

**Planning Commission  
Work Session  
January 11, 2022  
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The meeting was called to order at 6:04pm 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; Elizabeth Sconzert, City Attorney; David Parnell, City Attorney; Alex Weiner, Secretary

Ms. Gautreaux said that they would move the adoption of the minutes and the Resolution to after the Zoning Commission Meeting and adjourned the Planning Commission Meeting.

**Resolution 22-01** – A resolution of the Planning Commission of the City of Mandeville approving the scope of work for the review of article 10 – Sign Code

Mr. Adams clarified that the Commission would serve as the public advocate, not replacing the public input. Ms. Bartholomew said that was correct, the Commission would be the vehicle to take comments

Skelly Kreller, District II: Asked if constitutionality would be a separate issue or would be included in the review, and would the person assigned to the review do both.

Elizabeth Sconzert, City Attorney: Said the sign code is all over the place so it would be redundant to do two separate reviews, and ideally it would be the same person doing the reviews.

Skelly Kreller asked why not push the constitutionality to be solved first, Elizabeth replied that ideally the whole process would only take four months so no need to push some things to be solved first.

Rebecca Bush, District I: Constituents are concerned that EMCs are being revisited, just wanted to clarify that if there is a prohibited use then this would not pertain to them. Ms. Bartholomew replied that was correct.

Ernest Burguieres, 241 Wilkinson: Would other sign ordinances be looked at, that could speed up the process as there is no need to reinvent the wheel. Ms. Bartholomew replied that the consulting firm would look over other ordinances in preparation for this.

Mr. Quillin asked if there was a list of agencies that would be receiving the RFP. Ms. Bartholomew replied that yes there was.

Rebecca Rohrbough 2525 Lakeshore: Would there be different rules in place for the Historic District, Ms. Bartholomew replied that yes and mentioned that there are already different regulations for the B-3 District.

Jason Zuckerman, At Large: Wanted to clarify the process. The Planning and Zoning Commission would hear the recommendation from the consultant at a public forum, then make a recommendation and send it to the City Council to vote on.

Ms. Bartholomew said that there would be special meetings held outside of the regular meetings to talk about this issue.

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Mr. Adams said that there needs to be some changes to the wording. Ms. Bartholomew said she would clarify the Planning Commissions function as a citizen advisory committee, that they would hold special meetings to receive citizen input. The mention of RFQ at the top of page two would also be changed to RFP


Mr. Adams made a motion to recommend, Mr. Quillin seconded, and all were in favor.

Mr. Rhinehart made a motion to adopt the minutes from the September 28, October 12, and November 9, 2021 meetings, Mr. Quillin seconded, and all were in favor.

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

The meeting was adjourned at 6:42pm.

  
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Alex Weiner, Secretary

  
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Karen Gautreaux, Chairwoman  
Planning Commission

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

Mr. Rhinehart read the Notification of Filing Case Addendum which states 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.

**V22-01-01** – Simon Bruni requests a variance to CLURO Section 8.1.3 Supplemental Fence and Wall Regulations, Sq. 65, Lot 8, R-1 Single-Family Residential District, 630 Atalin Street

Ms. Durio brought up that the Castain Drive side has a house across the street that would see the fence and asked if there were any other houses along that street that had fences along the property line as she did not see any.

Mr. Rhinehart mentioned going back and forth as backyards can collect items just like a garage, and wondered what would be better, to see a cluttered yard or a fence.

Mr. Adams said that this problem is on the through lots as well as the side lots and may require a change to the CLURO but there does need to be some sort of buffer so that you are not looking at a fence.

Ernest Burguières, 241 Wilkinson: Has thick vegetation along his property lines and likes the privacy that it provides. A fence itself is not automatically unattractive as landscaping or ivy can be added to make it look better. Asked the Commission to not necessarily reject it out of hand because it was something not done all the time.

Ms. Durio asked if any of the neighbors have objected, and Ms. Bartholomew replied that there had been no objections at this time.

**V22-01-02** – Brad del Rio requests a variance to CLURO Section 8.1.1.4 Allowed Setbacks Encroachments, Sq. 77, Lot 1B, R-1 Single-Family Residential District, 1331 Madison

Mr. Adams asked if there was anything on the other side of the lot, Ms. Bartholomew replied that it was undeveloped.

Brad del Rio, Applicant, 222 Lafitte: Said that there was concern over the height if it was required to be serviced while located on the west side. It would only be 9.5 feet high as opposed to 20.4 feet

Mr. Quillin said that the HVAC was intended to be on the West side and asked what changed. Mr. del Rio answered that he withdrew an earlier variance which resulted in a redesign, and he was unaware that he could not place his equipment there. To move ahead with his permit the AC was placed on the west side, with the technician requesting he file a variance to have it placed on the east side.

Mr. Rhinehart asked if the unit would be invisible from line of sight, Brad confirmed that it would be.

Mr. Adams said that an exception fits this case better than a variance.

Mr. Rhinehart adjourned the Zoning Commission to return to the Planning Commission.

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