

**Planning Commission
Work Session
June 8, 2021
Page 1 of 3**

The meeting was called to order at 6:30pm by Planning Chairwoman Karen Gautreaux.

The secretary called the roll.

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

Absent: Jeff Lahasky

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

Minutes:

Mr. Rhinehart motioned to adopt the minutes from May 11 and May 25, Ms. Gautreaux seconded, and was unanimously approved.

Ms. Gautreaux adjourned the Planning Commission Meeting.



Alex Weiner, Secretary



Karen Gautreaux, Chairwoman
Planning Commission

Zoning Commission
Work Session
June 8, 2021
Page 2 of 3

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 postpone case SU21-06-04, Mr. Rhinehart seconded, and all were in favor

SU21-06-03 – Frank Stuart and Vincent Luizza request a Special Use Permit to Section 6.2.6, Condominium Residence, Square 1, Parcel 3, City of Mandeville, 2055 Lakeshore Dr, Zoned B-3 Old Mandeville Business District

Mr. Adams was concerned about the placement and possible rezoning because of the need to be 120 feet from the lakefront, a condo would infringe upon the 120 feet border while a duplex could be built anywhere on the lot.

Vaughn Sollberger, 235 Girod St: As the architect on the project, he came up to answer questions about duplex vs condo, stating that the designs are the same but would have slightly different placements.

Mr. Pierce: was curious if there was a downside for the city if it was kept as a condo, Ms. Bartholomew replied that a duplex would follow B-3 Single Family guidelines, while a condo would not have any additional criteria per site development.

Jill McGuire, 1551 Lakeshore Dr: Ms. McGuire had questions on if it were built as a condo would the lot need to be subdivided and was concerned about setting a precedent for spot zoning. Ms. Bartholomew replied that the lot would not need to be subdivided and that no zoning would be changed.

Buck Abbey, 1129 Villere St: Mr. Abbey reinforced the need to carefully consider the live oaks on the property and said that it would be possible to build on the site, but you would must proceed carefully. He suggested to keep the front of the lot inaccessible to the contractors while they were on site. Mr. Abbey had further concerns about how the water runoff from the roof would be handled, and about the impact of foot traffic and underground pipes on the root system. Ms. Bartholomew replied that concerning the trees, Mr. Sollberger had submitted a tree fencing plan for the entire front yard, not just encompassing the driplines.

-following the comment from Mr. Abbey, Mr. Adams voiced his concerns about the construction entrance and staging area.

Mr. Sollberger spoke again to address the concerns about the construction, and said that they had been considered and that the construction would have to be done in stages to minimize the impact, and said that this project would take longer than your typical project of the same kind because of its location.

**Zoning Commission
Work Session
June 8, 2021
Page 3 of 3**

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. Pierce noted that the new placement of the equipment would place it next to the neighbor's equipment.

Brian Ball, 1929 Claiborne St: Mr. Ball stated that he wanted to put the compressor on the roof of the home, but there was an issue of accessing it safely.

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. Rhinehart asked what would happen if the application were denied, Ms. Bartholomew replied that it would become a single-family residence

Mr. Pierce was curious about why a variance was needed; Ms. Bartholomew replied that it was built under old guidelines

-both Mr. Rhinehart and Mr. Pierce were happy that someone is doing something with blighted properties

Pedro: Spoke as a representative of the landowner, said that the property was only being raised 5 feet.

Jill McGuire, 1551 Lakeshore Dr: Ms. McGuire spoke again with concerns about spot zoning and setting a precedent; but thinks that they are getting hit with a technicality as it was already a four plex, and the applicant is only having to go through with this because the services were disconnected, she just wants any improvement, ideally for the whole block. Ms. McGuire said that it would be hard to convert this property to a single-family residence.

Jeffery Lyons, 515 Lamarque St: said that he is pro affordable housing and doing something with the property but had questions about parking. He wanted to work on getting something done with the blighted properties. Ms. Bartholomew replied that they first needed to establish a demo by neglect ordinance, then go out and survey the properties but that the Planning Department has started to send out certified letters to properties for demo by neglect.

Mr. Rhinehart said that they really needed to look at parking, and to possibly raise the property higher and attach it as a condition for being approved. Ms. Bartholomew said that the grant that the applicant had for raising the property may only cover raising it the 5 feet.

Omar Hamide: Mr. Hamide is the property owner and said that he thinks the grant will cover any elevation, and that he would be possibly willing to shoulder the cost of the difference depending on how much it was. Ms. Gautreaux asked if he was the original grant applicant or if he inherited it, and Mr. Hamide replied that he was the original applicant.

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

The meeting was adjourned at 7:55pm.


Alex Weiner, Secretary


Nixon Adams, Chairman
Zoning Commission