

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

The secretary called the roll.

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

Absent: None

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

New Business

Resolution 23-02 – A resolution of the Planning and Zoning Commission of the City of Mandeville adopting the Resiliency Plan

Mr. Rhinehart said that this was covered at the last meeting.

Mr. Adams asked if what was discussed at the meeting would be captured, Ms. Bartholomew said it would be in the body.

Mr. Adams said the purpose was to address freedom of speech and content neutrality issues. Ms. Bartholomew said that was the sign code which has already been recommended to the city council.

Mr. Adams said that there was no one from the sign industry present at the meeting to speak, but he believes that the feelings of the people have not changed with respect to signage.

Ms. Gautreaux asked if Mr. Adams had any comments on the resiliency plan, Mr. Adams thought they were discussing the sign code.

Ms. Durio said it was a great presentation and was very comprehensive. Ms. Gautreaux agreed and thought it would be a great foundation. She also wanted to thank everyone who was involved with the project.

Mr. Rhinehart made a motion to accept the plan as submitted, Mr. Quillin seconded, and the motion passed unanimously.

Resolution 23-03 – A resolution of the Planning and Zoning Commission of the City of Mandeville adopting the 2023 – 2024 Short Term Work Program

Ms. Bartholomew said that she would remove all the completed items from the spreadsheet. She has not received any comments thus far so it could be placed on the agenda for the first June meeting to be voted on.

Mr. Quillin said that there were a lot of projects marked with a priority one and suggested some reordering might be necessary.

Ms. Bartholomew said that some of the CLURO text amendments could be made sub priorities and others could be reordered.

Mr. Adams asked if they could request money, Ms. Bartholomew replied they could if they wanted to. She added that there was \$50,000 in the last budget for the sign code rewrite, and she was not sure how much was left.

Mr. Adams asked if the plan was still to re-do the CLURO. Ms. Bartholomew said that there was \$150,000 budgeted for the comprehensive plan update. She said that she would prefer to update the comprehensive plan then the CLURO, but there could be some minor changes

that could be done.

Ms. Bartholomew said the Hazard Mitigation Plan update was dictated by FEMA.

Ms. Durio asked if during the CLURO update the definition of pools as pervious coverage could be looked at. Ms. Bartholomew said that could be done. She added that there might be a couple of reoccurring things they could look at.

Mr. Pierce asked if Ms. Bartholomew could refresh his memory on the lot sizes. Ms. Bartholomew said that in the Historic District there are often applicants that come before them with two contiguous lots that measure 63' in frontage. Historically the Commission has looked at that lot size as appropriate for the district as that was the size they were plated at. She said they could look at the R-1 sized lots in the Historic District to see what the average size of the lots are. She added that Mr. Adams has pointed out that the current frontage of 90' is more for a suburban, new subdivision size.

Ms. Durio asked what the date of implementation and reasoning was for the 90'x120' and to look if it was appropriate for the Historic District.

Mr. Adams said that it just became the national average after WWII. When the Mandeville code was written parts were cut and pasted from other codes.

Ms. Durio said that what seems to come up a lot is the large lot requirement and people either want smaller lot sizes, or they want to prevent the construction of McMansions. Maybe the lot area or total buildable area could be revised to be more consistent with the comments received about that. Ms. Bartholomew said that is something that they could add to look at.

Mr. Rhinehart asked if the RFP for the comprehensive plan rewrite would go out in September/October. Ms. Bartholomew said she hopes to get to it this summer.

Mr. Adams asked who would write it? Ms. Bartholomew said it would probably be a combination and was unsure if Mr. Parnell would want to volunteer his time. She said the RFP would be put together internally and they could discuss who would make the selection.


Ms. Gautreaux said that it might be helpful to review the RFP.

Mr. Adams said that there might have been some changes over the past five years, but you could look at the budget for the Planning Department costs and be able to take out whatever long-range planning was. The fees are supposed to be compensatory. He does not know the last time they were looked at but they may need to be more compensatory.

Ms. Bartholomew said that they would vote on this at the next meeting.

With all new business for the Planning Commission concluded, Ms. Gautreaux moved to the Zoning Commission.


Alex Weiner, Secretary


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

V23-04-13 – Allison and Brian Froeba request a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Square 5 Lot 6A, R-1 Single Family Residential District, 1617 Lakeshore Drive

Mr. Rhinehart said that the fill was under the slab to keep the water from pooling. Ms. Bartholomew said that was correct.

Ms. Durio said the comments from Public Works were the only thing requested. The lot has a bowl in the center and they would not be raising the overall lot.

Mr. Adams said that Public Works reviewed it and they have to trust them.

Mr. Adams made a motion to approve the case as submitted, Ms. Durio seconded, and the motion passed unanimously.

V23-05-18 – Roger Williamson requests a variance to CLURO Section 5.2.3.3. Fill Sub-Area B and Section 8.1.3. Supplemental Fence and Wall Regulations, Square A Lot 29, B-2 Highway Business District, 816 Carondelet Street

Ms. Gautreaux asked if the applicant had responded to the comments by Public Works, Ms. Bartholomew said she was not sure, but the applicant was present.

The applicant responded they agreed to the comments.

Ms. Durio said there was some recent landscaping done and asked if the fence would be similar to the existing one.

Roger Williamson, 816 Carondelet, Applicant: The new fence would have powder tubed square posts with cedar boards in between. Ms. Durio asked what the reasoning was for the square tubing, Mr. Williamson said it was the look he wanted and would match the new gate he was going to be installing.

Ms. Durio said it looks great and would be a good buffer between the residential and commercial areas.

Mr. Williamson said he previously had a pump in the back yard but has since run drainage along the north and south sides to new catch basins.

Ms. Durio said the fence makes sense and looks more residential. Mr. Williamson said that he does not want a tall fence, just enough to block the existing dumpster from view.

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

Mr. Quillin motioned to adjourn the meeting, Ms. Durio seconded, and all were in favor. The meeting was adjourned at 6:23pm.


Alex Weiner, Secretary


Brian Rhinehart, Chairman
Zoning Commission

Alex Weiner

From: Brad del Rio [REDACTED]
Sent: Saturday, May 20, 2023 12:25 PM
To: Permits
Subject: 1617 Lakeshores

“Fill the Living snot out of the lot!!!!”
Raise the whole flipping town!!!!

Thank you 🙌 🙌



Sent from my iPhone