



## City of Gretna Planning & Zoning Commission Meeting July 2, 2025 – 5:30 PM

The Planning and Zoning Commission for the City of Gretna, Louisiana held the meeting scheduled for Wednesday, July 2, 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 Elizabeth Strohmeyer, Lisa Carr, James Rolf, Rory Cadres, and William Tomasak. – Absent: NONE

Chairperson, James Rolf was in the chair, and the City Clerk was present. A quorum of four members being present, Chairperson Rolf, called the meeting to order at 5:32 PM.

City Staff present: Norma Cruz, City Clerk.

Absent: Amelia Pellegrin, Director of Planning and City Development



Chairman Rolf recapped on the matters for review this evening. A major subdivision request for 703 Van Trump Street and a Conditional Use Permit request for 628 Fourth Street for a dog grooming and boarding business. For each item, the commission will consider the staff recommendation. Reports will be provided by the Director of Planning and City Development; consider public comments on each item will publicly deliberate the items; and based on the reports and evidence provided, and publicly either for or against the requests or with further conditions. Questions may be raised by the applicant and Staff. Recommendations will be made to the City Council for their final approval at the July 9, 2025, Council Regular meeting.

### 2. Major Resubdivision request: (Recommendation to Council)

#### A. 703 Van Trump Street - Tony J. Tesvich, Applicant

Resubdivision of Lots 1, 2, 3, 21, 22 and 23; Square 112, McDonoghville Subdivision INTO Lot 1A, Square 112, McDonoghville Subdivision. (District 1)

--Mr. Tony Tesvich addressed the Commission and briefed on the proposed plans and on the present conditions of the property. Will be applying for a demolition permit; half of the roof is rotten. Will be saving the concrete walls and the slabs. The building will be fairly all new because there will be a new roof, plumbing and electrical work done. Mr. Tesvich said that he did not foresee any problems. Will be handled by the architect, plumbing and electrical engineers to do the job.

Member Strohmeyer questioned the size of the proposed restaurant; and on the parking.

Mr. Tesvich said the restaurant will have capacity for 95-100 patrons, more than that.

--Ms. Pellegrin informed that as far as the flood plan and the parking plan, stormwater management, all of those elements, will come before the Commission in a Site Plan Review at a later time. The building was adjacent to residential lots (right and rear).

Ms. Amelia Pellegrin provided the report on the major subdivision request for 703 Van Trump Street.

#### Summary

Mr. Tony Tesvich, the property owner of 703 Van Trump Street, Gretna, Louisiana 70053, has submitted an application to the City of Gretna. He is requesting to subdivide six parcels of property into one lot at this location. This major resubdivision is intended for the potential construction of an oyster bar. Since it involves six lots, it requires approval from both the Planning and Zoning Commission and the City Council.

**Detailed Description**

The major resubdivision aims to combine Lots 1, 2, 3, 21, 22, and 23 of Square 112 in the McDonoghville Subdivision into a single Lot 1A for the purpose of redevelopment into an oyster bar. The property, currently zoned BC-2, consists of vacant lots with a blighted structure. The applicant has also applied for partial demolition permit 2025-8433. Please refer to the attached application and survey for details on the existing lots and the proposed Lot 1A.

**Notice Requirements and Public Comment**

Posting and mailed notification requirements for this application for Major Subdivision were satisfied as of June 24, 2025. No inquiries were received as of the date of this letter. Following the Planning and Zoning Commission hearing on July 2, 2025, it will be introduced to the City Council at the July 9, 2025, meeting.

**Recommendation**

This Major Subdivision request meets all UDC criteria and is recommended for Commission approval.

On a motion by **Member Lisa Carr** and seconded by **Member William Tomasak**, **IT WAS RESOLVED** to accept the favorable recommendation of the Planning and Zoning Commission and to approve the major resubdivision as recommended by City Staff (provide above), for the property at 703 Van Trump Street, Tony J. Tesvich, Applicant; and the same was approved by the following vote:

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



**3. Conditional Use Permit request: (Recommendation to Council)**

**A. 628 Fourth Street** - Bria Scott, Applicant  
Request to operate a dog grooming and boarding business. (District 2)

Ms. Pellegrin provided the Staff Report on the Conditional Use Permit request for 628 4<sup>th</sup> Street:

The reason for this request being a conditional use permit process, was because it was currently zoned R-1 (Single Family Residential); cannot explain why, but that was the current zoning. The commercial building there has been in existence for decades. This building is at the corner of Fourth and Newton Streets.

**Summary**

Application for a conditional use permit at 628 4th Street was submitted to the City by Bria Scott who proposes to use this property for a dog grooming and boarding for her business “Poised Pooch Grooming Studio.” This property is located in a R-1 Single Family Residential District. Dog grooming and boarding is not an authorized use in an R-1 zone. The applicant seeks a Conditional Use Permit (CUP) to establish a non-conforming use at this existing commercial property, as specified in Unified Development Code Section 58-394(d).

**Detailed Description**

Please see the attached application and letter of intent describing the proposed dog grooming and boarding use. The zoning is R-1 which is a single-family residential district that is intended for single-family residential use. Dog grooming and boarding is not an authorized use.

However, the building is a long-standing commercial business. This property has been used in recent past as a hair salon and is eligible to apply via adaptive reuse to establish a nonconforming use via the CUP process. The property abuts residential lots – see zoning map excerpt on the following page. The applicant is proposing hours of 8am-3pm Monday through Friday and Saturday by appointment only; Sunday closed. There will be no building modification.

**Compliance Review**

When reviewing a CUP request, the following criteria apply:

**Section 58-63 (i) (1-6):** A conditional use is permitted only if the applicant demonstrates that:

- 1) The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;
- 2) The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;
- 3) Adequate public facilities shall be provided as set forth herein.

- 4) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood.
- 5) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort, or general welfare; and
- 6) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use.

**Section 58-339 of the Gretna Unified Development Code**, states that boarding operations must be located at least 1,000 feet from residentially zoned lot as measured between the nearest property lines if outdoor kennels are provided. As can be seen from the zoning map, this is not the case.

Given the nature of the existing structure and lot, and its proximity to residential, **only the proposed grooming** use appears to meet the criteria for conditional use.

**Notice Requirements and Public Comment**

Posting and mailed notification requirements for this Conditional Use Permit application will be satisfied as of July 9, 2025. One e-mail—in support of the proposed business was received at the time of this report.

**Recommendations**

This CUP application for re-establishing a non-conforming use in an existing commercial structure meets the criteria listed above with the following conditions as **recommended by the Planning and City Development staff that grooming only be allowed, no boarding operations.**

Miss Bria Scott, Applicant said she was the owner of “Poised Pooch Grooming;” she has been grooming for about five years. Her plans were for just grooming, but considered adding boarding. She said she was a low volume groomer (just her); she would only allow three or less dogs at a time by appointment only.

Chairman Rolf questioned on the waste disposal aspect of the business; pest control; noise control and the hours of operation of her business.

–Miss Scott explained how she will be disposing of the dog waste. She will contract with a pest control business; and will be using home defense measures for the pest control. The hours of operation will vary, but no later than 3:00 PM, which are normal business hours.

On a motion by **Member Lisa Carr** and seconded by **Member Elizabeth Strohmeyer**, **IT WAS RESOLVED** to favorably recommend the Conditional Use permit for the proposed business at 628 4th Street, as recommended by the Planning & City Development staff that **grooming only** be allowed, **no boarding operations** per Section 58-339, of the Gretna Unified Development Code; and the same was approved by the following vote:

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



Ms. Pellegrin informed the commission members that at next month’s meeting (August 6, 2025), they will have to hold a required public hearing to do closeout of the Community Development Block Grant at the commission meeting.

Member Lisa Carr announced she will be leaving the Planning and Zoning Commission since her spouse got elected Council Member for District 4; and due to ethics will have to resign her services to the commission.

**4. Meeting Adjournment.**

There was no further business to conduct, and on a motion by **Member Elizabeth Strohmeyer** and seconded by **Member Lisa Carr**, the Planning and Zoning Commission meeting for Wednesday, July 2, 2025, adjourned at 5:58 PM, and the same was unanimously approved.

Respectfully submitted,  
Norma Cruz for Amelia Pellegrin, Director, Planning and City Development