

Meeting Summary, JLUS Technical Committee Meeting

Plaquemines Parish Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA
May 26, 2010, 6:00-8:00 PM

Attendees: Mike Metcalf (PPG); CDR Buck Dodick, Bruce Keller (NAS/JRB New Orleans); Terri Wilkinson, Ed Durabb (JP); Allen Hero (Hero Lands); Bonnie Buras (Plaquemines Parish Resident); Phil Brodt, Steve Gourgues (GCR); Ed Elam (BKI)

Meeting convened at 6:15 pm by the Chair (Mike Metcalf). The meeting started with a request for a motion to approve of the minutes from the Committee meeting of May 12, 2010. This motion was made by CDR Buck Dodick (NAS/JRB NO) with a second by Mike Metcalf (PPG). No opposition to the motion; minutes approved.

At the start of the meeting, Steve Gourgues (GCR) provided the following handouts for use during the discussion: Meeting Agenda; Meeting Summary from May 12, 2010. Group members were asked by email to bring their MIA district handouts (maps and land use compatibility matrix) from the May 12, 2010 meeting to this meeting.

Discussion of modifications of baseline conditions (AICUZ Map)

At the previous meeting, it was discussed that GCR would look into a revised noise contour map to address the change in activity along the North-South runway at the run-up pad located near the LA 23 end of the runway. It was determined after review of the issue and the AICUZ guidelines that this would not occur at this time.

The Noise Contour information shown as the baseline for this JLUS process would remain as shown on current exhibits. However, this process can suggest a re-evaluation of noise at the base as a recommendation in the final JLUS plan. The re-evaluation of noise at the base would occur in 2012, 10 years after the completion of the current noise study. Also, it was noted that as part of the north-south runway extension, the environmental assessment would include a review of changes in the noise contours around the base.

It is given that any re-evaluation and redrawing of the noise contours would occur after the completion of this study. When that happens, it will require a review of the land use suggestions for the portions of the MIPD where the noise contours change. The recommendation to include the land use review with the review and possible adjustment in the noise contours will need to be made as part of the final recommendations of this JLUS.

Suggested Land Use Compatibility Matrix Checklist

The group discussion centered on the method for completing the review of land use compatibility within the MIAs shown on the maps and handouts provided to the group at the previous meeting.

The discussion has been grouped into the following topics:

Developed vs. Undeveloped Areas: The group discussed options for dividing the areas contained in the MIA review into two general groups: developed and undeveloped areas. After discussion, it was generally agreed that in developed areas, the general recommendation would be to generally maintain existing developed land use, with a suggestion to encourage disclosure (at time of

development or sale) and owner-financed mitigation, through methods such as soundproofing of structures in higher noise areas. Examples of mitigation measures would be changes which could also improve structural energy efficiency (insulation, insulated windows, central air conditioning). There is a need for additional research into the State Building Codes to determine if the noise mitigation measures would be permitted as they do not include changes to structural elements.

In undeveloped areas, the focus would be to identify land use and zoning recommendations consistent with the Land Use Compatibility Matrix. Properties developing in these areas would also be subject to some forms of noise mitigation, but these would be installed into structures by the developer at the time of construction. It was also discussed that there may be a need for a disclosure form or information be provided to the developer of the noise contour and mitigation measures as part of a general disclosure signed at the time of an application to develop.

Noise Contour Lines: The group discussed the methods which could be considered for assigning contour boundaries to help determine which parcels are in or out of the noise areas. It was discussed that the boundary could split individual parcels in some areas. It was discussed that this contour line (which has no meets and bounds description) could be treated like the floodplain lines on the FIRM maps. Another option would be to join the contour to the closest parcel or street centerline to help determine which properties are within or outside of the contour. No decision was made on which system would be followed. It was noted if that contour crosses a parcel, but not near a structure, suggesting that structure should be mitigated for noise (at the owners cost) could be considered a possible problem.

In tracking the location of parcels within the noise contours, it was noted that both parishes utilize GIS systems to support planning and zoning activities. Attribute data for parcels within the noise contour areas could be modified to indicate the presence of the noise contour/AICUZ and APZ information. However, any data added to these systems to reflect the location of the APZ and Noise Contours will need to have the proper coordinates and location information in order to work within the parishes' existing GIS systems.

Proposed Land Use Compatibility Work Program: The group consensus, based upon the general discussion, is to work at reviewing the Land Use Compatibility Matrix and arrive at land use recommendations within undeveloped areas first. This would generally include the MIAs 1, 6, 8, 17, 18, 19, 20, 21, 22, 23, and 24. In completing this review, GCR has been asked to compare the land use suggestions under the Compatibility Matrix to local zoning – this will give a better idea of the permitted uses in these areas. (A copy of the current zoning designations for Plaquemines Parish was given to the group as a handout.)

All other MIAs which are developed, or have development in a majority of their land areas, will be examined last to determine what mitigation measures to address noise should be recommended in the JLUS.

Meeting adjourned, with no objection. The next Technical Committee meeting was tentatively set for three weeks from tonight (June 16, 2010), 6:00 pm at the Belle Chasse VFD. The meeting reminder will be sent to all committee members in advance.