

The meeting was called to order at 6:00pm by Planning Commissioner Claire Durio

The secretary called the roll.

Commissioners Present: Nixon Adams, Claire Durio, Andrea Fulton, Mike Pierce, Scott Quillin, and Brian Rhinehart

Absent: Karen Gautreaux

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

Mr. Rhinehart made a motion to adopt the minutes from the May 9 and May 23 meetings, Mr. Quillin seconded, and all were in favor.

New Business

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

Mr. Rhinehart asked if this would be going before the council or if it just stayed before the commission. Ms. Bartholomew said it would go before the council during budget, any projects that the commission wanted to move forward with would have to be budgeted.

Mr. Adams said that the commission was mainly just keep on keeping on.

Mr. Adams made a motion to adopt the resolution, Mr. Quillin seconded, and everyone was in favor.



Alex Weiner, Secretary



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

V23-06-19 – Seven Oak Square, LLC requests a variance to CLURO Section 10.5.3.3. Free-Standing Signs, Town of Mandeville, Squares A70, A71, and A72 Lot 4A, B-2 Highway Business District, 3150 East Causeway Approach

Ms. Bartholomew said that the new sign code has been adopted so it will replace the information in the staff report. The content for this section did not change, just the numbering.

Mr. Adams asked why it was higher. The intent of the sign code was to treat all commercial instances the same and keep things eye level. He is not sure there is an upside with the increase in height. Mr. Rhinehart said that he agreed with Mr. Adams.

Ms. Durio said that the oak tree adds additional area and pushes the lettering lower and is not sure what the reason is. Ms. Fulton agreed with Ms. Durio.

Mr. Pierce said he is on the same page as everyone else.

Steven Smith, Designer/Landscape Architect on the Project: The sign design is unique as it is a vertical sign. He worked closely with the architects on the design who came up with a logo strategy which did include the oak tree. They wanted it to be prominent on the sign. The developer is also requesting something unique instead of a regular horizontal sign. This property is located in the Overlay district and in section 10.5.3.3. specifically, number 4 it says that "The Zoning Commission may approve an exception allowing height to increased if natural grade is 4 or more feet below the crown of the abutting street". This area is lower than the crown of the street, maybe not 4ft as he has not shot grade levels, but it is lower. They wanted to go with a minimum impact when designing the sign to keep the natural feel. A tall sign would have less impact.

Mr. Adams said that a monument type sign is the goal rather than a lot of verticality.

Mr. Smith asked if it would not apply as a monument sign to his eyes. Mr. Adams said he thinks the ordinance speaks for itself. There are height and area restrictions. If something is down in a ditch, they have put the sign at eye level from the road. He added that all the other signs along that way had to meet the requirements.

Mr. Smith said they were trying to be unique.

Ms. Durio asked if it could be proportionately reduced to fit the limit. Mr. Smith said it could be, they would have to go to smaller letters and have it more horizontal.

Ms. Bartholomew said that the regulations allow for 32sqft per face so they can go wider and shorter. She added that the 9" lettering requirement was for a multi occupancy or large site development, which this development was barely not defined as.

Mr. Adams asked if the new code had been signed yet. Ms. Bartholomew said it had not, but that this section would not change.

Mr. Adams asked if anything was done about the height of the base above ground, Mr. Weiner said that there was a maximum height of 2ft for the base that was allowed.

Ms. Durio said that they just spent a lot of time discussing if they wanted to make any changes, and the commission specifically decided not to make any changes. That was very intentional on the part of the commission.

Mr. Quillin said that the sign itself was only about 20sqft per face.

Mr. Smith asked if a redesign should be presented at the next meeting, Mr. Quillin said that if the redesign fit the code, then there was no need to come back before the commission.

Mr. Adams said that there are lots of undeveloped lots on East Approach which are probably commercial, and he does not want to set a precedent.

Mr. Quillin said that he appreciated the design of the sign.

V23-06-20 – John Keller requests a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, West Beach Parkway, Square 1 Lots 13 & 14, R-1 Single Family Residential District, 2816 South Street

Mr. Adams asked if the fill was the only exception, Ms. Bartholomew said it was.

Ms. Durio said there were two previous requests, and asked if the first was only for the grade under the house. Ms. Bartholomew said that it was for the slab height.

Ms. Durio asked if the applicant confirmed that they will comply with the requests from Public Works. Ms. Bartholomew said that she will get confirmation.

Midge Keller, 2875 Villere, Applicant: They agree to the Public Works requests.

Ms. Durio said that she agreed with the provisions by Public Works. Ms. Bartholomew said they were standard asks.

Mr. Adams asked if this was any different than the other pool requests they have heard in the past, Ms. Bartholomew said it was not.

Mr. Quillin just wanted to clarify that this was to elevate the lip and coping of the pool, but not the pool deck. Ms. Bartholomew said that was correct and Public Works was just asking for the elevation come through as NAVD88 instead of simply 24" from grade.

Mr. Quillin asked if there were current elevations of the area, Ms. Bartholomew said there was a spot form as the residence is currently under construction.

Carl Buhler, 2837 Lakeshore: The applicant is directly behind them, and have already raised their home about 2ft, the same as house next to it. He just wants the commission to be aware that his lot will now flood since they have raised their house 2ft, and the pool will cause additional flooding. Additionally, the wall that is claimed to be there is at ground level. It is not a wall at all, so it does not change the drainage at all. This will make the same problem for him as his neighbor.

Ms. Bartholomew said the email that was sent by Mr. Buhler is in the packet.

Mr. Rhinehart asked if the recommendations take into account drainage. Storm surge and tidal flooding are mentioned.

Mr. Buhler said that it says it will run around the wall, but there is no wall. It is below ground level.

Ms. Durio asked how deep it was, Mr. Buhler said about 3" – 4" below ground level.

Ms. Bartholomew said there is no change at that grade proposed.

Mr. Adams said that the previous case would drain to the north.

Mr. Buhler said that they say it will drain to West Beach Parkway, but everything drains to the lake.

Ms. Bartholomew said the fall to the back of the lot is about 2.6ft to 2.7ft and the front of the lot on South Street fall to 2.2 – 2.3.

Mr. Pierce said that looking at that, the pool area is going to be draining to the back end.

Mr. Buhler said the pool will create a barrier so things will drain towards him.

Ms. Durio said they are allowed to put the pool in the location being requested, the only thing they are asking for is the height. Does it make any difference to drain since they are allowed to put the pool where it is. Is the wall the issue or the pool location itself?

Mr. Buhler said the pool will create a wall and drain to him.

Mr. Adams said that under state law that is not allowed, and the City Engineers verify that will not occur.

Ms. Durio asked if the City Engineer could review this again. Ms. Bartholomew said she will have him double check the plan again as well as have him at the next meeting.

Mr. Quillin said that the commission does not want him to get flooded because of someone else. The drainage plan is supposed to flow north to the street. If it does not after installation, that is a separate problem they have to deal with.

Mr. Buhler said he is just going by what happened to his next-door neighbor and expects the same thing to happen to him.

Ms. Durio said it will depend on the curve of the street vs the curve towards you as it may be slightly different than the neighbor.

Mr. Rhinehart said they will have the City Engineer look at it again and be present at the next meeting.

Mr. Quillin said they heard the address earlier, but if the member of the public could provide his name, Mr. Buhler replied his name was Carl Buhler.

Z23-06-03 – 735 N Causeway LLC requests the rezoning of a lot designated O/R Office/Residential District to B-2 Highway Business District, Poitevent Tract, Section 46 Lot G-1-A, O/R Office/Residential District, 735 N Causeway Blvd

Mr. Rhinehart clarified that the parking requirements would be 169 spaces. Ms. Bartholomew replied that amount would be for 8,439sqft which the applicant submitted as the total for the downstairs and upstairs.

Mr. Adams said they were discussing a specific project, but really, they were only talking about a rezoning request and asked what the rezoning would allow. Ms. Bartholomew said that it was a request to rezone the property to B-2 Highway Business District. Mr. Adams said that there could be any automobile use there, Ms. Bartholomew said that any B-2 use would be allowed, however the applicants are requesting the rezoning for a special event center.

Mr. Rhinehart asked if this was the old Whitney Bank building, Ms. Bartholomew said it was.

Mr. Adams said that there is a car lot to the south of the property.

Mr. Quillin said that the proposed use would require about 150 parking spaces and there are currently 81 spaces provided. Ms. Bartholomew said that is correct, with the 8,000sqft submitted by the applicant it would require 169 spaces.

Ms. Durio said she understood the applicants said the current tenants are going to move out, and asked if the calculation was based on the total square footage. Ms. Bartholomew said that is correct, and the applicant would need to clarify on the use. She added that if there were multiple uses the square footage would be split up.

Mr. Adams said that this lot was a critical lot for health, safety, and welfare. This is the worst intersection in Mandeville, it backs up onto the main road. To him there should not be a use there that allows anything by right.

Ms. Bartholomew said that if the rezoning was approved than any use in the B-2 district that is permitted by right would be allowed. It would only come back before the commission if it was a special use or conditional use.

Mr. Adams said an event center is different from normal businesses and events in that you have everyone come at once. There could be 250 – 300 people. Ms. Bartholomew said the parking calculation is based on the square footage, not the amount of people.

Mr. Adams said that parking is going to be pushed somewhere, but they cannot park along the road. There should not be any unrestricted use in the B-2 district on that lot, there needs to be some control. Mr. Adams added that Whitney came and asked for that lot to be zone O/R for that use. They put the right use on the lot.

Mr. Rhinehart said that O/R abutting a residential neighborhood makes sense. Mr. Pierce said that it acts as a buffer.

Ms. Durio said it looks like they are retaining the original structure and adding an outdoor area. If they only have 80 parking spaces, even if the zoning was changed, you could not get that use without a variance for parking. Mr. Quillin added that it would be a substantial variance.

Ms. Bartholomew said that they came to the commission for the zoning change first, before going into the site development criteria as there is no sense in developing a site plan if the zoning is not approved.

Mr. Quillin asked what uses would be allowed if going from O/R to B-2. Ms. Bartholomew said that B-2 allows for most commercial activity, but she would get the list for next time, and would have the use table posted with the case packets.

Ms. Fulton asked if there could be a mockup done for how the parking is proposed to be expanded. Ms. Bartholomew said that could be requested from the applicant.

Ms. Durio asked if there was another zoning that could allow the request by special or conditional use. She added that it would be allowed in B-3 by special use approval. Ms. Bartholomew said that zoning district is only in Historic Mandeville.

Mr. Rhinehart added that would be a spot zoning issue for him.

Nick Guillot and Brittany Howes, 735 N Causeway, Applicant: They are not trying to rezone the entire property. Ms. Bartholomew said they had to.

Mr. Guillot said that they would only use about 2,500 sqft max for the event itself. Ms. Howes owns a successful event/wedding space in Ponchatoula. Mr. Guillot said the goal here is to invest into a beautiful building with lots of visibility. They are willing to add an asset to the community and are open to conditions. The upstairs is going to remain as an office. They are going to improve the property with landscaping as well.

Mr. Adams said that they are asking for B-2 zoning for forever. They can come forward with a project, but the commission cannot listen to what is being proposed. Mr. Rhinehart added that it is putting the cart before the horse.

Mr. Guillot said they are not asking for a car dealership. Mr. Adams said that could be a future use though.

Ms. Durio said they cannot police how anything is used after the rezoning.

Mr. Parnell said there are 68 uses that are permitted by right in the B-2 district with about another 7 that are conditional or special use.

Mr. Guillot said he understood that parking was a concern, and he realizes that this is cart before the horse, but there are 81 spots currently and only 50 would be required for the 2,500 sqft being used. They have also talked with the property to the back to lease parking if needed. The office would be used during the day, and then the event space used after hours so it would be two completely different times of use.

Mr. Adams said that they are not talking about what it will be used for, but about the zoning, but just to talk, what are the size of the events because there are four 7,000 sqft bays at Pelican Park that can fit a lot of people, and they have 1,800 parking spaces.

Mr. Guillot said that from a business perspective they factor about 2-3 people per vehicle which would max out at around 300 people. They are also willing to sign affidavits for allowable use.

Ms. Durio asked what about down the road if they decide to sell. They cannot zone only 2,300 sqft of the building, it would be about 8,000 sqft zoned B-2.

Mr. Guillot asked if there were any conditions they could place on this? Ms. Bartholomew said there were not, this was strictly a rezoning.

Mr. Guillot said that he does not see parking being an issue as this use would not exceed the requirement. This would be an excuse to invest in the property and turn it into an asset for the community.

Mr. Adams said that the building won awards when it was built and is a good-looking building. He would not want to see anything change to add parking.

Mr. Guillot said they would add new plants, they want to invest and turn this into a gem.

Mr. Quillin said he appreciates what they are doing on the event venue, the concern has to do with zoning more than anything. He does not mind what they are doing, but there needs to be some deliberation on the future more than anything.

Mr. Guillot said they are willing to be flexible to whatever the commission wants to make happen.

Mr. Quillin asked if it was possible to approve the use with the current zoning with a variance. Ms. Bartholomew said that a use variance is not allowed.

Mr. Adams said the council could do something like what they did on West Approach which developed nicely. Mr. Rhinehart said that was more of a strategic plan rather than a specific one off.

Mr. Parnell said that in the O/R district there are currently 19 uses permitted by right, 26 allowed by special use approval, and 4 allowed by conditional use approval.

Mr. Adams said the request for B-2 zoning was incorrect.

Ms. Fulton asked if any support from the neighboring had been received for that kind of business.

Mr. Guillot said they are open to discussion but have not reached out yet. It is currently a defunct bank, and they are trying to create something beautiful with function. He is not proposing that people get married in the drive through, but they will beautify the property and make it more functional. It is a beautiful property and building and is a waste right now. It is currently only being used for the top floor. They want to convert the entire outdoor area and up the property values. It would be more of a buffer than the used car dealership and the Popeyes.

Mr. Quillin asked if it was rezoned how would they deal with the parking, having only 81 spaces and needing about 160.

Ms. Bartholomew said that parking would be calculated based on the space being used as the event area. If the upstairs was used as an office, then you would calculate the amount of parking for the upstairs and then however many square feet for the event center.

Mr. Guillot said that they would never use the whole thing as event space. It would have the office, which is used during the office hours, and then the event itself would only be that 2,500 sqft.

Mr. Adams said the outdoor space would be used for something, probably in conjunction with the indoor space. Mr. Guillot said that these are purely conceptual proposals, and they are willing to make concessions, it would just depend on what they are able to do.

Mr. Parnell said that what was being requested was a conditional zoning, which does not exist.

Mr. Guillot asked if they could reapply for a conditional zoning. Ms. Durio said it was not available.

Mr. Parnell said this was a zoning case, uses would come later.

Ms. Bartholomew added that event space is not permitted at all in the O/R zoning so they have to look at any permitted use in the B-2 district.

Sharon Robinson, 249 Shaunell: She appreciates that the owners are trying to beautify the space and enhance it, but nothing will be enhanced with the traffic issues. The 25 mph Florida Extension cannot handle any more traffic than it already has. It is a confusing way to access the service road which would cause cars to back up in the right lane. She does not think that there is a way to get adequate parking for a wedding and it would not be safe for everyone travelling along the Extension. This is not a good place for this type of venue. There is nothing wrong with the building and the bank only closed about a year ago so there has not been significant time for other people to get interested in the building. An event space would be a bad business plan at that location. She would encourage the owners to look at other empty lots if they want to invest in the area.

She wants to make sure the commission realizes what an imposition this would be on the

neighborhood. They appreciate their privacy and the wooded feel, which is why they chose that area. There have been lots of trees lost along Florida Extension with St. Tammany Lincen. Ochsner imposes upon them with their lighting. There is already lots of traffic and the police do not adequately address the speeding. This venue would not enhance anything.

Carla Buchholz, 227 Kimberly: Please continue protecting us like when Fontainebleau came out and spoke against the La Quinta Inn and also when the carwash was proposed on West Approach. They are asking for the commission's protection here. The Oracle development was stopped, the same thing with the super Walmart. These previous projects were not allowed as they were not in the best interest of the citizens, the commission protected them then and they are asking for that protection now.

The current wedding venues that she spoke with have confirmed that they are not always 100% full. If this gets rezoned to B-2 what will happen if it fails? We do not know what is going to happen. They have co-habited with this commercial space since the 1990s. Parking, traffic, noise, and delivery trucks for a kitchen are all issues. This is a far-reaching decision.

Dennis Horchoff, 455 Devon: The commission understands the issue. The decision is about rezoning from O/R to B-2. He is glad they see the problems it would cause.

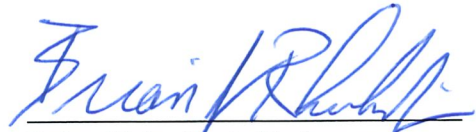
Mr. Weiner said that because there was a new commission member, he wanted to take the time to remind everyone that there are yearly ethics and sexual harassment prevention training requirements, along with continued education requirements that the commission needs to complete and he would send an email with the necessary links to the training.

Ms. Bartholomew welcomed Ms. Fulton to the commission and said she was filling some good shoes.

Mr. Quillin motioned to adjourn the meeting, Mr. Rhinehart seconded, and all were in favor. The meeting was adjourned at 7:01pm.



Alex Weiner, Secretary



Brian Rhinehart, Chairman
Zoning Commission

Alex Weiner

From: Cara Bartholomew
Sent: Tuesday, June 13, 2023 9:20 AM
To: [REDACTED] Alex Weiner
Subject: RE: Tonights planning and zoning Case v23-06020

Jill,
Your comments will be forwarded to the Commission.

Thanks

Cara Bartholomew, AICP

Director, Dept. of Planning & Development
City of Mandeville
3101 East Causeway Approach
Mandeville, LA 70448
985.624.3103



From: [REDACTED]
Sent: Tuesday, June 13, 2023 8:54 AM
To: Cara Bartholomew <cbartholomew@cityofmandeville.com>
Subject: Tonights planning and zoning Case v23-06020

Ms. Bartholomew,

I am contacting you with regards to this evenings planning and zoning meeting. I have concerns about the requested additional fill. At the prior variance request for slab fill there was mention of a concrete wall on the rear of my property. It was implied that this may prevent drainage on my property. I am attaching a photo of the wall - it is actually an old concrete base for a chain link fence that is at ground level and partially across the rear of my property.

I think it is important to show this image so there is no confusion. This partial concrete ground level border on the drainage plan has no impact on drainage.

Please respond so I know this will be included in tonight's meeting.

Thank you,
Jill Buhler



June 12, 2023

Planning and Zoning Commission
City of Mandeville
3101 East Causeway Approach
Mandeville, LA 70448

Re: Case Number: Z23-06-03
735 N. Causeway Blvd.
Rezoning Request

Dear Commission Members:

Although the proposed use for this property as a special event venue might have some merit, the matter before the Commission is rezoning of the subject property from O/R to B-2, a change to which I must oppose for the following reasons:

1. The CLURO states that the O/R district is intended to provide a buffer between commercial and low density residential areas, which is an apt description for the subject property. The list of permitted uses in O/R is fairly restrictive, and is compatible with the intended character of the District as stated in the CLURO. An upzoning change to B-2 would be a far less restrictive classification, and would permit a wide range of commercial uses, many of which are completely inappropriate for close proximity to a low density residential area but which would be permitted on the site as a matter of right and without the need for any public input. A short list of the most obvious uses that would be permitted but highly problematic for this site include gas station, car wash, car sales/rental, drive-in restaurant, hospital (minor), bar, and nightclub.
2. Traffic in the adjacent intersection is already dangerously confusing due to the multiple directions of turning traffic, the very brief light cycle for west-bound and south-bound vehicles (only about 12 seconds), and the relatively short queueing space for those vehicles. Any intensification of vehicle use at 735 N. Causeway will exacerbate the Florida St. traffic issues, and will make exiting from Golden Glen onto Florida St. even more difficult than it is now.

Thank you for your consideration, and for your attention to my concerns in this matter.

Sincerely,



Dennis Horchoff
455 Devon Drive

cc: Skelly Kreller, Councilman District 2
Ben Gegenheimer, Golden Glen HOA