

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

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; Rad Dickson, Planner; 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

As there was no new business for the Planning Commission Mr. Rhinehart adjourned 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

V23-06-19 – 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

Applicant requested to withdraw.

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

Ms. Bartholomew said that at the last meeting the commission asked if the applicant agreed to the requests by Public Works, which they did. She said the commission also requested the ground elevations of the area the pool was going in. Ms. Bartholomew also said that Clif Siverd from Public Works was here if there were any questions.

Mr. Rhinehart said there were a few comments and requests at the last meeting.

Ms. Durio said the neighbor on the side of the lake said the pool would cause drainage to go around and onto his property. He also said the wall on the plan is at ground level. Ms. Durio said the elevations inside the wall were 2.6' – 2.7' and asked if the property would drain to the sides.

Clif Siverd said the property to the south is at 2.9. Ms. Durio asked if the 2.6' – 2.7' was sufficient to push the drainage away. Ms. Bartholomew said that the southern property was higher.

Ms. Durio said that this was consistent with other requests that have been granted, but the neighbor had concerns about it coming onto his property.

Mr. Siverd said that this was a flat lot in a low area. The drainage plan keeps the elevations the same and shows swales detailing bringing water to South Street. He could recommend deeper swales and have the applicant provide a plan showing such.

Ms. Durio said the request is only for the 24" above grade, would that have any affect, or would it drain the same? Mr. Siverd said they were allowed 6" without a variance, going to 24" the drainage would stay the same.

Ms. Durio reiterated that this was consistent with previous requests, but there were concerns from the neighbor.

Mr. Rhinehart said that the flow would be disrupted with either 6" or 24" and the pool was allowed there by right.

Mr. Siverd said that the homeowner would need to provide a drainage plan and when he goes out for the final inspection, they have shot elevations in the past and made people lower the grade if the elevation was too high.

Mr. Rhinehart said that a deeper swale might also make a difference as well, Mr. Siverd said that was correct.

Mr. Pierce asked if Mr. Siverd preferred a swale to a French drain. Mr. Siverd said he did. He

added that a French drain was good for removing ponding, but a swale is more efficient with a proper grade.

Mr. Pierce said there is an implication of a concrete wall being present, and there is not. It is below grade. Mr. Siverd saw that, and it looks like an old fence line.

Mr. Pierce said that the grade shots are moving the water, and the wall was not doing anything. Mr. Siverd said that was correct. He added that there are swales on the east and west property lines going from 2.6' - 2.06'.

Mr. Pierce asked if 3" swales were enough, Ms. Bartholomew answered that the swales were 1'-3" across.

Mr. Adams asked if Mr. Siverd was happy with the drainage plan. Mr. Siverd said he believes it will work, and that they can adjust the swales if needed at the final inspection.

Skelly Kreller, 280 Dona: Why a swale over a French drain? Mr. Siverd said that French drains only carry water that is in the ground and can be maintenance issues. A swale is more efficient.

Mr. Kreller asked if flooding from the lake after a storm would clog a French drain at this location. Mr. Siverd said there would be a rock blanket around any French drains that were installed, and that the catch basins could be susceptible to clogging.

Mr. Quillin asked if it would be reasonable to put some sort of swale on the south edge of the property? Mr. Siverd said he could have the engineer who did the drainage plan add another section detailing the swale on the backside.

John Keller, 2875 Villere, Applicant: He saw the last meeting on Facebook and the concerns about the property draining to the south. The drainage plan has the water going east and west, then going north. There are two catch basins at the front of the property which the water will drain to. The builder intended to do swales and drain properly. He is not asking for the pool and patio to be raised, just a wall around the pool.

He spoke with the contractor today, and he has to follow the approved drainage plan. If it is not correct, it has to be fixed before a certificate of occupancy will be issued and he was assured that it would be fixed if necessary. The wall around the pool would not displace any additional water as the rain would still fall down into the pool, and anything falling outside of the pool would fall there anyway. He has owned the lot for about two years and has never seen water on the surrounding lots when cutting the grass.

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

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

Applicant requested to withdraw.

Ms. Bartholomew said to let her know if anyone was interested in attending the commissioner training so that she could inform the Parish.

Mr. Quillin motioned to adjourn the meeting, Mr. Rhinehart seconded, and all were in favor. The meeting was adjourned at 6:21pm.



Alex Weiner, Secretary



Brian Rhinehart, Chairman
Zoning Commission