

**Planning Commission
Public Hearing
May 29, 2018**

The meeting was called to order by Planning Chairwoman Rebecca Bush and the secretary called the roll.

Present: Michael Blache, Simmie Fairley, Ren Clark, Nixon Adams, Bill Sones, Dennis Thomas and Rebecca Bush

Absent: None

Also Present: Louisette Scott, Director, Planning Department; deShea Richardson, City Attorney; Catherine Casanova, Landscape Inspector

The first case discussed was P18-05-05 Recommendation to the City Council regarding Ordinance 18-12 amending CLURO Section 7.6.4.9, Boundaries, and to provide for related matters in connection therewith

Ms. Scott presented the discussion at the work session regarding the expansion of the boundaries of Historic District was that the Historic Preservation District Commission had previously adopted a resolution which was sent to the City Council which produced the introduction of this ordinance. The idea was to include the lakefront within the boundaries of the historic district. There were several versions of the draft ordinances creating the district including the lakefront, but when it was amended the lakefront was not included. It could be considered a correction to the original intent.


At this time, the description was the center line of Jackson Avenue to the center line of Lakeshore Drive. The language in the introduced ordinance was Jackson Avenue to the north shore of the lake and follow the northshore of Lake Pontchartrain which did not intersect. It was discussed at the work session to go to Claiborne Street and follow the northern right-of-line to Bayou Castine and then the northern boundary of the lake which would encompass the pavilion and follow to the playground.

Mr. Thomas asked if the language would be the center line or northern right-of-way of Claiborne Street. Ms. Scott said the change would be to the northern right-of-way line of Claiborne Street down to Bayou Castine and to the intersection with the lake. Mr. Thomas asked if the language should include the pavilion since it was located at the lake's edge. There was a discussion about changing the language to the center line of Bayou Castine since the pavilion cantilevered over the water, but Ms. Richardson did not know if the City had jurisdiction over the waterway. Mr. Thomas said in theory the wooden pier would not be included. Ms. Richardson said the pier was considered an extension of the land. Ms. Scott said there would be a draft amendment to include the pavilion.

Mr. Thomas moved to recommend the adoption of Ordinance 18-12 subject to the revisions discussed including the lakefront and a review by the City Attorney, seconded by Ms. Bush. The motion passed 6-0 with Mr. Adams having left the meeting.

Mr. Blache moved to adjourn the meeting, seconded by Mr. Clark and was unanimously approved.


Lori Spranley, Secretary


Rebecca Bush, Chairwoman
Planning Commission

**Zoning Commission
Public Hearing
May 29, 2018**

The meeting was called to order by Chairman Nixon Adams and the secretary called the roll.

Present: Michael Blache, Simmie Fairley, Dennis Thomas, Ren Clark, Nixon Adams, Bill Sones, and Rebecca Bush

Absent: Bill Sones

Also Present: Louise Scott, Director, Planning Department; Catherine Casanova, Landscape Inspector/Arborist; deShea Richardson, City Attorney

Mr. Adams announced 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.

The first case discussed was V18-03-02 The Port on Bayou Castine Condominium Association requests a variance to Article 9, Parking and Landscaping, to amend the Reforestation Plan under case V90-10-21, 651 Colbert Street, zoned PM-1

Mr. Adams moved to table the case, seconded by Mr. Fairley and was unanimously approved.

The next zoning case discussed was V18-03-04 Jeremy L. Sims requests a variance to Section 7.5.10.3, B-3 Site Development Regulations, Section 7.5.10.5, Special B-3 Old Mandeville Business District Criteria, and Section 9.2.5.2, Vegetation Protection Zone, lot 2, square 20, 1929 Monroe Street, zoned B-3

Mr. Adams moved to table the case, seconded by Mr. Fairley and was unanimously approved.

The next case discussed was SUP18-05-02 Melinda Ward Crawford requests a Special Use Permit to Section 6.4.42, Lodging, Bed and Breakfast Residence, lot 61, square 26, Golden Shores Subdivision, Section H, 3605 Joyce Drive, zoned R-1

Ms. Scott presented that the applicant was requesting to open a Bed and Breakfast in her home located at 3605 Joyce Drive, which was in the New Golden Shores and the property was zoned R-1, Single Family Residential.

CLURO Section 6.4.42 Lodging (Transient) - Bed and Breakfast Residence was defined, as follows:

An owner occupied dwelling unit having no more than one (1) culinary facility and no more than two guest rooms where short-term lodging with continental breakfast only is provided for compensation by the owner/operator of the residence

A Bed and Breakfast Residence Use Classification required a Special Use Permit in the R-1 Zoning District, in accordance with CLURO Section 7.7.1 Table of Permitted Uses by Zoning District. Additionally, the CLURO provides for the following supplemental regulations as outlined under Section 8.2.3.6 Lodging – Bed and Breakfast Residence Criteria, as follows:

The parking requirement for a Bed and Breakfast Residence was 1 space per guest room plus 2 spaces for resident occupants. Signage must be in accordance with the CLURO.

The proposed site plan and parking was in compliance with the regulations. The applicant stated in the application that one bedroom included a private bath and the second bedroom had a hall bathroom. Additionally, the parking requirements were in

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compliance with 2 additional parking space for a total of 4 parking spaces (2 for the suite/guest room and 2 for resident occupants).

The applicant had submitted a sketch of the parking location on the site with a side loaded garage and a circular driveway to the front of the property.

Under the Comprehensive Plan, Old Mandeville neighborhood were policies identified in **Goal 8: To retain and enhance the vibrancy, diversity and integrity of Old Mandeville**. Policy 8.3, as follows:

Allow for bed and breakfast inns within the B-3 zoning district area.

Establish standards that allow for bed and breakfast residence in the R-1 and R-1x zoning districts under specified conditions.

The Special Use Permit referred back to the Comprehensive Plan. After the 2007 amendment of the Comprehensive Plan, the CLURO was amended to require a Special Use Permit for a bed and breakfast in a residence.

Ms. Bush stated the staff had received a letter from Carol Holland which was entered into the record. Ms. Scott stated there were other submittals that were received and distributed to the commission as part of the record.

Rick Richardson, 9 Starbrush Circle, said Ms. Crawford was attempting to comply. She was an empty nester single mom and wanted to use the extra space to generate extra income and to enhance the neighborhood. Being a single mom, she would be cautious of her renters. She met the requirements and was attuned to the neighborhood. She had run for City Council in her district. He thought this would be a good asset to the neighborhood and it would allow Ms. Crawford to retain the house and remain in the neighborhood.

Mr. Thomas said he had heard at a conference where bed and breakfast and short term rentals were discussed that it was stressed to obtain commercial liability insurance. Mr. Richardson said that the proper insurance coverage was being researched.

Frank Hester, 3504 Joyce Drive, had lived in his home for 42 years. He understood at the work session that the board was under the impression that the covenants had expired. He stated they were not expired. Mr. Adams said they also discussed that the covenants were enforced through the court system. Mr. Hester said it was a single family dwelling and the covenants did not allow commercial uses. Ms. Bush said the covenants had no standing with the board. Mr. Hester said the covenants were in force since 1963 and he felt some issue had come before the board since that time. Ms. Bush said the commission did not have the power to enforce private covenants. Mr. Adams reiterated that the commission could only enforce City ordinances. Mr. Hester said the neighborhood would have to take additional steps. Mr. Hester said he heard that a citizen had asked at the work session if Ms. Crawford had read the covenants, and he asked Ms. Crawford how she had answered that question. Ms. Crawford stated she did not remember being asked that question. Mr. Hester responded if Ms. Crawford had read the covenants, she would have withdrawn the request because the use would not be allowed in the subdivision.

Ms. Richardson said the question was asked what was the current state of the covenants. The covenants were for the homeowners association and they would be the body for enforcement in a court of law. Mr. Hester said it was a shame to have covenants within the City and enforcement was through the court. Mr. Adams said there were subdivision associations that strictly enforced their covenants. Mr. Hester said there were past issues where the homeowners association took action on violations of the covenants. Mr. Adams said the covenants may or may not be enforceable depending on the history of the use. He said there were some regulations that were illegal under the current laws. Mr.

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Hester said the neighbors did not want commercial activity in New Golden Shores and if the neighborhood had to go to court, so be it.

Bentley Early, 3521 Joyce Drive, said this was a residential neighborhood and the neighbors would like to keep it that way. There was no commercial activity. There were teenagers and young children that needed to be protected. When he had driven too fast in the past Mr. Hester knocked on his door asking him to slow down. A bed and breakfast would be introducing strangers into the environment violating the sanctity of a residential neighborhood. The neighbors did not want strangers on a constant basis on the streets and corrupting the integrity of the neighborhood. He appreciated if the board abided by the residents request. Ms. Crawford was becoming an empty nester and he suggested selling her home to a family that could utilize the space. It did not matter how long someone lived in the neighborhood, the neighbors wanted the neighborhood to be a neighborhood.

Mr. Adams said most of the city was zoned R-1 and the codes stated the specific uses. The commission's job was to uphold the code. If the commission did not do their job then it could be taken to the court. The bed and breakfast residence was a permitted use and the commission reviewed the application that it met the checklist. Mr. Early said the residents did not want the use. Mr. Adams said the commission listened to the public, but it must vote on the rules. The commission was open to hearing suggestions on how to make it better. Mr. Early said the neighbors did not want the commercial enterprise.

Rebecca Rohrbough, 2525 Lakeshore Drive, asked to clarify her understanding that the homeowner must be in the residence and it was answered that was the correct interpretation. She asked if the applicant must own the house with a homestead exemption and if a room was rented for a bed and breakfast that the owner must be present. Mr. Adams said the house must be owner occupied. Ms. Rohrbough asked if the owner decided not to be present, would that be illegal. Ms. Bush said she did not know if the owner must be present every minute, but it was their place of residence. Ms. Richardson said the owner must occupy the residence, but she would have to research if the courts defined occupied and not living somewhere else. Mr. Clark said if the homeowner owned homes in Mandeville and New Orleans and was not living in Mandeville then the City should get involved stating that the special use permit could be withdrawn. The commission's understanding of the spirit of the regulation was the homeowner could rent a room in his or her house because the homeowner was living in the house. There were instances where the homeowner was living at another location and renting the house. The intent was to be owner occupied which was a clear meaning.

Anna Crawford, 3605 Joyce Drive, said her family had rented rooms in many bed and breakfasts and she thought it helped the community. She had lived on Joyce Drive for 8 years and she understood the concerns. Bed and breakfasts residences were quiet uses and it was fun to get to know the community. She thought it might help Mandeville. She thought no one would hurt kids. Mr. Thomas asked if there would be background checks on the renters. Ms. Crawford said her mother could do a background check. Mr. Thomas asked if there were background checks in the places she had stayed. Ms. Crawford answered no, but in most places the community did not know other people were occupying a portion of a house. Her mom was concerned about the safety of the community.

Mr. Blache moved to approve the Special Use Permit adding in concurrence with the younger Ms. Crawford that he had stayed in numerous bed and breakfast establishments and it was a different class of people agreeing to pay more than the cost of a hotel to entrench themselves in a neighborhood. He had stayed in many establishments across the country, and thought it was a great way to provide short term stays for the community. There were no hotels in Mandeville and it was an opportunity for the community. The motion was seconded by Mr. Fairley being approved 6-1 with Mr. Thomas voting against.

The next case discussed was V18-05-08 Allan Beaucoudray requests a variance to Article 9, Parking and Landscaping, Section 7.5.10.3, B-3 Site Development Regulations, and Section 7.5.10.5(3), Special B-3 Old Mandeville Business District Criteria, Special Requirements, square 20, 503/505 Girod Street, zoned B-3

Ms. Scott presented that the site had a history of various variances. As part of a 1990 variance which approved an encroachment into the Girod street greenbelt, the green area to the rear of the property was to be preserved. There was a driveway installed without a permit to the rear measuring 350 square feet. Following the work session, the applicant submitted a revised site plan proposing additional landscaping within the Monroe and Girod Streets right-of-way because the driveway had caused the site to fall below the maximum allowable impervious coverage. Rather than removing the driveway, the applicant proposed to expand the landscaping into the Monroe Street right-of-way, and remove the gravel of the two parking spaces close to the corner which was considered unsightly. Mr. Beaucoudray would improve the corner while still maintaining the two rear parking spaces. It would expand the 3' area to 5-8' which would still allow parking on Monroe Street. All of the planting would be in the public right-of-way. The two islands were located on the Beaucoudray property, but there was an area outside of the property that was already being maintained. Mr. Beaucoudray said he was required to maintain 2,240 square foot of green space which was cut short with the driveway installation. He requested approval of his request which would increase the green space to 3,000 square feet at his expense.

Mr. Blache asked what type of landscaping was being proposed. Mr. Beaucoudray said it would match the Monroe to Livingston Streets improvements. For reference only there was a gravel walkway between the proposed green by the stop sign that would remain. Mr. Blache agreed the corner should be supported as green.

Ms. Scott stated the site was currently 81% impervious. Calculating in the improvements, it would be 30% previous. Mr. Blache asked about language for maintenance. Mr. Clark said there should be more specificity of plant material and maintenance. Ms. Scott said there was compliance agreement that could be used for long term maintenance, and the material would be subject to the approval of the Landscape Inspector. The applicant was still requesting to remove the four trees to the rear which were healthy. Mr. Beaucoudray said one tree was 1' from the building. There were eight 40' tall trees along the property line with the Girod Street neighbor and seven trees on the back property line. He would like to clean up the area and install sod. His request was to construct a utility shed to store his lawnmower and gas since there was no other space to put the equipment.

Mr. Blache said this was an opportunity to make it right, and the planting would help the corner. Mr. Beaucoudray said he was completely surrounded by trees and bamboo. But, with only 20' for living space he wanted some area of use with his yard. Ms. Scott said there were trees growing through the fence line. Mr. Beaucoudray reiterated that he needed space for his equipment to be able to maintain the property.

Ms. Scott said under the 1990 variance, the rear area was required to remain green making the trees required and to be maintained. Other than the trees on the fence line there would not be any trees. Mr. Blache asked if the trees were removed would the plan be short the four trees. Ms. Scott said because this was a designated green buffer, it established the criteria and was treated as required trees that would require a permit for removal.

Ms. Scott said under the present regulations being a mixed use in the B-3 zoning district, the use was permitted so there was no buffer requirement. Mr. Beaucoudray said there was a building 1' off his property line and a driveway on the other side of the fence.

He could not use his property and he would like to live there.

Mr. Blache said under the new regulation if the building burned and was rebuilt, the owner could cut the trees. Ms. Scott said the rear yard setback for the new building would be 20', but there would be no buffer requirement so there would be no tree preservation requirement. A 20' buffer would be required if the property was adjacent to the R-1 zoning district or a use that required a special use permit and the buffer would be 5'. Mr. Beaucondray said there was 5' between the houses on the Girod Street side of the property. He was required to have 2,240 square feet of green space, and there was currently 1,910 square feet. If he removed the driveway, he would be compliant. Ms. Scott said this site had a front and side driveway which was the reason for the amount of gravel.

Mr. Adams said there was much to be gained by landscaping the corner. Mr. Blache said the driveway would be the trade. Mr. Adams said he did not think all four trees needed to be removed. Mr. Beaucondray said the original request was for the removal of four trees and he now be increasing the green space to 3,000 square feet of green space to be maintained. Mr. Blache said he did not want to remove the driveway and agreed the corner trade was agreeable. The tree issue was another issue. Mr. Beaucondray said the original request was to remove the trees and he needed space for his equipment. Mr. Adams agreed everyone needed a storage shed, but he thought the removal of all four trees was a big request. Mr. Beaucondray said he wanted to plant grass. With all of the trees there was no rear light and it was wet and had leaves all of the time.

Mr. Thomas said the removal of one tree against the building was agreeable and retaining the driveway with landscape was a fair trade. Mr. Blache said there should be a contractual agreement.

Ms. Rohrbough said the front corner was a fair trade, but she reminded the commission that the general public parked wherever they could find a space and suggested the planting be a raised structure to prevent parking over the landscaping. She suggested not all four trees be removed. Mr. Blache asked if there were City plans for landscaping and maintenance on that corner. Ms. Casanova said the plan did not include that corner.

Mr. Thomas moved to enter into a Compliance Agreement for the construction of landscaping on Girod Street and the removal of one rear tree against the building, seconded by Mr. Adams. Mr. Blache requested an amendment that Mr. Beaucondray adhere to the Compliance Agreement with the City Arborist and the Public Works Department to determine the species of trees and shrubs. Messrs. Thomas and Adams accepted the amendment and the motion was unanimously approved.

Mr. Beaucondray asked if he did not plant the corner would he be required to remove the driveway. Ms. Scott said if the applicant was not willing to complete the improvements then the site would not be in compliance and the driveway would have to be removed. It would then become an enforcement issue. Mr. Beaucondray said he could replace the driveway with gravel and Ms. Scott said it would be required to return to green space. Mr. Beaucondray said it was gravel when he bought it and it was not in compliance. Mr. Blache felt the motion was an equitable offer. The alternative was to file an appeal with the 22nd District Court. Mr. Adams said the City should still plant the corner.

The next case discussed was V18-05-09 Charles Lange/Glenn Roberts requests a variance to Section 7.5.1.3, R-1 Site Development Regulations and Section 5.4.2.4.5(3), Provisions for Legally Non-Conforming Lots of Record, lots 1, 2 and 21, square 58, zoned R-1

Ms. Scott presented a variance request in anticipation of a property sale and a future resubdivision. The applicant was requesting the commission to review the plans prior to

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the purchase.

These lots were Non-Conforming Lots of Record, treated as a single development site, since they are under single ownership. The existing lots have the following dimensions, as shown on the survey by Eddie J. Champagne dated August 23, 1976.

<u>R-1 Zoning Minimum</u>	<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 21</u>
90' x 120'	100' x 100'	40' x 100'	46' x 140'
Combined, these three lots measured 146' on Foy by 140' on Villere and contain 20,440 square feet.			

The applicant envisioned a future resubdivision into two lots fronting on Foy Street, with each lot measuring 73' x 140', each lot containing 10,220 square feet. The lots were 17' deficient on frontage, exceeded the depth and were 550 square feet deficient on the total square footage. In reviewing the neighborhood, 25 lots measured between 7-9,000 square feet, seven lots just under this square footage and a number of lots that were larger. Reviewing the perimeter areas there was diversity and the property was adjacent to the City cemetery. The adjacent lots were larger.

Mr. Clark said the variance request was prior to the resubdivision. Ms. Scott said the applicant wanted to know whether to move forward on the purchase of the property. Mr. Clark asked if the request was to facilitate a sale. Ms. Richardson said at the last meeting, the purchaser and seller were present at the work session and stated the request was made prior to the sale. Mr. Blache said one block over, the proposal was in line with the neighborhood. Mr. Clark said the size fit with the randomness. Mr. Blache said his opinion was the proposal was like the Old Mandeville area. Ms. Scott said the original lot sizes were 65' x 250' with many owners selling off back pieces. These would be 73' frontage and the commission could approve the request as an exception in keeping with character of the neighborhood.

Charlie Lange, seller, said the purchaser was out of town and he wanted to sell the property. There were many small lots and Mr. Roberts wanted to split the lot to build a home for his 83 year old mother and one for himself. There was a discussion about the possibility of Mr. Lange selling 580 square feet of his property to be compliant with the total square feet. Doing this would create jagged lines on both of the properties. If all of the owners agreed to land swaps to create the properly sized lots, it would take time for surveys to be completed.

Mr. Clark said a finding would be the continued randomness of property sizes. Mr. Adams said the commission usually approved requests that met the area size. It was further discussed that Mr. Lange sell Mr. Roberts an additional 8' for the rear of the lots. Mr. Lange said he wanted to sell his property and since Mr. Roberts was not in attendance, he did not know if he would be in agreement since it would cost him more money on the land purchase. He would like to have Mr. Roberts him for a neighbor. The purchase agreement was contingent upon this approval.

Jason Zuckerman, 351 Jackson Avenue and 1354 Villere Street, said splitting the property into two smaller sized lots would lead to smaller houses contributing to the area and cottage style homes. He supported the request.

Cynthia Spindler, 604B Lafayette Street, said Mr. Lange was a friend and she had met Mr. Roberts. It was a great group of people living in that area and it was what Mandeville's original character. There were many small lots almost like shanties and it was about the character of the community. The two men had clicked with a plan for two small cottages which would fit perfectly in the area and the plan met the setbacks. She thought it would add to the character and charm of the area. Mr. Lange had received other offers and felt large houses would not be in keeping with the small area charm. Mr. Lange said Mr.

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Roberts would build a nice house.

Mr. Blache moved to grant an exception to the rule for the case being consistent with the character of the neighborhood, seconded by Mr. Adams with Mr. Clark voting against and the motion passed 6-1.

Mr. Blache moved to adjourn the meeting, seconded by Mr. Clark and was unanimously approved.



Lori Spranley, Secretary



Nixon Adams, Chairman
Zoning Commission

**Zoning Commission
Work Session
May 29, 2018**

The meeting was called to order by Chairman Nixon Adams and the secretary called the roll.

Present: Michael Blache, Simmie Fairley, Dennis Thomas, Ren Clark, Nixon Adams, Bill Sones and Rebecca Bush

Absent: None

Also Present: Louise Scott, Director, Planning Department; Catherine Casanova, Landscape inspector/Arborist; deShea Richardson, City Attorney

Ms. Bush announced that 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.

The only case discussed was SUP18-06-03 5000 N. Claiborne, LLC, 5030 N. Claiborne LLC, Scott G. Wolfe, Sr. requests a Special Use permit to Section 6.4.42, Lodging, Bed and Breakfast Residence, a portion in square 5, 1635 Lakeshore Drive, zoned R-1

Ms. Scott presented that the applicant, Scott Wolfe, was requesting to open a Bed and Breakfast in his home, which was located at 1635 Lakeshore Drive. The property was zoned R-1, Single Family Residential. The request was for the use of one bedroom for the bed and breakfast residence.

CLURO Section 6.4.42 Lodging (Transient) - Bed and Breakfast Residence is defined, as follows:

An owner occupied dwelling unit having no more than one (1) culinary facility and no more than two guest rooms where short-term lodging with continental breakfast only is provided for compensation by the owner/operator of the residence

Additionally, the CLURO provides for the following supplemental regulations as outlined under Section 8.2.3.6 Lodging – Bed and Breakfast Residence Criteria, as follows:

1. All of the required approvals shall be obtained prior to establishment of the use, including an occupational license and certificate of occupancy for the proposed use from the City.
2. Common bathroom facilities may be provided rather than private baths for each guest room.
3. Residence kitchens shall not be refitted to meet health department requirements for food preparation. Only continental breakfast food service, with foods purchased from a licensed food seller and served "as is" or only warmed at the bed and breakfast facility shall be allowed.
4. No cooking facilities are permitted in the individual guest rooms.
5. Parking spaces provided for guests, in accordance with the requirements of Article 9, shall be provided in side or rear yards and shall not be located in required front yards.
6. No exterior signage shall be permitted except in accordance with the regulations of Article 10 for the district in which the facility is located.

The proposed application and Site Plan prepared by Lynn Mitchell Architect dated March 23, 2018 was in compliance with the supplemental regulations. Mr. Wolfe stated in the application that one bedroom would be used for the Bed and Breakfast. Additionally, the parking requirements, outlined were also in compliance and in accordance with the Ground Floor Plan prepared by Lynn Mitchell Architect dated December 29, 2015.

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The parking requirement for a Bed and Breakfast Residence was 1 space per guest room plus 2 spaces for resident occupants. Mr. Wolfe was proposing one existing bedroom for the Bed and Breakfast use, which would require 1 additional parking space for a total of 3 parking spaces (1 for the guest room and 2 for resident occupants). This was depicted on the Ground Floor Plan with parking below the residence.

The Special Use Permit review, evaluation criteria, and findings were outlined in the CLURO. There were also goals and policies outlined in the Comprehensive Plan.

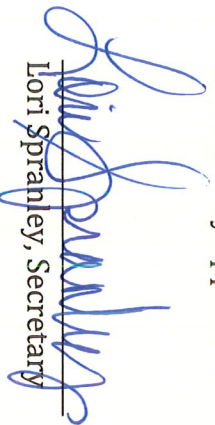
Mr. Clark verified that the house was located in a single family residential area.

Lynn Mitchell, 240 Girod Street, architect, said the driveway was existing. The building was better known as the old Mandeville Yacht Club dating back to the 1880s. There was a wraparound porch which was partially glassed. Myron Sheen constructed an addition to the rear with a similar idea after his son graduated from high school. Mr. Sheen sold the property to Mr. Wolfe and purchased the adjacent house which was under renovation. Mr. Wolfe had purchased the adjacent vacant lot between him and the corner house belonging to Peggy Baldwin and Jinx Vidrine. At one time the corner property had five units and after Hurricane Katrina the City agreed that it could be again be five units. This was a piece of Old Mandeville history. The existing upstairs had a separate entrance/exit. Mr. Clark verified that there would be no new construction and the property would be an owner/occupied bed and breakfast.

Mr. Clark said the commission needed to encourage the City Council to address the spin off from this model for short term rentals where the owner was not the occupant. Ms. Scott said the City Council had requested to review and define the differences. The regulations required the property to be owner occupied.

Mr. Thomas said an APA conference session provided extensive conversation about commercial insurance requirements for liability or no coverage and if the property could retain the homestead exemption. Ms. Scott said New Orleans was the model ordinance. Ms. Richardson said the City could require a proof of insurance. Mr. Clark said the commission could only approve the uses.

Mr. Blache moved to adjourn the meeting, seconded by Mr. Clark and was unanimously approved.


Lori Spranley, Secretary


Nixon Adams, Chairman
Zoning Commission