

The meeting was called to order at 6:00pm by Planning Chairwoman Karen Gautreaux

The secretary called the roll.

Commissioners Present: Karen Gautreaux, Nixon Adams, Scott Quillin, Mike Pierce, Brian Rhinehart, Simmie Fairley, and Claire Durio

Absent: None

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


Ms. Gautreaux said they would do the minutes first as there was no other business on the Planning Commission agenda.

Mr. Quillin made motioned to adopt the minutes from the February 22nd meeting, Mr. Fairley seconded, and all were in favor.

Ms. Gautreaux adjourned the Planning Commission



Alex Weiner, Secretary



Karen Gautreaux, Chairwoman
Planning Commission

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

Mr. Rhinehart read the announcement that written notice of decisions regarding zoning variances will be filed in the Commission's office the following day of this meeting at which time applicable appeal time will begin to run.

V22-03-05 – James and Susan Hanlon request a variance to CLURO Section 5.2.3.2 Drainage Overlay District and Fill Sub-Area A, R-1 Single Family Residential, 2239 Lakeshore Dr

Mr. Quillin wanted some clarification on the PowerPoint, and asked if the maximum pervious calculations were done using the pool? Ms. Bartholomew replied that the PowerPoint should read as impervious and stated that even if the pool was counted as impervious coverage the site would be in compliance.

Mr. Adams asked if fill was put in place what the rule was on sloping it? Ms. Bartholomew replied that you can only slope fill under the buildable area.

Mr. Quillin said that there was a pool on the property originally but was filled in, and this is essentially a replacement just raised 18".

Mr. Adams motioned to approve as submitted, Mr. Rhinehart seconded, and the motion passed unanimously.

Ms. Bartholomew said that in response to Mr. Adams question about sloping that Public Works would look at the grade and determine what could be done.

V22-03-06 – Chandler Goltz requests a variance to CLURO Section 5.2.3.2 Drainage Overlay District and Fill Sub-Area A, R-1 Single Family Residential, 130 Lamarque St

Ms. Bartholomew said that even if the pool was calculated as impervious coverage the site would be compliant.

Mr. Adams asked if there was any fill being brought in, Ms. Bartholomew replied there was none.

Ms. Durio asked how large the pool and spa would be, Ms. Bartholomew replied that the pool was 24'x45' and the spa was 8'x8'

Mr. Adams motioned to approve as submitted, Mr. Rhinehart seconded, and the motion passed unanimously.

V22-03-07 – Eric Corti requests a variance to CLURO Section 9.2.5.5 Landscape Requirements in Districts Other than Low-Density Residential, Subsection E, B-2 Highway Business District, 4245 Hwy 22

Ms. Bartholomew said that the applicant is unable to add the approved irrigation and landscape plan due to what has grown up in the buffer as the CLURO states it is a no cut buffer.

Ms. Durio asked if there were any quality trees located in the buffer.

Dan Voelkel, contractor: nothing is shown on the landscape plan but they would flag anything that is greater than 3" dbh. He did say that there are some trees growing under the powerlines and historically CLECO has cut the tops off of trees that grew under powerlines to prevent any interference.

Mr. Adams said that when the landscaping plans were first constructed, they were more visionary in nature and may be on the minimal side looking at them now. He said there was concern about adequate screening for Beau Chene. Ms. Bartholomew replied that the only buffer being touched was the Hwy 22 buffer and agreed with Mr. Adams that maybe the requirements need to be revisited.

Ms. Durio motioned to approve as submitted, Ms. Gautreaux seconded, and the motion passed unanimously.

V22-03-08 – Sue Rudiger requests a variance to CLURO Section 9.2.5.7 Live Oak Protection Requirements, R-1 Single Family Residential, 742 Rue Marseille

Ms. Bartholomew said that the staff arborist, Catherine Casanova, verified that there was only 4" of concrete over the tree.

Mr. Rhinehart asked if it was completely concrete that was surrounding the tree, Ms. Bartholomew replied that it was, but it was not a solid slab.

Mr. Rhinehart asked what the difference was between the old slab and new slab.

Sue Rudiger, Applicant, 742 Rue Marseille: The old slab was preexisting when they bought the house. The new slab is only 4" on concrete and the city consulting arborist, Malcolm Guidry, said the tree looked healthy.

Ms. Durio asked how much of the root system was covered with the old slab, Ms. Rudiger replied that the coverage is basically the same with the new slab as the old

Mr. Adams brought up that the tree was existing before the old slab was poured, which should not have been allowed in the first place and recommended getting some trees planted now in case the tree fails.

Ms. Gautreaux brought up that there would be issues with having the staff arborist constantly checking in on the tree and agreed with Mr. Adams on getting some trees planted now.

Ms. Bartholomew said that no trees would be able to be planted in the drainage servitude and would defer to Ms. Casanova and Mr. Guidry to assess the best spots to plant. She said the Commission could condition the approval on finding those spots. She also said that if the live oak was ever taken down then replanting would be required immediately which is something they could do administratively.

Mr. Rhinehart brought up that in the report from Ms. Casanova for the first meeting she recommended backing the concrete off 8' from the tree. Ms. Rudiger said that Mr. Guidry said to not remove or touch the concrete and that Ms. Casanova agreed with him.

Ms. Rudiger said that Mr. Guidry thought that four trees would be too many for her yard and said she was willing to donate to another location in the City.

Mr. Pierce asked if there was any feeding plan in place for the roots. Ms. Rudiger said that Mr. Guidry said it was not needed, and that water could get trapped and cause issues. He said the tree would take care of itself. Ms. Rudiger did say that she removed the mulch she had placed around the tree at his request.

Mr. Quillin said he was concerned with added damage from the removal of the concrete and agreed with Mr. Adams on planting some additional trees.

MJ Payne, 748 Rue Marseille: Here to offer support for her neighbors, said Sue and Mike always take care of their landscaping.

Mr. Adams motioned to approve conditioned on the planting of four 4" live oaks added either to the property or another location of the City, with either location being approved by Ms. Casanova and Mr. Guidry. Ms. Gautreaux seconded, and the motion passed 6-1 with Commissioner Pierce voting against.

Public Comments

Jay Seastrunk, 1815 Lakeshore: His house was built in 1850 and the lots around his have 2' of fill which led to his property being flooded and wanted to know what his options were.

Ms. Bartholomew clarified that the request was to drain properly and if a design can be made to positive drain then Public Works and the City Engineer would review the plan and if a variance was needed then it would go before the Commission

Mr. Peirce asked if French drains and not berms would be an acceptable option. Mr. Seastrunk said the lake level made it so French drains were not an option.

Mr. Rhinehart suggested to work with the City and an irrigation engineer.

Ms. Durio said that the Commission cannot engineer anything, they can only review a proposal.

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

The meeting was adjourned at 6:51pm.


Alex Weiner, Secretary


Brian Rhinehart, Chairman
Zoning Commission