

The meeting was called to order at 6:00pm by Commissioner Nixon Adams

The secretary called the roll.

Commissioners Present: Nixon Adams, Scott Quillin, Mike Pierce, Simmie Fairley, and Claire Durio

Absent: Karen Gautreaux and Brian Rhinehart

Also Present: Cara Bartholomew, Director Planning Department; Lauren Brinkman, Planner; David Parnell, City Attorney; Alex Weiner, Secretary

R22-04-01/V22-04-10 – John Crane requests a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations and to resubdivide into lots 6 and 7, Sq. 13, R-1 Single Family Residential District, 320 & 324 Lamarque

Mr. Adams said that this case had a corresponding variance request, as such they would be heard at the same time.

Mr. Adams asked what the measurements of the other lots on the block were, Ms. Bartholomew replied that they were around 60'x200'.

Mr. Quillin asked, just to clarify, that the only reason the case is being heard is because the two lots are under a single ownership. Ms. Bartholomew confirmed that is correct, and said if the lots were under separate ownership they would be able to build on them.

Mr. Quillin made a motion to approve as submitted, Mr. Fairley seconded, and the motion passed unanimously.

R22-04-02/V22-04-14 – Gateway Property Investments requests a variance to CLURO Section 7.5.3.3 R-2 Site Development Regulations and to resubdivide into lots 99D and 99E, Sq. 99, R-2 Two-Family Residential District, 700 Montgomery

Mr. Adams said this case, like the last case, has a corresponding variance request and both would be heard at the same time.

Ms. Durio asked if the lots were deficient in area and depth, Ms. Bartholomew replied that proposed lot 99D does not meet the minimum depth requirements but is good on everything else. Lot 99E does not meet the frontage or area requirements. Ms. Bartholomew said the surrounding lots on Montgomery are between 75' and 100' in depth.

Mr. Quillin asked if there was going to be an address change, Ms. Bartholomew replied that an address change would be done at 911s discretion.


Ms. Bartholomew said that the front of proposed lot 99E would be on Rapatel, and lot 99D only has one street frontage on Montgomery.

Ms. Durio asked if there was current access to the existing property, Ms. Bartholomew said there was from Montgomery and the structure would be reoriented to face Montgomery.

Mr. Quillin made a motion to approve, conditioned on the request by Public Works that the applicant pays to install sewer and water on the new lot 99E, Mr. Fairley seconded, and the motion passed unanimously.



Alex Weiner, Secretary



Karen Gautreaux, Chairwoman
Planning Commission

Nixon Adams commenced the Zoning Commission Meeting.

Mr. Adams read the announcement that written notice of decisions regarding zoning variances will be filed in the Commission's office the following day of this meeting at which time applicable appeal time will begin to run.

V22-04-09 – Frank Stuart requests a variance to CLURO Section 9.2.5.7 Live Oak Protection Requirements, B-3 Old Mandeville Business District, 2047 Lakeshore

Mr. Adams said he would prefer a total of 10" for the replacement trees and have them be container grown. He asked if there was room on the lakefront across from the property to plant them. Ms. Bartholomew said she did not know if there was room right across the street but that there was most likely room on the lakefront.

Mr. Adams asked how they were doing on tree protection compliance for the other two live oaks. Ms. Bartholomew replied that they were doing great, they had hard fencing up around the trees and were accessing the property through the rear.

Mr. Quillin asked if the request was granted what the replacement options were. He knows what he would like but is also aware the CLURO says one thing.

Frank Thibodeaux, Arborist with Bob's Tree Service: The CLUOR says to replace in kind with a minimum of a 2" caliper but they are willing to do whatever the City requests, and they will be container grown.

Mr. Adams said that three 4" trees would be 12" total, and asked if there was any guarantee provided, Mr. Thibodeaux said that there was a warranty provided.

Ms. Durio said that the drawing shows the road not going under the canopy and just wanted to confirm that the trees were being adequately protected. Mr. Thibodeaux said that the two trees in the front were being adequately protected, which may have been a detriment to the one in the rear since everything had to be shifted back from them.

Ms. Bartholomew said that access to the property was not coming from Claiborne, they are using the front access of the neighboring property on Lakeshore Dr.

Mr. Pierce agreed with Mr. Quillin that replacement should be based on the tree area, not just a linear measurement of the caliper.

Ms. Durio made a motion to approve conditioned on three 4" caliper trees with a warranty be planted on site or off site per the approval of the City arborist, Mr. Quillin seconded, and the motion passed unanimously.

V22-04-11 – August Chappetta requests a variance to CLURO Section 7.5.2.3 R-1X Site Development Regulations, Sq. C, Lot 26A, R-1X Single Family Residential Existing Small Lots District, 751 Magnolia Ridge Drive East

Mr. Quillin said the house was compliant with the 7½ foot setbacks at the time of construction and then the setbacks changed so it was now a legal non-conforming structure. Ms. Bartholomew said that was correct, setbacks are now on a sliding scale based on the frontage of the property.

Ms. Bartholomew said that if this was detached then it could be 3ft from the property line but since it was attached then it had to conform to the regular setback requirements.

Mr. Adams made a motion to approve as submitted, Ms. Durio seconded, and the motion passed unanimously.

V22-04-12 – Luci and Josh Brandner request a variance to CLURO Section 9.2.5.7 Live Oak Protection Requirements, R-1 Single Family Residential, 149 Coffee

The applicants for this case have requested to postpone until the May 10th meeting

V22-04-13 – Stacie Landry requests a variance to CLURO Section 10.5.3.4 Attached Signs, B-2 Highway Business District, 3414 Hwy 190 Ste 2

Mr. Adams said that the original sign ordinance may have been just around the letters

Ms. Durio asked if the lighter side colors would count as signage, Ms. Bartholomew said they would not as they were not the brand color,

Mr. Adams said the B-2 and Gateway Overlay districts talk about the colors that are chosen for signs.

Ms. Durio asked if the letters were being changed as well, Ms. Bartholomew said they were not, they were just replacing the black with blue and extending the coverage.

Ms. Durio asked if there was a reason they were doing this, Ms. Bartholomew replied it was part of a nation wide rollout called “Dipped in Blue”.

Stacie Landry, Sign Contractor: The square footage of the sign is 177 sq ft as the letters, and the background is 650 sq ft.

Ms. Durio brought up that removing the neutral-colored area and replacing it with blue almost doubles the sign area and is a dramatic change.

Mr. Pierce asked why the old sign did not meet the rollout standards, Ms. Landry replied the current color is black not blue.

Ms. Durio said she liked the blue but not adding so much signage.

Mr. Quillin made a motion to approve with the condition that the current background stay the same size and there is no enlargement, they just paint the area blue. Mr. Fairley seconded, and the motion passed unanimously.

V22-04-15 – Kent and Heidi Sharp request a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations, R-1 Single Family Residential District, 1321 Livingston

Mr. Quillin said the plans show the distance from the carport to the property line as being 13.8’ but the distance from the proposed addition, which is in line with the carport, to the property line is 12’ and asked if the property was square. Ms. Bartholomew replied the property was not quite square.

Mr. Quillin asked if the property to the east was buildable, Ms. Bartholomew replied that it would be tough to build on.

Mr. Pierce asked if the setbacks on a corner lot were the same even if its on a streetside. Ms. Bartholomew said that setbacks are 15’ when on a street.

Ms. Bartholomew said the applicants are either asking for a front or rear encroachment because the front is on Atalin St., but it is addressed on Livingston St.

Paul Mayronne, representing the applicants: The addition is being proposed due to damage suffered during Hurricane Ida. The applicants decided since they would be doing work to repaid the damage anyway they decided to do the addition now as well. He also said that

even though the lot is not exactly square the addition would visually line up with the existing structure.

Leonard Rohrbough, 2525 Lakeshore: Asked if the carport entrance is staying the same, Ms. Bartholomew replied that it would be, the only variance being requested is for the addition encroachment.

Mr. Pierce noticed an area marked on the plans as a new driveway and asked for clarification on its purpose.

Mr. Mayronne said they are keeping the existing driveway where it is and are hoping to add a new semi-circle driveway on Livingston St. for addition points of ingress and egress. Ms. Bartholomew said that it would not require a variance.

Mr. Quillin asked if the pervious/impervious calculations were done with the proposed driveway, Ms. Bartholomew said she would check.

Ms. Durio asked if the new driveway was added, would the rear concrete driveway be maintained or turned into a rear yard. Mr. Mayronne said it would be maintained.

Ms. Durio made a motion to approve the request, conditioned on any new driveway that is installed meet the pervious/impervious requirements. Mr. Quillin seconded, and the motion passed unanimously.

Public Comment

Ms. Bartholomew reminded everyone that there would be a Short Term Work meeting in June with the City Council, held before the regular meeting. She also reminded everyone that the APA National Conference is this weekend, and the virtual conference would be May 18-20.

Mr. Quillin motioned to adjourn the meeting, Mr. Fairley seconded, and all were in favor.

The meeting was adjourned at 6:54pm.



Alex Weiner, Secretary



Brian Rhinehart, Chairman
Zoning Commission