

**Planning Commission
Public Hearing
April 17, 2018**

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

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

Absent: Bill Sones

Also Present: Louissette Scott, Director, Planning Department; Paul Harrison, City Attorney; Catherine Casanova, Landscape Inspector,

The first planning case also had corresponding zoning cases which were all discussed in conjunction. The planning case discussed was P18-04-03 Recommendation to the City Council regarding Ordinance 18-06 TO REZONE LOT 3A, SQUARE 43B OF SECTION 49, TOWNSHIP 85, RANGE 11 EAST, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, FROM OFFICE/RESIDENTIAL (O/R) TO PLANNED RESIDENTIAL DISTRICT (PRD); TO INCORPORATE LOT 3A, SQUARE 43B INTO RELACHER VILLAGE SUBDIVISION AND SUBJECT IT TO ALL REQUIREMENTS LISTED IN ORDINANCE NOS. 02-05A AND 03-15; AND TO AMEND THE PLANNED RESIDENTIAL DISTRICT CREATED UNDER ORDINANCE NO. 02-05A AND AMENDED UNDER ORDINANCE 03-15; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. The zoning cases discussed were Z18-04-03 Recommendation to the City Council regarding Ordinance 18-06 TO REZONE LOT 3A, SQUARE 43B OF SECTION 49, TOWNSHIP 85, RANGE 11 EAST, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, FROM OFFICE/RESIDENTIAL (O/R) TO PLANNED RESIDENTIAL DISTRICT (PRD); TO INCORPORATE LOT 3A, SQUARE 43B INTO RELACHER VILLAGE SUBDIVISION AND SUBJECT IT TO ALL REQUIREMENTS LISTED IN ORDINANCE NOS. 02-05A AND 03-15; AND TO AMEND THE PLANNED RESIDENTIAL DISTRICT CREATED UNDER ORDINANCE NO. 02-05A AND AMENDED UNDER ORDINANCE 03-15; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH AND V18-04-07 Statewide Reality LLC requests a variance to Section 7.5.3.3, R-2 Site Development Regulations and Section 7.5.1535, Review of a Plan based on Existing Regulations, lot 3A, Square 43B, zoned O/R, to be zoned PRD.

Ms. Scott presented a request to rezone lot 3A to Planned Residential District (PRD) from Office/Residential (O/R). Statewide Realty had developed the adjacent project (Relacher Village) which was also zoned Planned Residential District in 2002 and was amended under Ordinance 03-15. The intent was to incorporate the lot into that development from an aesthetic standpoint with the same development criteria. The Office/Residential zoning allowed for the construction of multi-family units, a density of 3,000 square feet per unit, and the property allowed up to five units. With the rezoning, the applicant was proposing two units and would reduce the density with a restriction of single family residences with the same design criteria for the adjacent development site. The intent was for the two units to be fee simple with a future resubdivision dividing the lot down the middle. This was similar to the previous development. The initial submittal was a sketch to get through the planning process. Prior to the ordinance adoption, the applicant was working with Kelly McHugh and Associates to develop a detailed site plan. The plan indicated the building footprint with a double driveway with a common garage. After discussions, the staff requested to redesign the driveways on the outside of the units so there would not be a large driveway. The revisions indicated two 9' driveways with an outlined the buildable footprint and the garage would be located to the rear.

Mr. Adams asked about the distance between the buildings which was 10' with Fire Department approval. Ms. Scott stated that the building footprints were 27' x 75' or 2,025 square feet and 32' x 68' or 2,176 square feet with a 9' driveway specified in the ordinance. The line indicated the future resubdivision.

Mr. Adams asked if this was the same general style as Relacher Village and it was answered yes. Ms. Scott said there were outlined design guidelines which were primarily included the early versions of the B-3 zoning district. The property was now located in the Historic District which would require review and approval of a Certificate of Appropriateness. The design guidelines were in keeping with the Historic District criteria. The ordinance was amended from the introduction. The original thought was to refer back to the previous ordinance and to carry it forward so the ordinance was amended to include the design criteria and removed references to the regulations that were no longer applicable under the CLURO. The design and site criteria were added into this ordinance. There were blanks for the conceptual site plan and conceptual elevations which were to be modified. They would be dated and included in the ordinance submitted to the City Council.

Mr. Adams asked if the covenants would be included for this site. Ms. Scott said that was the early intention. The Relacher Village development had servitudes of passage across some of the lots which would not be applicable.

Mr. Adams said the recommendation would be a rezoning to Planned Residential District with the same guidelines and to remove the variance request that might have been required. Ms. Scott said the request was for a 35' setback as outlined in Ordinance 02-05. Ordinance 03-15 modified the setback to 25' and rather than grant a variance with a new ordinance, it was included to create the setback. Mr. Blache asked if it must be noted that the covenants would be inclusive. Ms. Scott said the design and site criteria would be the governing rule and if something was not specifically addressed the criteria would refer back to R-2 criteria. Ms. Scott said the intent was to apply the same covenants and restrictions. Mr. Harrison said the property was standalone to the adjacent site so imposing the same covenants might be difficult.

Ms. Scott said the ordinance was amended through April 17, 2018, which included the revisions through that date. Ms. Bush moved to recommend adoption of Ordinance 18-06 as revised through April 17, 2018, adoption of the zoning to Planned Residential District and remove the variance request, seconded by Mr. Adams. Mr. Thomas asked to add the covenants and it was decided to confirm with the applicant that the covenants would remain the same. The cases were unanimously approved.

The next case discussed was P18-04-04 Recommendation to the City Council regarding Ordinance 18-09, AN ORDINANCE AMENDING THE COMPREHENSIVE LAND USE REGULATIONS ORDINANCE TO AMEND SECTIONS 7.5.1.3 R-1 SITE DEVELOPMENT REGULATIONS; SECTION 7.5.2.3 R-1X SITE DEVELOPMENT REGULATIONS; SECTION 7.5.3.3 R-2 SITE DEVELOPMENT REGULATIONS; SECTION 7.5.4.3 R-3 SITE DEVELOPMENT REGULATIONS; SECTION 7.5.10.3 B-3 SITE DEVELOPMENT REGULATIONS; SECTION 7.5.12.3 O/R SITE DEVELOPMENT REGULATIONS; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

Ms. Scott said the commission had discussed amending the CLURO to increase the setbacks according to lot frontage.

- Lot frontage up to 50' - 8' side yard setback on each side which was a 2' reduction. The commission had experienced variances on small lots. It was 1' greater than the combined side yard setbacks of 15'.
- Lot frontage of 51'-60' — 10' side yard setback each side so it would remain the same.
- Lot frontage of 61' to 75' - 12' side yard setback on each side.

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Incrementally as frontages increased, the side yard setbacks increased proportionately.

Mr. Adams said in the "Whereas", it stated there would be an increase in the pervious surface which did not change so it should be removed. Mr. Clark said by increasing the setbacks there was the impression of the protection of vegetation which had effect on saving the pervious/impervious surfacing. Mr. Adams said a "Whereas" should be included if it reduced the impervious coverage. Ms. Scott said there would be an incremental increase in the pervious coverage. There was an asterisk stating that the side yard setbacks could be shifted to other yard by 30% as long as making it was made up and the total minimum was provided. The commission wanted the ability to shift the setbacks with smaller lots to allow more driveway and access under the structure. It would also allow for side yard trees through exceptions, but the goal was to allow flexibility for protection or other features. She had discussed the issue with Mr. Harrison about it being subject to the approval of the Planning Director or leave it as part of the administrative process. In reviewing the numbers on smaller lots, it was a 2.5' shift and could allow the flexibility needed with a tree or a driveway. It was 30% so larger setbacks gave more room and provided protection to existing trees and encouraged side load garages. It was a requirement in the Historic District. Mr. Clark said it missed it by half because the ordinance did not deal with the front and rear yard setbacks. Ms. Scott said the Planning Commission discussion was to move forward on sides. Mr. Clark said most vegetation was in the front and rear of larger properties. He owned a 390' lot and the setbacks were 25' and 30' and he had enormous amount of vegetation in the 25' that could be removed.

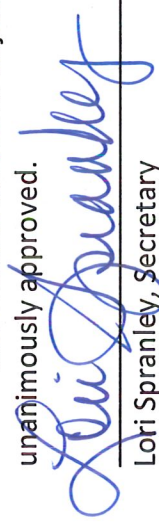
Mr. Adams asked if the staff was satisfied with the ordinance and it was in proper form. Ms. Scott said the commission made recommendations on the side yard setbacks and they could come back to discuss other setbacks.


Mr. Adams move to recommend adoption of the ordinance, seconded by Ms. Bush. Ms. Scott said the Building Official pointed out under CLURO Article 8, mechanical equipment, was not allowed in the side yard setbacks to place the drainage. With the increase of side yard setbacks greater than 10' on each side, Mr. LeBlanc thought it was reasonable to change the verbiage to state that the mechanical equipment would not be less than 10' from the property line. The commission decided to discuss this change at a later time for public discussion. Mr. Blache said the mechanical equipment affected the rear yard usage. Ms. Scott said it was affecting back porches. The motion passed 5-1 with Mr. Clark voting against because the original proposal included changes to the front and rear setbacks.

Mr. Blache moved to approve the minutes of March 13, 2018, seconded by Mr. Fairley and was unanimously approved.

Mr. Thomas moved to approve the minutes of March 27, 2018 as amended, seconded by Ms. Bush and was unanimously approved.

Mr. Thomas moved to adjourn the meeting, seconded by Ms. Bush and was unanimously approved.


Lori Spranley, Secretary


Rebecca Bush, Chairwoman
Planning Commission

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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, and Rebecca Bush

Absent: Bill Sones

Also Present: Louisette Scott, Director, Planning Department; Catherine Casanova, Landscape Inspector/Arborist; Paul Harrison, 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 next 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 at the request of the applicant moved to move to table the case until the next meeting, seconded by Ms. Bush and was unanimously approved.

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the ordinance adoption, the applicant was working with Kelly McHugh and Associates to develop a detailed site plan. The plan indicated the building footprint with a double driveway with a common garage. After discussions, the staff requested to redesign the driveways on the outside of the units so there would not be a large driveway. The revisions indicated two 9' driveways with an outlined the buildable footprint and the garage would be located to the rear.

Mr. Adams asked about the distance between the buildings which was 10' with Fire Department approval. Ms. Scott stated that the building footprints were 27' x 75' or 2,025 square feet and 32' x 68' or 2,176 square feet with a 9' driveway specified in the ordinance. The line indicated the future resubdivision.

Mr. Adams asked if this was the same general style as Relacher Village and it was answered yes. Ms. Scott said there were outlined design guidelines which were primarily included the early versions of the B-3 zoning district. The property was now located in the Historic District which would require review and approval of a Certificate of Appropriateness. The design guidelines were in keeping with the Historic District criteria. The ordinance was amended from the introduction. The original thought was to refer back to the previous ordinance and to carry it forward so the ordinance was amended to include the design criteria and removed references to the regulations that were no longer applicable under the CLURO. The design and site criteria were added into this ordinance. There were blanks for the conceptual site plan and conceptual elevations which were to be modified. They would be dated and included in the ordinance submitted to the City Council.

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Mr. Adams said the recommendation would be a rezoning to Planned Residential District with the same guidelines and to remove the variance request that might have been required. Ms. Scott said the request was for a 35' setback as outlined in Ordinance 02-05. Ordinance 03-15 modified the setback to 25' and rather than grant a variance with a new ordinance, it was included to create the setback. Mr. Blache asked if it must be noted that the covenants would be inclusive. Ms. Scott said the design and site criteria would be the governing rule and if something was not specifically addressed the criterial would refer back to R-2 criteria. Ms. Scott said the intent was to apply the same covenants and restrictions. Mr. Harrison said the property was standalone to the adjacent site so imposing the same covenants might be difficult.

Ms. Scott said the ordinance was amended through April 17, 2018, which included the revisions through that date. Ms. Bush moved to recommend adoption of Ordinance 18-06 as revised through April 17, 2018, the rezoning to Planned Residential District, and remove the variance request, seconded by Mr. Adams. Mr. Thomas asked to add the covenants and it was decided to confirm with the applicant that the covenants would remain the same. The cases were 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 7.5.105, 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

Ms. Scott presented the case had been discussed at the last several two meetings. This property located in Square 20, Lot 2, 1929 Monroe Street and was adjacent to a residential zoning district. The existing house was approved by the Historic District Commission for

demolition. The intent was the construction of new development. In regard to the setbacks, the property was zoned B-3 adjacent to an R-1 zoning district. The setback increased to 20' because the B-3 district allowed flexibility of either a residential and commercial use. However, in this case there were two large great species of live oak trees. One of the trees had the front trunk located on the property to the west and the second tree was located to the rear growing toward the north which was Monroe Street. The rear of the lot had a large area with no encroachments of the trees.

The existing house was located within the canopy of the trees. The variances discussed were for a 10' variance on the east side creating a 10' setback. The applicant was requesting variances for the new construction of a house and any other construction encroachment into the live oak trees. At a previous meeting, there was discussion of construction of a duplex to the front with a possible future building to the rear. At the last meeting, there was a rendering requesting construction to the rear. The staff had met with Ms. Woolf who had been discussing with her client regarding the different options. The commission had previously reviewed Dr. Guidry's memo of a two story structure in the front having a long term negative impact on the trees. Increasing the density would require additional parking and driveways would have an encroachment into the dripline of the trees. Trying to work through the issues and the request of the commission, Ms. Woolf had submitted a plan to the rear.

Mr. Adams said the depth of the lot was 250' and the area outside of the tree dripline was almost a separate lot into itself. He felt the lot could be developed with a small structure in the front and use of the rear for larger construction. Mr. Blache said walking the lot, he felt the construction should be located to the rear rather than the front. Mr. Adams said if there was a structure in the rear, that structure needed to be constructed first so it would not damage the live oak trees.

Lindsay Woolf, architect, said the Historic District Commission would rather see the structure located in the front rather than have a void space. Ms. Scott said that was unknown because it had not gone to the commission. Mr. Sims would prefer to build to the front and would also like to construct to the rear. He would like to construct a single family one story residence in the front and a single family two story structure to the rear with parking below the structure. Mr. Adams said allowing a building to the front did not give permission to hurt the oak trees when accessing the rear without going onto the oak tree roots. It would make more sense to construct both structures at the same time or the rear structure first. Otherwise, the applicant would be isolating the rear unless there was access with a neighbor's permission.

Ms. Woolf said Ms. Casanova had recommendations of protecting the roots and they would follow the guidelines that would be included in the contractor plans. She asked if there was a single family residence, would they be granted the 10' side yard setback. Mr. Adams stated it was a 7' setback now. Ms. Scott said with the demolition and new construction, the applicant was required to comply and that was the reason for the request. Mr. Adams said the new construction would be better than the existing side yard. Mr. Blache said with the B-3 zoning and the potential for usage changes, the buffer should be considered since the zoning was splitting the middle of the block and there would be a hardship for the neighbors. Ms. Scott said the zoning designation was the center line of the squares. Mr. Blache said from history with the B-3 zoning district and abutting properties, it would create a problem with the commercial uses. Mr. Adams said 20' on that side would protect the tree, but there would be no space left. The Historic District Commission would probably want some streetscape. Ms. Scott said there had not been any discussion with since no elevations had been presented. Mr. Blache said the area was exhausted with the compaction of houses and his opinion was that the setback would give breathing room to the area.

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Mr. Thomas asked if the variance request was on each side of the property. Ms. Woolf said the request was only on the west side which was a 10' request. Ms. Woolf said there would only be enough room for a bedroom and a hallway if there was a 20' setback. Mr. Sims's idea was after retiring to live and work on the same property. With the café, he would have a new job. Ideally, he would like to construct a duplex in the front.

Mr. Adams said the variances were for the reduction of the side yard and installation of some kind of driveway under the oak tree canopy. Ms. Scott verified the side yard setback of 10', the driveway width only in the width widening out to 20' to snake around the tree and allow material in the dripline of live oak tree. Mr. Adams said it was not permission in the future to hurt the tree roots.

Mr. Thomas asked if Mr. Sims would construct simultaneously. Ms. Woolf said that was undecided. Mr. Thomas said the commission could stipulate the rear construction first to protect the live oak trees and the contractor would be able to snake around the roots to prevent damage. Ms. Woolf said the path would be the same with the existing driveway and snake along the west side to the rear. Ms. Scott said the driveway on the east side could be for a construction access to keep out of the dripline for the construction to access the rear. Ms. Casanova said a temporary construction road would be without added compaction. If the front building was constructed first then the low branch would not allow equipment to the rear.

Mr. Blache asked in the future would the residence or the cafe be located to the rear. Ms. Woolf said the two story residence would be to the rear of the property. Mr. Adams said with the B-3 zoning district that could change over time. Mr. Blache said parking seemed more viable to the rear and the commission had requested parking to the rear for the B-3 commercial properties. Ms. Scott said the challenge was if the driveway was installed on the west side and there was increasing activity, the cars would be driving over the roots and cause compaction. This would be an opportunity to install paved stones.

Mr. Adams asked with a 10' side yard setback, if it would be enough of an area for a driveway. Ms. Scott said adjacent to a structure, the commission would not want to encourage that area as a driveway adjacent to the R-1 zoning district. Mr. Adams considered that it would be out of the way of the tree. Ms. Woolf said then the driveway would have to snake around the west side and would still be under a portion of the tree. Mr. Blache said it was a challenge trying to combine residential and commercial uses on this property.

Mr. Adams said the commission discussed pavers or limestone. Ms. Casanova said pavers would be the least impervious and would allow water infiltration with water exchange and oxygen. Ms. Scott said there was nothing located to the west, but the request was to expand the driveway down the west side of the property. Getting past the garage, the driveway would be located out of the dripline to the front and the tree to the rear could continue down with a storage shed proposed to be demolished. Ms. Woolf said Mr. Sims might rebuild a storage shed. Ms. Scott said then it would be a structure under the dripline of the tree.

Mr. Adams asked if there was parking to the rear. Ms. Scott said parking appeared to be in the garage. The neighbors said the previous occupant used the carport/garage and not the rear for parking. Mr. Clark asked where would the cars park for a successful café. Mr. Adams said the café must be granted a Special Use Permit and they must show parking. Mr. Blache said the permit was not triggered over 8 parking spaces. Ms. Scott said Dr. Guidry's letter recommended a one story building that required elevation because a two story structure would require constant pruning.

Anne Marie Fargason, 347 East Street, Parks and Parkways Commission member, said the commission wanted to protect the live oak trees from any damage. She would hate to see anything disturb the existing trees. There had been a case of a tree growing in the fence and the commission had required the owner to keep the tree and the fence. The Park and Parkways Commission has recently beautified Florida Street with the planting of 80 live oak trees. She asked the commission to consider keeping and protecting the oak trees with their roots and driplines. There was enough hurricane damage and she asked to preserve our beautiful City. Mr. Adams said that was the focus of the discussion.

Cody Favre, 1928 Monroe Street, said he was confused whether it would be a duplex or single in the rear. Ms. Scott said the applicant stated he would like to construct a duplex to the rear of the property. To clarify, the staff would have to verify that the density would be allowed. The issue before the commission was the encroachment under the tree. If the applicant built in the rear, the access to that building would require a variance to encroach with the driveway under the existing live oak trees. The commission was evaluating how that would happen and not the use. Mr. Adams said the B-3 regulations listed the allowable uses and the use could change between residential and commercial. Ms. Scott said the discussion was about future commercial uses and the impact on the trees. Certain commercial uses required a Special Use Permit which required additional approval of the site plan. If the variance was approved for the driveway in the canopy of the trees, the applicant could move forward with any use allowed in the district.

Mr. Adams said if the commission voted to allow the 10' setback, he asked Ms. Woolf about being more specific on the driveway. Mr. Adams said the area under the live oak tree would be desired to remain previous. Ms. Scott said if a duplex was constructed to the rear, minimally six parking spaces would be required. Mr. Blache said the commission must also consider the use because of the tree situation. If there was a rear duplex there would be more traffic over the roots. Mr. Thomas said there were so many options, he did not know what was to be considered. Ms. Scott said there was access encroachment under the trees also to be considered. Mr. Adams said the building plans must show the parking. Ms. Scott said the applicant was requesting specificity. Mr. Adams said the commission needed more specific plans and Ms. Woolf had heard the problems to build the rear first. Mr. Thomas said the commission could agree that the rear construction must be first. Mr. Blache asked if there could be a condition. Mr. Adams asked if tabling the case for two weeks would be helpful to address the rear construction. Ms. Woolf said it would be helpful to know a direction of the 10' setback. Mr. Adams said he had no problem with a 10' setback. Mr. Clark said designs had restrictions and codes, and he asked if Ms. Woolf could work within them. Ms. Woolf said she could not do that on this project. Mr. Clark asked how to amend to the use. Ms. Woolf said that was why the variance process was created. Mr. Clark asked how to amend the use to meet the plan and he suggested rethinking the uses. Ms. Woolf said that was why the variance process was created. Mr. Adams said it was about the trees and the commission discussions were about not letting anything happen to the trees. Ms. Woolf said the intent was to construct outside of the dripline. Mr. Adams said it would be an improvement, but the rear construction must come first. Ms. Woolf said the rear footprint was not much bigger than the front. There must be a 20' rear setback on the east line. Mr. Adams said it appeared to be 1/3 of the lot and width. Ms. Woolf said with the 20' rear yard setback and the west side driveway, it was 1,400 square feet.

Mr. Blache said he was more inclined to grant a variance for a rear yard setback than the side yard setback. Ms. Woolf clarified that the commission would prefer to encroach in the rear construction, but her client would prefer to construct to the front of the property. Mr. Adams said it appeared to be more space to the rear of the property.

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Ms. Woolf asked if she should draw a structure in both the rear and front of the property. Her submittal indicated the two footprints meeting the rear yard setback and a 10' side yard setback. Ms. Woolf said they would use the existing driveway and snake it to hug the west property line to be as far away from the rear tree as possible. The plan indicated the parking spaces under the building, but Ms. Scott and Mr. LeBlanc indicated they would prefer to see the structure at 4' and not raised. Mr. Clark requested to overlay Google Earth over the drawing. Mr. Blache said a rear setback encroachment would not affect any rear property.

Allan Beaucoudray, 503 Girod Street, asked about the ability for moving vans getting in and out of the rear structures. Mr. Clark agreed with Mr. Blache that the rear neighbor was located a distance from the rear property line.

Kathy Skates, 1935 Monroe Street, west side neighbor, said she was the owner of the large live oak tree and she did not want construction trucks under it. The umbrella of the tree was 8' so she asked how to demolish the house without causing tree damage. Mr. Adams said construction barriers would be erected around the canopy of the tree. She did not want transients and traffic.

Mr. Clark moved to table the case to allow the architect to overlay the plan on Google Map imagery showing the canopy and locations. Mr. Adams said the commission wanted to protect the tree, the rear structure had to be constructed first or a smaller structure in the front. Ms. Woolf clarified if the rear was not the first construction, it could not be allowed. The commission was in agreement with the statement unless a neighbor allowed rear access for construction. Mr. Blache agreed that it would be helpful to see the true dripline. Mr. Adams said the commission did not want to make it any worse with Monroe Street being under the canopy of the tree. In the southeast corner of the lot, it did not appear to have thick branches, but live oak trees could be trained. Ms. Woolf reiterated that if the applicant preferred to construct in the front first that the rear construction would not be allowed. Mr. Adams stated he did not know how the contractor would get to the site. Mr. Clark said it would be expensive and difficult to get to. It was not that he would not be allowed, it would be expensive. There were restaurants with cars parking on tree roots and it was undetermined the amount of damage being caused. Construction of the second project and trying to maneuver around the live oak trees would be difficult. Ms. Woolf said the driveway for a two story single family residence to the rear would be limiting the cars under the tree to two cars with a future front single family single story. Mr. Clark said the problem appeared to be convincing the commission of the feasibility from an ecological standpoint and if Ms. Woolf could show that in a clearer perspective with the plan overlaid it would be easier to understand.

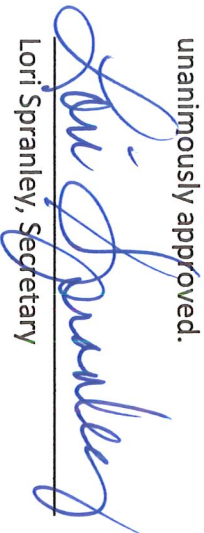
Lauren Blanc, 1920 Monroe Street, said weekly large trucks hit the tree. In November, someone hit a telephone line and almost a neighbor. The neighbor would want to request no trucks allowed in that area. Ms. Scott said she make a note and would forward the information.

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

Mr. Blache moved to approve the minutes of March 13, 2018, seconded by Mr. Fairley and was unanimously approved.

Mr. Thomas moved to approve the minutes of March 27, 2018 as amended, seconded by Ms. Bush and was unanimously approved.

Mr. Thomas moved to adjourn the meeting, seconded by Ms. Bush and was unanimously approved.


Lori Spranley, Secretary

Nixon Adams, Chairman