being across from a high school, existing laundromats, concerns about water usage, unclear hours, littering, and overflow parking, especially on Sundays.

-Member Lisa Carr responded that the stated BMX traffic should not use the empty lot for parking, mentioned fair competition, and suggested that overflow can be managed by using other laundromats. City Planner explained regulations around laundromat hours and addressed water usage concerns. The applicant agreed to remove the Smoker's Porch.

Ms. Geraldine Walker, a Gretna resident expressed concerns about people parking on her lot, Walmart and Dollar General baskets and trash being left on her lot, and the presence of too many laundromats.

-Chairman Rolf explained that new carts have a security system to prevent them from leaving the store. He recommended reaching out to her Councilman or attending a Council meeting to address the cart parking issue.

Mr. David Frederick, a Gretna resident stated that another laundromat would lead to oversaturation and attract homeless people to the area.

-Chairman Rolf mentioned that the demographic issue is outside the Commission's purview and recommended bringing it up at the next Council meeting.

-Chairman Rolf then closed the floor to public comment and the hearing, requesting a motion regarding the recommendation for the major site plan review.

The site plan review, is valid for one year otherwise an extension will be required if construction is delayed.

Member Lisa Carr said she would motion to approve with all recommendations by City Staff; and suggested an additional recommendation to remove the "smoker's porch" from the front of the building. The conditions by City were as follows:

1. A revised drawing must show that a water meter and backflow preventer will be placed on the Gretna Boulevard side of the property.
2. A revised landscaping plan, in accordance with Section 58-272, must show proposed sod islands along Huey P Long Avenue will be landscaped.
3. A revised lighting plan must include updated photometrics showing 0.5 footcandles or less at the property line near residences.
4. The plan must indicate that the new construction will be 3'-0" above the crown of the street or BFE plus one foot of freeboard, whichever is higher, and must include the removal of the "Smokers Porch."

On an amended motion by **Member Rory Cadres** and seconded by **Member James Rolf**, **IT WAS RESOLVED** to approve with the conditions as recommended by City Staff (listed above), along with the additional recommendation by the Commission members, to remove the "Smokers Porch"; from front of the building, for the property at 853 Gretna Blvd., Elliott J. Hano, Architect and Tommy Tran, Owner, the same was favorable recommended to the City Council; and the same was approved by the following vote:

Yeas: **Members Rory Cadres, James Rolf, Lisa Carr and Elizabeth Strohmeyer**
Nays: None
Absent: Member William Tomasak
Abstain: None



4. Meeting Adjournment.

There was no further business to conduct, and on a motion by **Member Lisa Carr** and seconded by **Member Elizabeth Strohmeyer**, the Planning and Zoning Commission meeting for Wednesday, June 4, 2025, adjourned at 6:07 PM, and the same was unanimously approved.

Respectfully submitted,

Amelia Pellegrin,
Director, Planning and City Development