

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

The secretary called the roll.

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

Absent: None

Also Present: Cara Bartholomew, Director Planning Department; Rad Dickson, Planner; Elizabeth Sconzert, City Attorney; Alex Weiner, Secretary; Tina Myers, Secretary

Mr. Rhinehart made a motion to adopt the minutes from the June 13 and June 27 meetings with the proposed corrections, Mr. Quillin seconded, and all were in favor.

New Business

As there was no new business for the Planning Commission Ms. Gautreaux moved to the Zoning Commission.



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

V23-07-21 – Luci and Josh Brandner request a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Square 26 Lot Z, R-1 Single Family Residential District, 149 Coffee Street

Justin Sullivan, Applicant: Requested to withdraw the case.

V23-07-23 – William and Mildred Beacham request a variance to CLURO Section 8.1.5 Supplemental Regulation of Accessory Buildings and Structures, Old Town of Mandeville, Square 11 Lot 7A, B-3 Old Mandeville Business District, 322 Girod Street

Ms. Durio asked if the requirement was for the total pervious/impervious coverage and not just the rear. Ms. Bartholomew said the total coverage is ok this is for the square footage of the rear yard setback.

Mr. Adams asked if it meets the overall coverage, Ms. Bartholomew said it does.

Mr. Adams asked if the City Engineer had looked at this to make sure there would not be any pooling coverage. Ms. Bartholomew replied that there was not a drainage plan submitted, but she will have them look at it.

Ms. Gautreaux asked if any neighbor comments were received, Ms. Bartholomew said none were.

Ms. Fulton asked what the reason for the location being 3' from the property lines was, if it was for need or the aesthetic. Ms. Bartholomew said that was the minimum requirement, so they are not asking for a variance for the location.

Ms. Durio asked why there was a separate pervious/impervious calculation for the rear yard. Ms. Bartholomew said it was just the total coverage of the rear yard. She is not sure why.

Mr. Adams said you would think that would be something rather had in the front or with public areas.

Ms. Durio said she did not know if the drain lines ran across the rear or side which could be the reason. Ms. Bartholomew said that typically swales are located in the rear and side yards. The 3' gives enough room. As far as the full coverage, every property is different in how it drains.

Mr. Quillin asked if the 135' included the stairs and porch? Ms. Bartholomew replied it was the footprint of the building and it looks like the stairs are included.

Mr. Adams said that for the pervious area a portion of that is the pool. Ms. Bartholomew said the applicant counted it as impervious, but they did not need to.

William Beacham, 322 Girod, Applicant: When the home was built there were multiple sub surface drains installed to run into the common drainage system.

Mr. Adams asked if the pool was counted as pervious would they need a case? Ms.

Bartholomew said the pool is located in the buildable area, so it is not in the rear yard. The only things existing in the rear yard are the carport and proposed shed.

Ms. Durio said there looks to be a pond to the rear.

Ms. Durio asked if the City Engineer could look at the drainage, Ms. Bartholomew said she would have them look at it.

V23-07-24 – Lindsay Davidson requests a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Old Town of Mandeville, Square 41 Lot N, R-1 Single Family Residential District, 722 Adair Street

Ms. Durio asked if there was a house on the condenser side, Ms. Bartholomew said there was not.

Mr. Quillin asked where the original location was.

Justin Sullivan, Applicant: It was going to be located behind the detached garage. He added that he owns the lot to the right which would be affected by the new location.

Mr. Pierce asked what the small box in front of the condenser was. Mr. Sullivan said it was a fireplace.

Ms. Fulton asked what the height would be at. Ms. Bartholomew said it would have to meet BFE + 2'.

Mr. Quillin said that A/C units are typically larger than 2' and asked if special units are being used. Mr. Sullivan said that the units being used have a width of 20".

Mr. Quillin asked if the fireplace was at the 7' distance, and not what was shown. Ms. Bartholomew said the fireplace could encroach into the setback as architectural features are allowed to do so. The house exterior is at 7'.

Ms. Gautreaux asked if he was not using copper anymore. Mr. Sullivan said that copper was ok to use, but he does not want to run it underground.

V23-07-25 – Greg Whitman requests a variance to CLURO Section 9.2.5.5 Landscape Requirements in Districts Other than Low-Density Residential, Chinchuba Oaks, Parcel Q, B-2 Highway Business District, 1619 N Causeway Approach

Mr. Rhinehart said his understanding was that the underbrush had to remain in the greenbelts. Ms. Bartholomew replied that was correct, they were no cut buffers. They could remove dead vegetation but everything else had to remain.

Mr. Rhinehart said the greenbelt was intended to keep the area green and hide commercial developments.

Mr. Adams added that it was also to screen traffic. If everything is removed, it would look like what is over on East Approach. He said he went by and it looked like decent screening that would be useful. He asked if the Landscape inspector had looked at it, or if there was an evolving plan for the area.

Ms. Durio said from the pictures it looks like it has already been cleared. Mr. Weiner explained that the pictures were taken during the end of the project when they were still in the process of installing the landscaping, so the dirt areas were just leftover piles of soil for the landscape beds.

Ms. Gautreaux asked if Yaupon was a native plant. Ms. Bartholomew said she just read off

what was listed for removal on the plan.

Mr. Adams said they usually preserve what is there, and there are some nice shrubs there. If there were only pines, there would not be anything. He also asked if the parking lots connected with the next-door development. Ms. Bartholomew said there were issues with connectivity to the north and would look into it.

Greg Whitman, 1619 N Causeway, Applicant: The landscaping plan is to bring in native plants. There is a stark contrast between the west side and the landscaping in place. The idea is to keep the trees, remove the underbrush and replace with other plants. There was going to be a replacement plan as well.

Mr. Adams asked if that plan was available. Mr. Whitman said that it would be based on what was requested at this meeting.

Ms. Durio asked if the plants would be low plants or replacing a green screen. Mr. Whitman said it would be whatever is needed. The opinion of the landscaper was that it was a jungle. They just want to make it presentable.

Ms. Gautreaux said she understands removing invasives but has a problem with removing native plants.

Mr. Whitman said they can rope off areas like with the trees.

Mr. Rhinehart said there seemed to be a competing agenda with the better visibility and screening. Mr. Whitman said he is ok with the current visibility; they just want to do what is best for the community. The area just looks haggard. They want to beautify and will screen if needed.

Mr. Adams said he would like to see what would end up there.

Ms. Gautreaux added that native plants can seem scrubby at times. Mr. Whitman said he understands it just looks strange to see it next to the landscaping.

Mr. Rhinehart said he would like to see them come up with something.

Mr. Whitman asked if there was a certain height necessary. Ms. Bartholomew said she can go over how high is needed.

Mr. Adams said that they need more than just pine trees and 10-gallon plants at the bottom. Mr. Rhinehart agreed, they need something that is not just tall trees.

Mr. Whitman said they will do whatever they have to do, they just want to beautify the area as it looks haggard.

V23-07-26 – Donna Hines requests a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Old Town of Mandeville, Square 28 Lot 2, R-1 Single Family Residential District, 2423 Lakeshore Drive (APPLICANT HAS REQUESTED TO POSTPONE UNTIL AUGUST)

Ms. Gautreaux made a motion to postpone the case until August, Ms. Durio seconded, and the motion passed unanimously.

V23-07-27 – Zach Zillner requests a variance to CLURO Section 7.5.9.3. B-2 Site Development Regulations, 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential & 9.1.4. Minimum Off-Street Parking Requirements by Use, Old Town of Mandeville, Square 109 Lots 1-A & 2-A, B-2 Highway Business District, 2445 Florida Street.

Mr. Quillin asked if this was to approve what is there? Ms. Bartholomew said that because this was an expansion, they would need to grant a variance for existing conditions.

Mr. Adams said the property was annexed into the City. When Highway 190 was widened there were special requirements and they worked with people. The property may have some restrictions on what they can do. Ms. Bartholomew said that she could not find any prior cases but will look into it.

Mr. Adams said this was an economic development that is wonderful to have in the City. He suggested maybe adding some landscaping on Florida Street.

Ms. Durio asked if the sign that is being removed was a non-compliant sign that was voluntarily being taken down. Ms. Bartholomew said it was an electronic sign that was unplugged and is now time to be replaced.

Mr. Rhinehart asked if the far right was parking. Ms. Bartholomew said it was. She added that the property is wrapped by a storage site in the Parish with similar zoning.

Ms. Durio asked if the Lafayette side will have a shed demolished and landscaping added. Ms. Bartholomew said that is correct and added that a dumpster will also be relocated and fenced in.

Ms. Durio asked if the access drive being removed in the DOTD right-of-way was staying green. Ms. Bartholomew said that it was but could not count for their pervious/impervious calculations.

Mr. Quillin asked if there was a fence or other buffer planned for the east side where the pervious parking was going. Ms. Bartholomew said it was not required as it was next to a commercial site.

Mr. Adams said there was no problems with the frontage. Ms. Bartholomew said it was established on Hwy 190.

Ms. Durio asked if the pervious parking area was a condition, Ms. Bartholomew said they are offering to do it with the understanding that it will not affect the calculations.

Mr. Quillin asked what stuff would be held in the store with the addition.

Zach Zillner, Applicant: They need more breadth for the products. The current aisles are narrow and there are items on the floor, they are just out of room. They recently bought a store in Bel Chase that has lots of room which they are trying to recreate. They believe that the City has a good store but deserves a great store.

Mr. Adams said it was nice to have them locally available.

Mr. Zillner said the building is just old as it has been there for about 40 years. It is hard to do a renovation when you are open 7 days a week.

Ms. Durio asked if they would close for the addition. Mr. Zillner said they are planning to stay open, but maybe at a reduced capacity.

Mr. Quillin said he appreciated the effort in expanding the greenbelt and the interior landscaping and is excited overall.

Public Comment

Mr. Rhinehart reminded everyone about the commissioner training tomorrow at Koop Drive.

Mr. Adams motioned to adjourn the meeting, Ms. Durio seconded, and all were in favor. The meeting was adjourned at 6:45pm.



Alex Weiner, Secretary



Brian Rhinehart, Chairman
Zoning Commission