

The meeting was called to order at 6:00pm by Commissioner Brian Rhinehart

The secretary called the roll.

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

Absent: Karen Gautreaux

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

Mr. Quillin made a motion to adopt the minutes from the April 12 and April 26 meetings, Mr. Fairley seconded, and all were in favor.

**P22-05-01** – An Ordinance amending the Comprehensive Land Use Regulations Ordinance, Article 2, Section 2.1.2 Number and Terms of Members, Appointments, Qualifications and Removal

Mr. Adams said that the concerns about one person having this power were discussed at the work session and reiterated that he believes the Commission does not have a say in this as it is not a land use issue but more of a rules and procedures issue of the City Council.

Mr. Rhinehart said that the Commission has to make a decision to pass along to the council, Ms. Bartholomew said that it was a text change to the CLURO which is why it is coming before the Commission.

Mr. Rhinehart made a motion to accept as submitted, Mr. Adams seconded, and the motion failed with a vote of 2-4, with commissioners Fairley, Pierce, Quillin, and Adams voting against.

**R22-05-03/V22-05-17**– Arthur Bernstein requests a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations and to resubdivide into lots A1, A2 and A3, Sq. 55, R-1 Single Family Residential District, 1738, 1742, 1746 Montgomery

Mr. Quillin said that he had considered the character of the neighborhood and of Old Mandeville, there would be too much of a struggle with the small size of the lots. Especially when the original lot was only marginally above the minimum requirement. He was also concerned with problems that would be faced by any future board.

Mr. Adams said that variance and exceptions are measured on their own merit and was not too concerned about setting a precedence. He liked the idea of creating a pride of ownership with the individual lots.

Ms. Durio said that the subdivision would create further non-conforming lots, which would be limited by their status as non-conforming. She also said there was no guarantee that the owners would not rent them out.

Mr. Adams made a motion to approve as submitted, Mr. Rhinehart seconded, and the motion failed with a vote of 1-5, with commissioners Fairley, Durio, Rhinehart, Pierce, and Quillin voting against

Mr. Rhinehart made a motion to adjourn the Planning Commission and move to the Zoning Commission, seconded by Mr. Quillin, and unanimously approved

  
Alex Weiner, Secretary

  
Karen Gautreaux, Chairwoman  
Planning Commission

Brian Rhinehart commenced the Zoning Commission Meeting.

Mr. Rhinehart 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.

**V22-05-16** – Lynn Brayton requests a variance to CLURO Section 9.2.5.7 Live Oak Protection Requirements, Sq. 34 Lot D-1, B-3 Old Mandeville Business District, 418 Lafitte

Mr. Pierce asked if the work had already been done judging by the pictures presented. Ms. Bartholomew replied that she moved the existing driveway and added limestone to it, but no concrete had been added yet. Mr. Pierce asked if there was a variance for the existing driveway, Ms. Bartholomew said there was.

Mr. Rhinehart commented that the driveway was moved away from the live oak.

Mr. Quillin made a motion to approve as submitted, Mr. Adams seconded, and it was unanimously approved.

**V22-05-18** – Michael Mathews requests a variance to CLURO Section 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential and Section 7.5.9.3. B-2 Site Development Regulations, Section 38 Township 7 South Range 11 East, B-2 Highway Business District, 3910 Hwy 22 Ste 400

Tommy Buckel, Duplantis Design Group on behalf of the applicant: Confirmed that the rear of the structure was not paved, except for a sidewalk

Mr. Adams asked if the original project was done by the City or Parish, Ms. Bartholomew replied that it was done before 1998 so probably the parish.

Mr. Adams asked if there was any additional landscaping planned for the rear since it bordered a residential area, Mr. Buckel replied that there would be additional tree plantings done.

Mr. Rhinehart asked if this would be in line with the existing 15ft buffer in the front. Mr. Buckel said there is a 25ft buffer on the west half which is compliant but only a 14ft on the east side, but the CLURO allows them to use the additional buffer on the west side for compliance.


Mr. Pierce asked if any comments were received from anyone in the residential area since the last meeting, Ms. Bartholomew replied that none were received.

Mr. Adams made a motion to approve with the landscape plan approved by the City, Mr. Quillin seconded, and the motion passed unanimously.

Ms. Bartholomew reminded everyone that there will be a Short-Term Work meeting on June 14<sup>th</sup> at 5:00pm and a resiliency meeting on June 28<sup>th</sup> at 5:00pm

Mr. Adams said that the APA virtual conference has been uploaded and encouraged everyone to take a look at the videos, Ms. Bartholomew said that registration was required but the City would reimburse the cost.

Mr. Quillin motioned to adjourn the meeting, Mr. Rhinehart seconded, and all were in favor. The meeting was adjourned at 6:22pm.

  
\_\_\_\_\_  
Alex Weiner, Secretary

  
\_\_\_\_\_  
Brian Rhinehart, Chairman  
Zoning Commission