

**MINUTES
FOR THE CITY COUNCIL MEETING OF JULY 5, 2023**

The regular meeting of the Mandeville City Council was called to order by the Council Chairman at 6:00 p.m. followed by roll call.

ROLL CALL - present: Jason Zuckerman, Rick Danielson, Skelly Kreller, Jill McGuire, Rebecca Bush

Also present: Keith LaGrange, PW Director, Elizabeth Sconzert, City Attorney, Mayor Madden, Cara Bartholomew, Planning Director

Mr. Danielson announce this is the rescheduled meeting to discuss the Sucette project. The developer has made revisions to the project based upon what they have heard from the public. Tonight, no votes on the ordinance will be taken this evening, just possible amendments and conditions The next scheduled Sucette meeting will be on Wednesday, July 12th and then a regular city council meeting on Thursday, July 13th and Sucette will not be on the regular council agenda. If the council feels ready, it is possible there can be a vote on July 12th, if not, a vote will take place at a later meeting.

Mr. Hoffman started a review of the revisions they were presenting to the Council. Mr. Hoffman explained after hearing several comments about scale, parking, density, height, greenspace. They went back to see what options could be made. The revised plan removes the south wing of the adult building which is a decrease of 55,000 sq ft. With this revision, several changes have been made. The active adult building is now 178 units thereby adding 25 more parking spots to the project. It also reduces the required parking spaces from 402 to 356 spaces using the multifamily requirement. Sucette now has 622 parking spaces including 83 in banked. The CLURO requires 490 parking spaces. They have converted some of the community space and changed some of the 3-bedroom apartments into 1-bedroom units. The result is a net reduction of 23 units in the complex. They reviewed the height section but believe the design is in line with the requirements and will not be visible to the majority of residents in Mandeville. The green space will be maintained as the previous plan. After considering the proposed revisions, they considered the financial repercussions. At the last meeting someone asked how it compared to the Chenier apartments. They did research on Chenier, Tops'1 and Mariners East. With the proposed plan Sucette is less dense than all three of these developments.

Mr. Zuckerman asked if the lot area information is based upon the entire 15 acres. Mr. Hoffman explained it is just the footprint of the building. Mrs. Bush thanked the developers and thought it was a nice concession. Dr. Kreller asked if any of the new parking spaces can be pervious instead of non-pervious? Mr. Hoffman explained it can be, but they have not gotten to that level of the drawing yet. Mr. Danielson explained this new power point presentation will be posted on the city website in the morning. Mr. Danielson asked Ms.

Ms. Bartholomew reviewed the Planning and Zoning Rezoning process with the Council.

Mr. Danielson asked for public comment from the audience.

Mr. Grundman stated the developers reduced the residential aspect of the project, not the commercial. This has turned in to a more commercial than residential development.

Mr. Lautner stated no one would object if the hotel was removed. The project tis out of character.

Mr. Cedric Barker stated we are losing dight of what Mandeville is. This development will create more traffic and density.

Ms. Emery Clark asked who is liable for trespassers. There was a small fire this past weekend on the property and there are people doing “donuts” and driving all over the property.

Mr. Ernest Burguieres asked if there was a rule about the number of changes that can be made to a project before it has to go back to the P&Z commission. Are these changes to great? Ms. Bartholomew explained there is no specific rule, but the project would only go back to the commission if it was an increase in what they already approved.

Ms. Bev Tolbert had questions about the harbor, was it the old Mariners Village yacht club?

Mrs. Winn Venable thought since all the topics have not been addressed yet with the council these drawing are premature.

Mr. Ren Clark asked how does this contribute to the health, safety, welfare as stated int eh comprehensive plan? The natural grade of this land is under 5ft. so that means fill would need to be brought in.

Ms. Vickie Todd’s main concern is what will happen if the project fails? She urged the council to keep Mandeville like it is.

Ms. Emery Clerk asked why they cannot see the lease and again who is liable? Mr. Hoffman explained LSU owns the property, not the developer. He is concerned to hear about the numerous trespassers mentioned.

Mr. Larry Grundman stated any change to make this more commercial should go back to P&Z commission.

Ms. Terri Hamilton asked if the marina would need a permit. Ms. Bartholomew stated they will need a permit, but the marina is not a part of this ordinance. Mr. Zuckerman wants to add a conditional use permit for parcel U, he has a different opinion than legal and planning. Ms. Bartholomew explained there is a special criterion for marinas, so because it was used as a marina it allows it to be rebuilt and does not require a conditional use permit.

Mr. William Kropog asked where are the existing dock structures? None exist so he feels it needs a conditional use permit. Ms. Sconzert explained there were docks there at some point.

Mr. Van Mayhall explained he is 75 ft from the event center and suggested all council members to visit the site. He stated “shall” means must in reference to CLURO 4.3.3.8 and the P&Z commission did not make their findings. Old Mandeville is fundamentally a residential community and if the council cannot make the 12 findings, then they must deny the project. He feels the process is defective.

Mr. Gerard Morton discussed the population density figures. There are 1850 ppl per square mile and there are 45 acres per square mile so the 15 acres of the hotel and residential units equal close to 700 people all who will come onto Monroe St. Monroe St homes will be unsellable property.

Mr. Van Mayhall stated if the council waives the height restriction what happens in a few years if he wanted to build a 4-5 story office building? They would be setting a precedent

and this area will turn into the south shore. He wants to preserve the nature of the community and reject the proposal.

Ms. Ellen O'Connell had a few questions for the council: what happens if the brick pavers are damaged? Are they still available? Will the city charge an impact fee. If so, how much and when will it be collected? Will they comply with the dark skies? How often will they have to dredge the marina? Mr. LaGrange explained the city has a bond process in place for any damage to the city streets.

Ms. Susie Boudreaux asked how we are going to keep large trucks from crossing East Approach to Monroe. The streets will be cracking.

Mr. Burguières recommended the council walk the property, so they know why residents have issues with the development. Dr. Kreller stated he has been on the property when it was in the early stages of development. Mr. Zuckerman has also walked the property.

A resident mentioned the ordinance is not satisfactory. The whole project includes the marina and yet the marina is not part of the ordinance. Mr. Zuckerman asked if we could add a requirement that the marina needs a condition use permit? He does not understand how you can have parking in parcel D when the structure is in parcel U. Ms. Bartholomew explained it is a single developmental site with one ownership. Mr. Zuckerman asked what happens if the marina gets sold? How do you handle parking if it is on another parcel with a different owner? Ms. Bartholomew stated the parcels cannot be broken apart; they are a single development. Mr. Zuckerman asked if the developer would be ok with adding a conditional use to this permit. Mr. Hoffman explained if it can be incorporated into his ordinance, he is ok with it, but he does not want to have to wait another year if it has to go through a separate process. Mr. Zuckerman asked if it does get incorporated into the ordinance does it affect the parking calculations? Ms. Bartholomew stated it does not have an effect on the parking calculations. Mr. Zuckerman asked if the city does not allow one parcel to be sold off, could he add this to the ordinance?

Mr. Tom Snedeker stated there are cars and trucks on the property daily along with numerous pedestrians and the MPD cars. He asked what is the impact of the zoning change to the downtown area?

Ms. Vickie Coudrain stated Woodward is the lessee for the LSU property, just like they are the lessee for the Mercy hospital project on the south shore. This has sat empty for year. How can the city prevent this from happening on this development? Mr. Hoffman explained, 2 years ago Woodward bought a 50% interest in the development, and they have been working with HUD for approvals. In the meantime, they have maintained the landscape and fencing around the property.

Mr. Chad Rachel stated there are benefits such as jobs, tax revenues, etc. But, has the council calculated the tax revenues to see if it is worth it.

Mr. Kevin Volgentanz stated the property is zoned residential and the new plan is not a concession. If the council does not approve the rezoning, then the project cannot be built. The property rights flow with the zoning of the land and they want to deviate from the current zoning. There are two issues at hand: zoning.

Mr. Danielson wanted to continue the discussion regarding zoning.

Ms. McGuire is still not clear how this can coexist with the surrounding area.

Mr. Zuckerman stated he has no issue with the current zoning, but the requested zoning is a hard sell, and he is not ready to commit. In Ordinance 98-40 there was a justification that

is absent in the current ordinance. Ms. Bartholomew stated the comp plan informs the zoning of a property, this is a planned district and marina area. The CLURO offers several categories, then the applicant can choose a subcategory. The planned district is the zoning district and within that district you are required to choose one. The comp plan does not further categorize the property. Mrs. McGuire asked why these are not two issues? Ms. Bartholomew stated in section 4.3.3.3 when you do the planned district then you can concurrently go through that process. You cannot have conditional uses without the zoning and vice versa. Mr. Zuckerman stated it makes sense they go together but is it in the best interest of the residents.

Mr. Ernest Burguires asked if the council can make a motion to separate the two issues and then call for a vote.

Mr. Larry Grundman stated because the P&Z commission did not make the 12 points in the planning process.4.3.3.8, the commission must make these evaluations. Since they did not make these points, you cannot put this in the ordinance. Ms. Bartholomew stated the commission did evaluate and discuss the findings. All the topics discussed are tied to the 12 points and their findings. This is more of how the council evaluates the process and not do one finding at a time. As long as the council is talking about the criteria that means you are evaluating the criteria. The reason there are two cases under the planning commission is because they operate differently: applications. They received a zoning and conditional approval application. From the P&Z commission it gets combined into one application to the council.

Mr. Brian Rhinehart said the recommendation from the P&Z commission is considered during the council process. He wanted to remind the council this is the 2nd time this property is being vetted. There have been 14 P&Z members that have looked at this parcel only 4 has said it was a good idea to change this parcel to commercial, 10 have said no. If this council is willing to reverse a prior findings and recommendations, you do need to articulate why the need for the reversal.

Mr. Kevin Vogeltanz stated the 4.3.3.8 issue he sent in an email to the council. There is a difference of opinion as to if they comply with 4.3.3.8. He suggests the council make specific findings. No matter how you vote, the council would be protected along with the city of Mandeville. If the council takes the city's position, no matter how you vote, you expose the city to needless litigation. Ord 98-40 had a specific finding that stated it maintained the health safety and welfare. They only allowed 10 single family units for the health of the city- no high density. You will have to suggest how there will be an increase in health safety and welfare by keeping this project.

Mr. Danielson asked for questions/comments regards to height.

Mr. Zuckerman asked if there was further analysis of the height. The average on the contour map is 6-7, with a high of 11ft but the BFE for most of the area will be 13ft. How tall will the buildings be above existing grade? Ms. Ashley King stated the average BFE is 13ft. Most of the property is to the taller portion of the site (west) and drops as you get to the east side of the property. IN order to address drainage, there is a number of rain gardens so water can be maintained and go into the marshes. The hotel and active are designed to have parking beneath them and are at elevation 9ft. Mr. Zuckerman said he needs to know how high the highest point of the hotel is. Ms. King stated the existing grade varies between 12-7ft. It is 35 ft to the midpoint and 42ft to top of hotel. Mr. Zuckerman is trying to figure

out if they will be the tallest buildings in Mandeville. The apartment building first living level to top of parapet is 65ft. Mr. Zuckerman wants some top of roof elevations; some elevations are misleading. Dr. Kreller thought some of the height calculations were included in Exhibit 2. Mr. Zuckerman explained we still need clarification as to what is going to be included in exhibit 2. Mr. Hoffman stated they are still working with conceptual plans so it will be what the council wants him to include with the ordinance.

Ms. Barbara Muller asked how high is the tallest building on the lakefront? She wants to have some comparison. She stated there is a house on Monroe that had to comply with height regulations, and they chopped off the roof. Ms. Bartholomew stated she thinks it is 50ft above grade.

Mrs. Winn Venable stated height variances should not be on the table. It is also a lot of concrete to see when you are coming off the causeway into Mandeville.

Ms. Terri Hamilton commented the height is very different from the surrounding buildings. Mariners Island is at 40ft, Tops'1 is at 35 ft and Sucette is at 65ft.

Ms. Greta St. Romain stated what is going to happen to the cars parked underneath the buildings when there is flooding from rain let alone a storm. Mr. Hoffman explained the hotel and residential living is built on a concrete podium. The parking is at elevation 9 and that should prevent flooding.

Mr. Ernest Burguieres requested the council end the meeting due to time consideration (almost 8:30) and the council will not be here all night if they start with conditions and amendments.

Mrs. McGuire appreciated the change of the plans from the developer but agrees any amendments should be made at the next meeting, because she is sure there will be a lot of discussion. Ms. Bartholomew asked the council if they need help with any amendments or if they feel comfortable doing it themselves. Mr. Danielson asked if any possible amendments or conditions could be submitted for review to make sure they can be voted upon. The council can send them to Mrs. Scherer so she can forward to Mrs. Sconzert and Ms. Bartholomew to see if they are applicable. Mrs. McGuire wants to do it in front of the public. Mr. Danielson explained we will discuss them before the public he just wants to have legal review to make sure we can make the changes presented. Mrs. McGuire has reached out to the city attorney and planning director for answers and when the public comes into play, the answers sometimes change. She is more comfortable asking questions in public meeting.

Mr. Zuckerman wants to make sure he understands the revised site plan. He needs to know what is "rezone to the extent necessary" is? Also, "all variance and departures" need to be defined. He still has numerous questions pending. The revised site plan, all new construction as removed from the passage/servitude. Mr. Hoffman stated, yes, except for the walking path. Also, if he could get the conditional uses shown on the site plan. Mr. Hoffman asked if he could roll parcel U into the ordinance.

He mayor asked if any unanswered questions can be sent to the council and those will be answered at the start of the next meeting.

Mrs. McGuire asked about the structure by the rain garden, what is it? Mr. Hoffman stated that is a cooling tower that sits on the ground to tie into the two buildings.

Mrs. White stated we don't need an event center or a hotel. There will be too much traffic for pedestrians and what happens if it fails and becomes a HUD project? The city will need more crosswalks, stop signs, traffic signals. Mr. Danielson explained the city is currently

conducting a traffic study for the entire city, not just for the development to address any safety concerns.

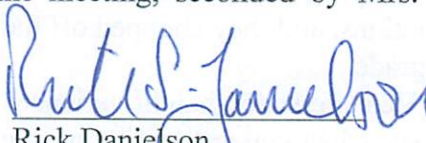
Mr. Danielson announced the next Sucette meeting will be Wednesday July 12, 2023, at 6:00pm. He asked the council to be prepared with any amendments they are requesting.

ADJOURNMENT:

Mrs. McGuire made a motion to adjourn the meeting, seconded by Mrs. Bush. Mr. Danielson adjourned the meeting at 8:38 p.m.



Kristine Scherer
Council Clerk



Rick Danielson
Council Chairman