

**Planning Commission  
Public Hearing  
November 9, 2021  
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The meeting was called to order at 6:00pm by Planning Chairwoman Karen Gautreaux

The secretary called the roll.

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

Absent: None

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

Ms. Bartholomew suggested to move the case P21-08-09 to the end and Ms. Gautreaux agreed.

**CU21-10-08** – David McGuire requests a Conditional Use permit in accordance with CLURO Section 7.5.18.2 Town Center Permitted Uses – 6.2.7 Multi-Family, Sq.44, TC, Town Center District, 2143 General Pershing

Mr. Adams asked if the master plan still included the alleyway in the rear and mentioned that if the alleyway was already existing then the driveway access would not be needed. Ms. Bartholomew replied yes, the alley was still included in the master plan, and the applicant is providing the alleyway

Vaughan Sollberger, 235 Girod, Architect: Said that the plan was redesigned to have the same essence as first proposed, but now it included a six-foot sidewalk in the front and a twenty-five-foot driveway to allow access to the rear. These changes reduced the amount of pervious pavement, so the building width and depth was reduced to compensate. The ground floor is set up for both residential and commercial use.

Mr. Adams asked what would become of the driveway once the alleyway was completed. Vaughan replied that it had not been worked out yet but suggested that it could remain as a way for convenient access as the house on the corner is a significantly contributing historical structure and so would not be able to be removed to complete the rear alleyway.

Mr. Quillin said that he liked the effort to not have many variances attached.

Mr. Quillin motioned to recommend approval to the council with the statement that a variance would be allowed for the three parking spaces located in the front of the building if the bottom floor was used as residential. Mr. Fairley seconded, and it was approved unanimously.

**R21-10-03/V21-10-28** – Andrea Cougevan requests a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations and Resubdivide Lots 16 and 17 into Lots 17A & 17B Sq. 53, R-1 Single-Family Residential District, 633 Marigny Avenue

Mr. Rhinehart asked if there were two owners then this case would not even be heard by the commission, Ms. Bartholomew replied that was correct, and that there are about four other lots of similar size on the block.

Mr. Adams asked if this is an exception or variance, Ms. Bartholomew replied that it is an exception.

Ms. Durio asked if the lots meet the 85% minimum width, Ms. Bartholomew replied that they were short by five feet.

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Mr. Pierce asked if the lots are legal non-conforming, Ms. Bartholomew replied that they became legal non-conforming once the guidelines changed. Mr. Pierce said that this was one conforming lot turning into two legal non-conforming.

Mr. Adams stated that an exception cannot create a hardship, and that some cases in the past have created drainage issues for the neighbors. An engineer should look at the site and confirm that there will not be a drainage issue. Ms. Bartholomew said that the drainage plan will be submitted and reviewed once the lot starts to be developed.

Ms. Durio said that there are some grounds to allow the exception with the different lot sizes in the surrounding properties, not just because of the previous requirement. The issue of fill should be addressed when building plans come through.

Barry Brupbacher, 1925 Livingston: Said that this is an exception not a variance and granting this could set a dangerous precedent. If the commission wants to do this, then they should change the CLURO ordinance.

Mr. Adams said that the 90x120 size was copied out of another code from the Midwest, and it is not necessarily what the requirements should be here. If the lot is built upon as one lot it will lead to a huge house, reiterated that the drainage cannot be a problem.

Patrick and Andrea Cougevan, Applicant: They live next to the lot at 625 Marigny and the last thing they want to do is mess up their own drainage.

Mr. Rhinehart motioned to approve as submitted, Mr. Adams seconded, and was approved with a vote of 5-2 with commissioners Pierce and Durio voting against.

**P21-08-09** – To amend CLURO Sec. 7.7 Table of Permitted Uses – regarding the B-1 Neighborhood Business District and Sec. 6.4 Commercial Land Use Classification.

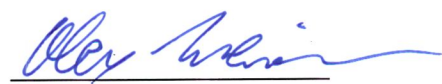
Mr. Adams asked if the new definitions apply across all districts, Ms. Bartholomew replied that they would.


Ms. Bartholomew said that they added limited service as a Special Use across all districts and said that old restaurants and fast-food places would not be legal non-conforming, they just did not have to come before the commission.

Mr. Rhinehart asked if they would have to come back before the Commission, Ms. Bartholomew said only if they expanded.

Mr. Adams motioned to approve as submitted, Mr. Rhinehart seconded, and it was approved unanimously.

Ms. Gautreaux adjourned the Planning Commission Meeting.

  
Alex Weiner, Secretary

  
Karen Gautreaux, Chairwoman  
Planning Commission

**Zoning Commission  
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Brian Rhinehart, Zoning Commission Chairman, commenced the Zoning Commission Meeting.

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

New Business:

**V21-09-26** – Bryan and Heather Stokes request a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations, Sq. 15, Lot 8, R-1, Single-Family Residential District, 437 Lamarque St.

Mr. Quillin asked if the garage was detached what would the requirements be, Ms. Bartholomew said it would only be three feet, and it would be compliant. Mr. Quillin said it would have been nice if the garage was on the other side of the property so it would be on the side of the empty lot.

Ms. Bartholomew said that the house was not being elevated more than necessary as the Historic District Commission prefer to keep structures like this lower to the ground.

Mr. Adams mentioned how if this was approved, then there should be a huge effort to preserve the oak.

Vaughan Sollberger, 23 Girod, Architect: Stated that the goal is to keep the structure in line with the other structures along the street.

Mr. Pierce asked if there had been any comment from the adjacent neighbor, Ms. Bartholomew replied there had not.

Ms. Bartholomew read a letter of support sent in by Terri Hamilton of 1111 Villere.

Mr. Adams suggested they could grant it if there was no building in the dripline of the oak going forward, Ms. Bartholomew replied that no one could encroach into the 82% dripline for any reason already, and anyone who tried to go farther into the dripline would need to come before them with a variance.

Mr. Adams made a motion to approve as submitted, with the condition that they cannot encroach any further into the dripline than they already are, Ms. Gautreaux seconded, and it was approved 6-1 with Commissioner Pierce voting against.

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

The meeting was adjourned at 7:07pm.

  
Alex Weiner, Secretary

  
Brian Rhinehart, Chairman  
Zoning Commission