

The meeting was called to order at 6:00pm by Zoning Chairman Brian Rhinehart

The secretary called the roll.

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

Absent: None

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

As there was no New Business for the Planning Commission Mr. Rhinehart moved to the Zoning Commission.



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Alex Weiner, Secretary



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Karen Gautreaux, Chairwoman  
Planning Commission

Brian Rhinehart commenced the Zoning Commission Meeting.

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.

New Business

**SUP22-12-04** – Thomas and Lisa Keiffer request a Special Use Permit to allow Lodging (Transient) – Hotel/Motel per the Table of Permitted Uses, CLURO Section 7.8, Sq. 25B Lot 10A, B-3 Old Mandeville Business District, 201 Carroll St.

Ms. Durio asked if the two lots would be treated as one, Ms. Bartholomew replied they would be treated as one development and would not be able to be split in the future.

Ms. Durio asked what the use would be for the residential house, Ms. Bartholomew said it would continue to be used as residential which is allowed in the B-3 district.

Mr. Adams asked if the owner of the residential property sold it for the parking use, Ms. Bartholomew she was not sure why it was sold but the current owner owns both lots.

Ms. Durio asked if the residence would be conforming with parking after the new lot was constructed, Ms. Bartholomew said it would be.

Mr. Adams said it was an allowed use which meets all the requirements, but the commission should hear what the applicant has to say about the sign.

Thomas Kieffer, 219 Marigny: He had two requests which were procedurally separate. The first being the hotel approval and the second being the sign exception. There is a procedure in the sign code which allows for an exception. Ms. Bartholomew brought up that the sign was looked at as a part of the special use approval, but the hotel and sign were not linked together for the approval.

Mr. Keiffer said the sign was put on the application as a wish list item. It was salvaged from the old Ozone Motel and kept in his backyard. At the last meeting there was some concern over the brightness, it is only rated at 500 lumens which is the equivalent of a 40-watt bulb, and it would not be a blinking sign.

There would be three exceptions to the sign. The first is the height, the CLURO says the max height is 10ft and the sign is 18ft, but it would be located on the rear of the building on the parking lot side. The second is the square footage. The CLURO allows neon signs to be a maximum of 8sqft and the sign is 31sqft, however if the sign were externally lit it would be compliant as regulation allows for 32sqft. The third and final exception was to the exposed supporting posts, the regulation requires them to be hidden.

He would be preserving an iconic sign which would be located at the rear of the building and not very bright. The sign would be on a timer so it would not be on all night. It meets the B-3 design principles and is of cultural and historical significance.

Mr. Adams clarified that it was the old Ozone Motel, with the tubing being replaced to now read Old Town. Mr. Keiffer said that was correct, there is a company that would replace the tubing. Mr. Adams said if it was unchanged, it might be viewed as public art.

Mr. Adams asked how the square footage for neon signs was measured, Ms. Bartholomew said it was done geometrically with a box around the lettering. Mr. Keiffer said that he measured the entire face to get the square footage.

Mr. Quillin said he agreed with Mr. Adams on the art aspect and said that it is part of Mandeville history. His personal leanings would be on keeping the original wording.



Mr. Rhinehart agreed, the original wording should be kept if looking for historic character.

Mr. Kieffer agreed and said the only problem with that would be that they are not being known as the Ozone Motel.

Mr. Adams said it would almost be sacrilege to destroy the sign.

Ms. Gautreaux said that she had concerns about the neon sign, and that the change does not reflect the actual history.

Mr. Pierce agreed and said that while B-3 is a business district but he has always looked at it as a residential district with friendly business involved and neon is not friendly to residential. At the last meeting there was someone who objected to the sign as they would see it. He does not have a problem with the height or other issues but does have an issue with neon in a residential area.

Mr. Adams said if it was looked as a new sign it would be like a monument sign, and it is almost opposite and more of a pole sign. Ms. Bartholomew said that B-3 allows free standing signs which shall be supported by a monument base, by two wood, metal or masonry posts or constructed as projecting signs from a single post. B-3 does not only require monument signs.

Mr. Adams said there were B-3 design guidelines, Ms. Bartholomew said that was true, but monument signs were not the only type allowed.

Mr. Kieffer said that neon is allowed, but the issue is the surface area.

Mr. Adams said he would love to see the sign at the trailhead. Ms. Durio agreed.

Mr. Rhinehart said he would like to remove the sign and consider everything else.

Mr. Rhinehart made a motion to approve the request as is minus the sign, Mr. Adams seconded, and the motion passed unanimously.

**V22-12-36** – Frank Stuart requests a variance to CLURO Section 8.1.1.4 Allowed Setback Encroachments, Sq 1 Lot 3, B-3 Old Mandeville Business District, 2047 Lakeshore

Mr. Adams asked if there was a preference from the commission on either option, Ms. Bartholomew replied that they could approve both.

Ms. Durio asked if there had been any input from the neighbors. Ms. Bartholomew said nothing had been received. The Lakehouse is next to it and the duplex itself is set back from the front.

Mr. Pierce asked where the original mechanical was on the drawing.

Frank Stuart, 2047 Lakeshore Drive, Applicant: It was originally going to be between the condos and the current house right outside the bedrooms. He would prefer to have it located where the windows are not. He would prefer the first one. All the air conditioning is located on the other side.

Ms. Durio made a motion to approve as submitted with either location, Ms. Gautreaux seconded, and the motion passed unanimously.

**V22-12-37** – Brad Jones requests a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations, Sq 53 Lot 18A, R-1 Single Family Residential District, 625 Marigny

Mr. Adams said this would be an exception not a variance, Ms. Bartholomew replied that was correct.

Mr. Adams said the presentation at the last meeting by Vaughan was great, it seems to be a big improvement and worthwhile to grant.

Mr. Adamas made a motion to approve the request as submitted, Mr. Quillin seconded, and the motion passed unanimously.

**V22-12-38** – Kevin and Rachel Vogeltanz request a variance to CLURO Section 9.2.5.4. Landscape Requirements in Low-Density Residential Districts, Sq 11 Lot 122, R-1 Single Family Residential District, 160 Cindy Lou

Mr. Adams asked if this would be an exception, Ms. Bartholomew said the applicant expressed a hardship. Mr. Adams said this would be an exception.

Mr. Rhinehart asked if there had been any letters received, Mr. Weiner replied two were received expressing support for the request.

Mr. Adams said that what they are looking for is canopy and this lot does its fair share for the canopy so he does not have a problem with the request.

Ms. Durio asked if the picture with the cable lines, if the issue was with tree roots. Ms. Bartholomew said it was a utility right of way so everything marked in there is utilities.

Ms. Durio said that would restrict the tree roots, and the lot does have a significant canopy

Mr. Quillin made a motion to approve the request as submitted, Ms. Gautreaux seconded, and the motion passed unanimously.

**Z22-12-05** – William Ellis and Miltenberger Properties, LLC request the rezoning of a lot designated R-1 Single Family Residential District to B-1 Neighborhood Business District, Portion of Blocks 69 and 70, R-1 Single Family Residential District, Corner of Monroe St. and Lambert St., Portion of Blocks 69 and 70

Ms. Bartholomew said there was more research done on the timeline. In 1993 the city did a comprehensive rezoning, the lots were zoned B-1. The official zoning map as part of Ordinance 91-14 which designated from Kleber St through Hutchinson as B-1. This map has been adopted and recorded with the clerk of court. Since that time there have been two GIS planners. The most recent GIS planner was asked to go through and look over and make any corrections. Once the City felt like everything that needed to be corrected had been, it adopted a zoning map along with the last annexation around 2020.

Mr. Adams said the annexation was not of this area, Ms. Bartholomew replied that was correct, but the City wanted to adopt the official zoning map since there were so many changes.

Ms. Bartholomew said that map showed the area as R-1 but there was no indication that an application to change the property was ever made so it is believed to be a mapping error. Ms. Bartholomew confirmed that there was no intention to rezone the property. The 1993 rezoning was carefully done with intention.

Mr. Adams said they would be making a recommendation to the city council, Ms. Bartholomew said that was correct as the parcel needs to be changed on the official zoning map back to B-1.

Mr. Quillin wanted to clarify that the 1993 map showed substantial bordering of property along Monroe. The 2009 map had a central gap. Ms. Bartholomew said there was a



rezoning application for the corner of Kleber and Monroe as there is a residence there, so there is a case changing that from B-1 to R-1 but not for Lambert.

Ms. Durio asked what the properties surrounding it are, Ms. Bartholomew said to the north is R-1 and the south is Planned Development. The darker yellow is R-2 and there is B-1 across the street.

Mr. Adams said it got zoned B-1 initially since it was across the street from an industrial property.

Mr. Pierce asked if this was a carry over from when the other was rezoned, Ms. Bartholomew said it was a possibility.

Ms. Durio asked if the lots alongside it are residential or B-1, Ms. Bartholomew said that one is residential and across the street was B-1. There is another B-1 on the corner of Kleber and Monroe.

Ms. Durio said that everything is residential except for the pink squares, Ms. Bartholomew said that is correct.

Robert Creel, 522 Lambert: Lives on the property next door and about 150 – 175 feet off of Lambert is like a river with heavy rains. Is there anything planned to keep that from becoming a dam. Mr. Rhinehart said at this point it is just a rezoning, there is no site plan that he is aware of.

Mr. Creel asked what can be built in B-1, Mr. Rhinehart said there is a list of uses. Mr. Adams said it is a neighborhood commercial area. Mr. Creel asked if apartments could be built, Ms. Bartholomew said residential is not allowed in B-1.

Ms. Bartholomew said they went through the B-1 uses recently and removed the heavier uses.

Julian Rodrigue, 604 East Rutland St: The staff has well outlined that the current map is an error. The adoption of the map is not a comprehensive rezoning, it just updates the map. The staff has indicated there has been no legislative action to rezone the property, so he feels like they are entitled to their zoning.

Ms. Gautreaux said there is information that shows that is what happened, her understanding is to just recommend to the council to make it official. Mr. Rodrigue said there was no other way to get it changed so it was applied as a rezoning, but they consider it a reaffirmation of the correct zoning.

Ms. Durio said that Ms. Bartholomew indicated the zoning of this area was intentionally done, Ms. Bartholomew said that was correct. It was zoned B-1 intentionally and there was an application to rezone the other property from B-1 to R-1.

Mr. Adams asked if there were other lots that got lost, Ms. Bartholomew replied there was not, the other lot had a rezoning application to rezone it from B-1 to R-1.

Mr. Pierce said this seems like a legal matter. Ms. Bartholomew said they are trying to keep it out of a legal matter.

Ms. Durio asked if they would need a basis for going from R-1 to B-1, Ms. Bartholomew said the basis is that there was no intention to rezone from B-1 to R-1. No application was made, and they did not do any due diligence.

Mr. Parnell said in the example case they went to the courts instead of the council. Mr. Pierce asked if that was the proper way to handle this.

Mr. Parnell said that this has been acknowledged as an error in the mapping. Mr. Pierce said that the lack of evidence indicates to him is that there is an error in process or documentation.

Mr. Parnell said the benefit in this scenario is there is a case that they can make a recommendation to the council on. The alternative is that a judge would tell the Planning Director to make the change without going through this process.

Mr. Pierce asked what the proper process for handling this would be. Ms. Bartholomew said this is the process one would go through to change the zoning, regardless of if there was an error or not.

Ms. Durio said this came before them as a rezoning, why not just adopt the corrected map. Ms. Bartholomew said they were amending the zoning map to reflect the correct change. Mr. Parnell added that any amendments to the zoning map would have to go through this process.

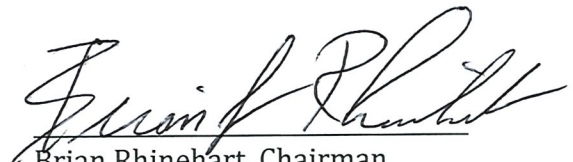
Ms. Durio said it should be recommended as a correction to the zoning map instead of a recommendation to rezone a residential lot to B-1. She said it is important to say they are correcting an error. Mr. Parnell said that would be the preferred language.

Ms. Durio made a motion to recommend to the council that the zoning map be corrected to reflect the portion of lot 69 & 70 as B-1 and the error be corrected, Mr. Quillin seconded, and the motion passed unanimously.

Mr. Rhinehart adjourned the Zoning Commission to move to the Planning Commission work session.



Alex Weiner, Secretary



Brian Rhinehart, Chairman  
Zoning Commission



Ms. Gautreaux commenced the Planning Commission work session

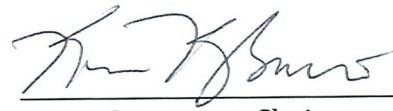
New Business

**Resolution 23-01** – A resolution of the Planning Commission of the City of Mandeville certifying that the Commission has met the continued education requirements

Ms. Gautreaux made a motion to approve the resolution, Mr. Rhinehart seconded, and the motion passed unanimously.

With no further new business, Ms. Gautreaux adjourned the Planning Commission work session to move into the Zoning Commission work session.

  
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Alex Weiner, Secretary

  
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Karen Gautreaux, Chairwoman  
Planning Commission

Brian Rhinehart commenced the Zoning Commission Meeting.

Notification of Filing Case Addendum - 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

**V23-01-01** – Michael Keene requests a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations, Square 38 Lots 41,42,43, R-1 Single Family Residential District, 2424 Mathis St

Mr. Quillin asked if there was a deficiency with the slab, Ms. Bartholomew replied it would be a proposed deficiency.

Mr. Adams asked what was on the other side of the fence, Ms. Bartholomew replied it was residential property.

Mr. Adams asked to confirm that the rear setback is 30ft, Ms. Bartholomew replied that was correct. The existing slab would be 14ft from the property line, but the structure would be 17ft.

Ms. Durio asked if the patio is 21x21 and the porch is 17x17, Ms. Bartholomew said that is correct.

Mr. Adams asked if the addition would be higher than the garage or storage building, Ms. Bartholomew said she did not believe so.

Michael Keene, 2424 Mathis, Applicant: The peak of the porch is below the existing roof of the house and carport.

Ms. Durio asked if there had been any discussions with the neighbor to the rear, Mr. Keene said he bought the house in June and has not met them yet.

Ms. Gautreaux asked if notification had been sent to them, Ms. Bartholomew replied that it had.

Mr. Adams asked if the pervious/impervious ratio was ok, Ms. Bartholomew said it was. Mr. Adams added that this was less of an intrusion than the garage was.

Mr. Quillin said it looks like it will be delinquent 12ft, Ms. Bartholomew said she would check the math.

No additional information was requested.

**V23-01-02** – John Keller requests a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Square 1 Lots 13 & 14, R-1 Single Family Residential District, 2816 South St

Mr. Rhinehart said there were three prior examples that show this is a problem area.

Ms. Bartholomew said that the sea wall is at 4.5msl and that is the level that typically you can keep the water out.

Mr. Quillin asked what the elevation is south of the property as he is concerned with drainage and more water going in that direction.



Mr. Adams said they have done this a couple of times and 4.5 seems to be the number they land on.

Mr. Rhinehart seems like it crosses over one lot then hits the lake.

Ms. Durio said that 4.5 seems to be consistent with the neighborhood but she would want to check that there is no adverse impact.

Mr. Rhinehart asked if the City Engineer had looked at this, Ms. Bartholomew said they had and there were no comments other than it was good with them.

Mr. Adams said there was the Galvez canal to the west and asked if anything drained into it, Ms. Bartholomew said no as there was a wall there.

John Keller, 2875 Villere, Applicant: The property to the west is a 4.9, maybe a bit higher. He has submitted an engineering report showing that there is no adverse impact. The drainage goes north on the property and splits in the middle going west to Galvez and east into West Beach Parkway which is why there are catch basins are there.

Mr. Quillin asked if there would be additional catch basins on the south side, Mr. Keller said they will be to the north. There will be drainage swales on each side to the catch basins.

Mr. Quillin said there is minor sloping going north but runoff seems to go east and west.

Mr. Keller said he had an engineer look at it and it would be up to his contractor to build it as specified so it drains to the north.

Ms. Durio said the residence is currently at 3.13, so it will not drain to the south but after the fill it could drain to the back. Mr. Keller said the increase in slab height from where it is now to where they are asking should not affect the drainage.

Mr. Quillin asked what other fill is allowed, Ms. Bartholomew said it is allowed under the roof shed.

Mr. Adams asked if the fill could be sloped at a 45<sup>0</sup> angle, Ms. Bartholomew said she would check but that was the purview of public works.

Mr. Rhinehart clarified that the City Engineer looked the plan over and had no other comments other than it was an acceptable drainage plan, Ms. Bartholomew said that was correct.

Ms. Gautreaux asked if any comments had been received, Mr. Weiner said none had been.

No additional information was requested.

### **Public Comment**

Ms. Bartholomew said a draft of the sign ordinance had been received and a draft of the resiliency plan should be coming at the end of the month.

Mr. Adams asked if any special meetings were needed, Ms. Bartholomew said they would see and schedule them if necessary.

Ms. Bartholomew said there would be a meeting to discuss the Bike and Pedestrian plan at 5:00pm on January 24<sup>th</sup> before the regular meeting. She also said the City Engineer had received the traffic study for the proposed LSU Health Foundation development and was in the process of reviewing it. They were looking at February 13<sup>th</sup> for the next potential meeting date, but would confirm that before the next meeting.

Ms. Bartholomew said they would probably schedule some workshop meetings for the sign code and she is in the process of putting together an RFP for the comp plan.

Ron Lee, 114 Terra Bella Blvd, Architect for John Keller: The drainage plan is required for the permit, and he has to follow it so the water will have to go to the north side of the property.

Ms. Gautreaux motioned to adjourn the meeting, Mr. Quillin seconded, and all were in favor. The meeting was adjourned at 7:17pm



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Alex Weiner, Secretary



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Brian Rhinehart, Chairman  
Zoning Commission



CITY OF MANDEVILLE PLANNING & ZONING COMMISSION  
SPEAKER CARD

CASE NUMBER: 222 12-05

DATE: 1/10/22

CASE NAME: \_\_\_\_\_

SPEAKER NAME: Julia Rodriguez

MAILING ADDRESS: 604 E Rutland St Covington La

PHYSICAL ADDRESS (if different): \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

PHONE: 

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I AM:

FOR

AGAINST

OTHER

I WISH TO SPEAK

I DO NOT WISH TO SPEAK

## Alex Weiner

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**From:** jo may <[REDACTED]>  
**Sent:** Wednesday, January 4, 2023 5:54 PM  
**To:** Alex Weiner; Cara Bartholomew  
**Subject:** Bank Building Carroll

If this could please be sent to the P&Z Council as well as the Historic District Commission it would be much appreciated. I would send it to the Historic members but I don't see a contact address.

Good Morning

This is a follow up email for the P&Z meeting Dec 13, 2022 regarding the proposed Hotel in the Bank Building.

I expressed some concerns at the meeting but it feels this Hotel is on a fast track. Some were surprised at the short notice and some neighbors received no notice of the meeting including a neighbor who had an altercation with Keiffer because he was dumping his H-Ida trash in our neighborhood. A permit sign appeared after the meeting outside the building.

A ten room hotel is large in scope. I feel the number of rooms is too great and should be scaled down. Especially if it saves the yard next door and stops yet another ugly parking lot in Old Historic Mandeville. Keiffer has already told his office space tenants that they need to vacate so apparently he thinks its a done deal. His purchase of the residential property next store and plans to turn the yard into a parking lot seem very calculated as well. The current office space rental and retail store fit in very well to the neighborhood. The character and ambience of the Old Historic District is steadily being compromised - please do not let this Hotel get away from us like the Rest A While has.

My big objection is hanging a large neon sign on the building. This is not allowed from what I read in the CLURO about signage requirements that must be met. There are nothing but residences all around the bank Building. A neon sign shining on property at night is not acceptable and as defined in the CLURO not allowed according to signage guidelines. Keiffer wouldn't want this in his neighborhood and has not considered the negative impact in mine. Electronic signs are forbidden and that was a wise thing to implement and so should inappropriate neon signs that serve no purpose as this one. Its a little incredulous to me that the Historic Preservation Commission would ok it as a piece of "artwork" as stated at the meeting. Really? Their dedication is to preserving our Historic District and that certainly would not allow Neon. The statement that "many hotels have closed" is false. I do not know what "many" hotels are being referred to.

The Rest A While already impacts my neighborhood in many negative ways and we constantly have to deal with them. It puts us under constant stress repeatedly asking for their consideration and cooperation. They are required to have 42 parking spaces but the first 20-26 cars that park are employees. So by not landscaping , implementing drainage, and screening the mud field- they escape the rules that should have been imposed. There are as many as 70 cars in that lot alone not counting the side streets and Lakeshore. Square footage to determine parking space requirements is woefully inadequate without considering other factors.


The others who spoke up at the meeting were obviously solicited to speak. The Preacher at the bible church is there on Sunday morning and a maybe an evening or 2 a week. The Bank Building doesn't affect them at all. As for Mr Younger thinking it will help his parking situation -makes no sense. His parking problem is from RAW not the Bank. There is always space at the Bank- I see it clearly from my windows every day.



I implore you to consider all the impacts so that we are not in a position of lamenting the fact that the bell can't be rung. A very important thing that needs to be foremost folks is something that seems too often forgotten--WE LIVE IN THIS NEIGHBORHOOD-- THE ONE THATS BEING MOST IMPACTED. Keiffer doesn't and would not want this in his neighborhood. In fact he hasn't considered our neighborhood at all.

I have been here for 30 years- I chose to move here- and the decline in the character and peace and quiet is very apparent to many.

Please put the neighbors first and foremost in your considering this case. I am available if anyone would wish to speak to me.

Best Regards  
Jo May  
2125 Claiborne Street  


## Alex Weiner

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**From:** Aaron & Nicole Stanley <[REDACTED]>  
**Sent:** Tuesday, December 13, 2022 2:19 PM  
**To:** Alex Weiner  
**Subject:** Re: Kevin and Rachel Vogeltanz

Good afternoon.

I am unable to attend the P&Z meeting this evening. However, my next door neighbors have requested a variance that is on the agenda. I am asking that you grant their variance regarding landscaping requirements. Were I not familiar with the property, I would certainly support the mandate (i.e. 1 tree down, 2 trees up), but being adjacent to the property I can assure you there is nowhere to plant two trees regardless if one is removed. They have a beautifully maintained yard and would certainly leave the tree in question were it not an immediate threat to their home. I ask that you grant this variance for safety purposes.

With regard,  
Nicole Stanley  
154 Cindy Lou Pl

[Sent from Yahoo Mail on Android](#)



**Alex Weiner**

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**From:** WALTER WEATHERSBY <[REDACTED]>  
**Sent:** Friday, January 6, 2023 10:15 AM  
**To:** Alex Weiner  
**Subject:** Vogeltanz tree replacement

dear Mr Weiner,I'm reaching out on behalf of my neighbors ,Keven and Rachael Vogeltanz who reside at 160 Cindy Lou st in mandeville.They had a diseased tree taken down from their lot some months ago. they replaced with a high quality Magnolia. close to the site where the old tree stood. It's my understanding that s second tree should be planted on their property according to city regulations.A quick visual of their v property will show that there is ample landscaping , in fact there is no logical place to plant another tree.please take s look at their property, I believe you will concur. thank you for your consideration. Walter Weathersby. 201Copal st mandeville