

**Planning Commission
Public Hearing
June 22, 2021
Page 1 of 6**

The meeting was called to order at 6:31pm by Planning Chairwoman Karen Gautreaux.

The secretary called the roll.

Commissioners Present: Nixon Adams, Simmie Fairley, Brian Rhinehart, Ren Clark, Karen Gautreaux, Jeff Lahasky and Mike Pierce.

Absent: None

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



Alex Weiner, Secretary



Karen Gautreaux, Chairwoman
Planning Commission

Zoning Commission
Public Hearing
June 22, 2021
Page 2 of 6

Nixon Adams, Zoning Commission Chairman, commenced the Zoning Commission Meeting.

Mr. Adams said any additional information determined to be needed by the Commission in order to make a decision regarding a case shall be required to be submitted to the Planning Department by the end of business on the Friday following the meeting at which the additional information was requested or the case will automatically be tabled at the next meeting.

New Business:

Ms. Gautreaux motioned to change the order of the cases to put the carwash last, Mr. Rhinehart seconded, and all were in favor

V21-06-16 – Brian Ball requests an exception to CLURO Section 8.1.1.4 Allowed Setback Encroachments, Sq. 9, Lot 2A, B-3 Old Mandeville Business District, 1929 Claiborne St.
Requests to place HVAC & Generator on the East side of the house

Mr. Clark stated that he wants some rules set about cases like these

-Mr. Adams agreed, saying that he thinks they see too many cases like this

Ms. Gautreaux motioned to accept as proposed, Mr. Fairley seconded, it was a unanimous vote to approve.

Z21-06-04 – Omar Hamide requests a rezoning from R-1, Single Family Residential District, to R-3, Multi-Family Residential District, City of Mandeville, A Parcel of Land within Square 54 being 1701-1707 Livingston St.

Mr. Adams said that the Commission would be talking about doing a spot rezoning for this property, which was not a good thing and not something they want to do.

Mr. Clark asked if anything were stopping the owner from doing what he wanted and leaving it zoned R-1, Ms. Bartholomew replied yes, it could not be used as a four plex with an R-1 zoning. Mr. Clark replied that he could raise it, and use it as a single-family, but he is still concerned with the amount of impermeable surface being increased.

Mr. Adams said that he thinks that R-1 is an inappropriate zoning for this block, Ms. Bartholomew replied with examples of single-family residences being built in the area. Mr. Adams wants the entire block to be rezoned.

Pedro came up to speak as a representative of the applicant. Mr. Lahasky asked if the applicant could renovate as a single-family, Pedro replied that no he could not.

Ms. Gautreaux said that she was uncomfortable with doing a spot zoning, Mr. Pierce stated that the CLURO was doing its job by letting this not be a four plex, as it is a non-conforming structure.

Charles Guinchard, 635 Carroll: Charles came up to speak saying that there were not a lot of affordable rentals in Mandeville, and this one is already set up as a four plex. He also mentioned that he would feel bad as an investor who missed this technicality because he didn't read deep into the CLURO, he wondered if it could be renovated as a four plex but have it held to permeable pavement.

**Zoning Commission
Public Hearing
June 22, 2021
Page 3 of 6**

Jaesa McGee, 317 Shadow Lane: Jaesa said that she agreed with Mr. Pierce about the CLURO letting these types of properties die out. She thinks there are too many issues with the four plex so it needs to stay as a single-family residence.

Mr. Lahasky asked if outside of being unwilling to do a spot zone, does Mr. Adams have an issue, Mr. Adams replied that it should be raised to alleviate parking.

Pedro spoke again saying that the applicant is willing to raise the property 8ft to include parking under the structure.

Ms. Gautreaux asked if the grant will stay with the property if it becomes a single-family residence, Ms. Brinkman replied that yes, the grant will stay.

Mr. Rhinehart said that if there ever was a time to do a spot zoning then this would be it. Mr. Lahasky said that he does not like the idea of spot zoning but wants something to be done. He said in theory the Commission does not like to do spot zoning but in reality what would most likely happen is that it stays blighted property if they do not spot zone. Mr. Lahasky asked what the negatives of the property would be, Mr. Clark replied that the impervious surface area would increase.

Earnest, 241 Wilkinson: Asked why spot zoning is a bad thing.

-Mr. Adams replied that it can set dangerous precedents since the land could be zoned anything, and then someone can just spot zone a certain parcel to help a friend out, thus circumventing the use the land was assigned for.

Mr. Clark motioned to deny, Ms. Gautreaux seconded. The motion failed, with Mr. Clark and Ms. Gautreaux voting yes and all other Commission members voting no.

Ms. Gautreaux made a second motion to approve the rezoning, as the first motion was confusing to understand, Mr. Lahasky seconded. The motion failed with Mr. Adams, Mr. Lahasky, and Mr. Fairley voting yes, while the other Commission members voted no.

SU21-06-04 – Chris Donner is requesting a Special Use approval to Section 6.4.9, A&E Wash, to allow the construction of a car wash facility at 1255 West Causeway Approach, currently zoned PCUD (Ordinance 03-13).

Mr. Clark asked how deep the catch basin is, Ms. Bartholomew replied that it has not come up yet and must be reviewed still.

Mr. Adams wanted to make it clear that the Commission can put conditions on the approval and that they are discussing how to make the site more ideal and to fit into the surrounding area, but not if it is possible to put a carwash in the location as it is already allowed.

Mr. Rhinehart reiterated that the current design does not fit with the surrounding office buildings, and that the restrictions put into place in 2014 do not follow the site, as this is a different site plan, they can be adopted but they are not automatically applied.

Mr. Clark had concerns about the oil and water runoff and believed that it was incompatible with the area. Mr. Rhinehart wondered if the city could monitor the water being pumped out by the owner as he was concerned about spillage into the Chinchuba Basin.

Mr. Lahasky stated that they could not take financial issues into account, but that citizen input is considered. He asked the residents in attendance that if the concerns were addressed and mitigated, would they still be opposed to the car wash being built by the mere fact that it was a car wash and not something else. The audience replied with a yes.

Zoning Commission
Public Hearing
June 22, 2021
Page 4 of 6

Rhonda Alleman: Gave a power point presentation with the assistance of Ms. Bartholomew

Mark Wolfe, 1061 Rue Chinon: Stated that he read on carwash.com that there should not be more than one car wash in a 3-mile radius and pointed out that there are already multiple car washes in the area. He is also concerned with approving a car wash with the current proposed style.

Ms. Bartholomew stated that the building has not yet gone through design review to be approved as compatible, that the site needs to be approved first.

Chris Donner, Applicant: He mentioned that the land was already approved for a car wash, but that he would try to accommodate all requirements from the city and was willing to comply with the previous conditions that were set in 2014.

Janet Smith, 1164 Rue Chinon: Said she spoke with lots of people and everyone was concerned with the design, but they really want the commission to look at how to make it compatible. She says that it can be a car wash, just a compatible one.

Clay Madden: The Mayor mentioned how there were more people here tonight, than at the traffic summit from the previous night and urged the Commissioners to think about how important this issue must be for this many people to come out.

680 Rue Orleans: Concerned about the environmental issues and drainage, wanted to know what would be in the runoff and how the underground storage tanks were going to be handled. If the tank lifespan were to run out what would happen to the land. They also wanted to know if the applicant had failed any tests or permits at any other location. They then played a sound clip of car wash vacuums.

Rebecca Bush, 7 Finch Lane: mentioned how she voted in favor of the past car wash when she was on the commission. She questioned if there were similar projects near where people lived. She clarified that the car wash being compatible and consistent with the surrounding area is what was being considered and said that she would not vote for this car wash.

Pierre Villere, 83 Tranquility Dr.: Concerned about the noise levels, said that an average car wash has blowers at an 89-decibel range and that it would be impossible to muffle the noise.

Kevin Webb, works in the office complex next to the proposed site: concerned about the noise levels and believes that a buffer will not make a difference. You cannot run an office with that kind of noise.

Sarah Hickman, 706 Rue Marseille: She said that times change, and we are not bound by the past proposals what is compatible with the area is not a carwash

1040 Rue Chinon: Said the carwash backs up to their property, and it is not compatible with the area. Believes it should be in a higher commercial area.

Trilby Lenfant, 16 Preserve Ln: She asked if the vacuums were going to be free and accessible 24/7. Mr. Donner replied that yes the vacuums were going to be free, but they would only be available during the hours of operation. He said that their typical hours of operation were from 8:00am-8:00pm, but that would have to be changed to suit the surrounding area. He went on to say that there were multiple types of vacuums that could be used and would leave that determination to the city, but that they would not be accessible after hours.

Claire Freeders, Lives in the Sanctuary: She says that West Causeway is not a major thoroughfare, but a cut through so she is concerned about the potential traffic problems. She thinks that a carwash is better suited for a more commercial area.

**Zoning Commission
Public Hearing
June 22, 2021
Page 5 of 6**

Suzie Heights, 948 Rue Chinon: She is concerned about the location being near Mandeville High and Fontainebleau, and fears that it will exacerbate the current traffic issues and could lead to an increase in traffic accidents. She also had concerns about the environmental impact.

Sherry Livaudais, 885 Shadow Oak Ln: She has concerns about the noise levels and says that they are hard to muffle. She is worried about an increase in traffic and how it will impact young drivers. She is also concerned with the runoff causing environmental issues.

Vienna White, resident of Stillwater Subdivision: She has concerns about the impact on the Chinchuba Watershed and wondered if an environmental study had been done. She also wondered how they will store the chemicals and soap, and how they will truck out the used water. She believes that trucks carrying chemicals can only drive at specific times and was wondering how they would time the trucks.

Michelle Avery, 760 Claire Dr: Concerned with site safety, googled "carwash shootings 2021" and found multiple cases with at least one dead per case.

John Lidsy, President of Woodstone HOA: He is concerned about the economic repercussions onto the city of Mandeville. Mr. Adams reiterated that the Commission does not consider economic issues as long as the project is allowed by zoning, but he does want more information on the decibels of the sound being produced.

Brian Beckert, Partner at 1245 W. Causeway Approach: He is worried about conducting business with the noise produced and does not consider it compatible with the surrounding area. He also noted that they had to change their building footprint because of the wetlands in the area and asked if the car wash will have to do the same thing.

Amanda Warner, 959 Rue Chantilly: Read an email sent by Charles Mayfield

Anthony Rabito, 1498 Rue Beauvais: His previous house was three doors down from a self-service car wash and he heard lots of noise, so he moved away, and does not want his new home to have the same issues as his previous one did. He also voiced some concerns about traffic and crime increases.

George Thomas, resident of Fontainebleau: He is dreading the noise and concerned about the impact on the wetlands.

Donna Hoblack, 1101 Rue Chinon: Voiced concerns about traffic increasing.

Chris Donner spoke again to address some of the concerns that were voiced tonight. He mentioned that the three-mile limit between car washes was more a gentleman's agreement and that he was 3.1 miles away from the nearest car wash. He then talked about the reclaimed water tank system being used that would catch all the runoff from the tunnel and would extend 20ft in the outer directions to catch any drips or splashes and would lead into an oil and water separator.

-Mr. Rhinehart asked if this would be a completely closed system and Mr. Donner replied yes. He also explained how it was made from a two-part concrete cast system, the floor and all four walls would be one piece and the roof would be the second piece.

Mr. Adams asked if there were regulations for cleaning the tanks. Mr. Donner replied that the tanks were cleaned as often as possible, as the water gets reused and if the water in the tanks is dirty, then the water cleaning the cars would be dirty.

Mr. Donner went on to say that the containers used to store the soap and cleaning chemicals are all located inside the building, away from anyone to just interact with it. He also said that

Zoning Commission
Public Hearing
June 22, 2021
Page 6 of 6

he hired a traffic engineer and was working with the causeway engineers to have them help incorporate the car wash into the existing flow of traffic. He also stated that hearing damage from 85 decibels was only within 5 feet from the source and the machines are not within 5 feet of people.

-Mr. Adams said that he wanted to know what the noise level at the property line was. Mr. Donner said that he had a study that said it was not louder than usual sounds.

Mr. Adams said that if people close to the lot can be woken up then it is a problem. He then asked if there was anything being done to stop or mitigate the sound issue. Mr. Donner said that the placement of the building was as far away from other properties as possible. Mr. Donner said that in response to the concerns about the impact on the Chinchuba Basin, a drainage plan was submitted, and they are having a wetlands study done by the Army Corps of Engineers.

Mr. Rhinehart asked if this was a franchise and how many has Mr. Donner built. Mr. Donner replied that it was not a franchise, and he has built 32 car washes but this would be the first under this company. Mr. Fairley asked how many were built close to residences. Mr. Donner said that no Pit Stop car washes are built close residences, but other car washes are. ICWG, International Car Wash Group, is the previous group he built for.

Pierre Villere, 83 Tranquility Dr.: Spoke again saying he was insulted that Mr. Donner would invalidate and belittle acoustic engineers.

Rhonda Alleman: Came up again to read the city sound ordinance

Mark Wolfe 1061 Rue Chinon: Back and angry about Mr. Donners dismissal of the three-mile radius between car washes.

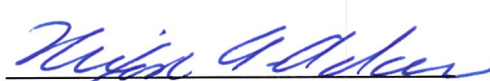
Mr. Clark asked if they provided topographical data, and if they could get the points given to Ms. Bartholomew. Mr. Fontenot, who is working with the applicant, said that he would get the survey team to send the data over.

Mr. Adams said that he wants to talk to Meadowbrook about the impact that Blue Harbor has. Mr. Lahasky said that he believes that the community wants assurances that the noise will not be heard, and that if the people can hear the blowers and vacuums then they do not want it.

Mr. Clark motioned to adjourn the meeting, Mr. Lahasky seconded, all were in favor.

The meeting was adjourned at 9:02pm.


Alex Weiner, Secretary


Nixon Adams, Chairman
Zoning Commission