

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 (absent at roll call, present at 6:01), 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

New Business

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

V23-07-23 – 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 current proposed location was 5' off the property line or 3'. Ms. Bartholomew said the current proposed location is 3' off the property line, but Public Works recommended to have it located 5' for drainage.

Mr. Adams asked if this was a combined rear yard coverage issue, Ms. Bartholomew said it was. Mr. Adams asked if they were compliant with the pervious/impervious coverage and Ms. Bartholomew said they were.

Mr. Adams said he is not sure why this is in the CLURO, the size of the proposed building would not hurt the property. Ms. Bartholomew said the reasoning may have been to ensure that there would be some greenspace left. Mr. Adams said there were lots of ordinances that are not applicable at all times.

Mr. Pierce said he was just going to see if Ms. Bartholomew knew the reasoning behind the rule since Mr. Adams did not. Ms. Bartholomew said her best assumption is that it was to ensure that there was some pervious/impervious space.

William Beacham, 322 Girod, Applicant: To the right is a church playground and he does not see any drainage issues at that side. The lot to the rear used to be a pool or something and is not used for building. There are also multiple sub surface drains that lead to the street.

Mr. Rhinehart asked if he was good with the recommendations by Public Works. Mr. Beacham said that they would have to remove two Class A trees to fit the steps.

Ms. Bartholomew said the 3' from the setback is compliant with the regulations, Public Works may just need additional information for their determination.

Mr. Beacham asked if Public Works did a site visit, Ms. Bartholomew said if they went to the site, they would have contacted him.

Mr. Rhinehart asked if Mr. Beacham was amenable to Public Works coming out to the property and checking. Mr. Beacham said he was.

Ms. Durio said she does not see any trees on the site plan, Mr. Beacham said that it may be an old plan as they have planted additional trees.

Ms. Durio said she would not want to have something built that would affect future properties. It is currently ok, but she is concerned about the future if there is not the 5' for drainage. Mr. Beacham said there is already sub surface drainage installed.

Mr. Quillin said his problem is with the roof line, not the setbacks. The arc of the rain falling would land off of the property.

Mr. Beacham said that is not an issue if you visit the property. Mr. Quillin said that you could not see what he just discussed.

Mr. Beacham said he does not see that as a huge issue.

Mr. Quillin said that the land to the sides and rear is residential and a church. Mr. Beacham clarified that it was a church playground.

Mr. Quillin asked if the land to the north was owned by the City, Ms. Bartholomew said it was owned by Our Lady of the Lake.

Mr. Quillin said it is hard to say what the surrounding conditions could be. He is concerned about the roofline being close to the edge of the property.

Krista Bonin, Designer of the Project: She understands what they are saying. The minimum regulations are in place to comply with drainage. It would be a disservice to arbitrarily change the distance to 5'. The shed drains to the rear. If they are asking for the 5', it should be on the rear and not the side as they would not have to remove any trees.

Ms. Durio clarified that was if the structure was moved forward. Ms. Bonin said that was correct. She said that if the 5' distance was enforced it should be done at the rear. It would be difficult to rearrange if it was done on both the side and rear.

Mr. Adams said there may be drainage issues, but that is for the City Engineer to look at.

Ms. Bartholomew said that Public Works was recommending the 5' distance to match the existing swale on the property.

Ms. Bonin said the carport being at 3' would still be in compliance. Ms. Bartholomew said it is permitted to be at 3', Public Works just recommended 5'. If it is at 3' a site visit may need to be done, the 5' was to ensure that no additional information would be needed.

Ms. Durio said it was not unreasonable for Public Works to comment and be clear on any issues. If there is a problem at 3' it would need to be addressed. Ms. Bartholomew said a permit would not be issued if there was a drainage problem.

Ms. Bartholomew reiterated that the request was for the 30% rear yard coverage.

Ms. Durio asked if the 3' vs 5' distance would be addressed in the permitting stage. Ms. Bartholomew said it would be.

Mr. Pierce said it was an exception not a variance so there would need to be a benefit to the City.

Mr. Adams said if there was a drainage issue then a permit would not be issued.

Ms. Durio made a motion to approve the request as submitted, Mr. Adams seconded, and the motion passed with a vote of 4-2 with commissioners Fulton and Quillin voting against.

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 they were obligated to construct the privacy fence shown on the plan. Ms. Bartholomew said they can condition the approval with that, but the applicant is not obligated to build it.

Mr. Rhinehart asked if any neighbor comments were received. Ms. Bartholomew said none were.

Ms. Durio made a motion to approve the request with the condition to install the privacy

fence as shown on the plan, Mr. Rhinehart seconded, and the motion passed unanimously.

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. Adams said he goes by the property a lot and likes the way it is buffered now. He does not mind the poison ivy being removed. Wax myrtle is a good screening plant but he wants a landscape architect to say that the wax myrtles will give as good of a buffer as is currently provided.

Mr. Rhinehart said he agreed with Mr. Adams and added that if the underbrush was cleared there would only be telephone pole type trees left. Mr. Adams said it would look like over on East Causeway. He also said he was wondering about the parking lot connection.

Ms. Bartholomew said the connection was looked at in the permit stage and there was no smooth way to make it. It is always looked at during permitting but there was no real possibility for this scenario.

Mr. Quillin said he was thinking along the same lines as Mr. Adams. He would like to see a similar look. He understands wanting to clean it up, but the intent is to keep some obscurity from North Causeway. Wax myrtles can grow to be tall.

Ms. Durio said the greenbelt is for a natural look, not a manicured look. Wax myrtles are a great tree, but they can be shaped. There will also be some growing time before it is a buffer.

Greg Whitman, 1619 N Causeway, Applicant: Since they have opened there have been some parking overflow issues.

Mr. Rhinehart asked if this was about the greenbelt, as he was unfamiliar with any parking issues.

Mr. Whitman said they built the building to specifications with regards to parking but are now seeing the amount of traffic. Mr. Rhinehart said to keep it to one issue at a time.

Mr. Whitman said the Landscape Architect was here to speak.

Stephen Smith, Landscape Architect on the project: They are trying to clean up the front of the property. The whole lot was wooded at one time and the edges get gangly and look non-uniform. They are proposing to create a more uniform look and are trying to provide an alternative.

Mr. Adams said the reason stated was for more visibility, which is not the point of the buffer. He does not mind it staying the same look but with better plants.

Ms. Fulton asked if there was a drawing. Ms. Durio said there was, but it was not an elevation drawing. Mr. Smith replied that he was told the minimum height at planting was 4' which they will comply with. It will add more uniformity and make the building more readable from the road.

Chad Bordelon, 1645 N Causeway Blvd: The spirit of the rules is to look good. He has spoken with Mr. Whitman only twice. This currently looks terrible. The City of Mandeville screwed up at the corner of the property. No other area looks like this. One thing to be concerned with is the business working. Visibility helps with this and so does parking.

Ms. Fulton said she is not trying to be disingenuous but to propose to remove and replace without an elevation drawing makes it hard to visualize.

Mr. Smith said they are looking for uniformity. Ms. Fulton asked if they were also looking for visibility. Mr. Smith said that this would help. He added that they could maintain it at a certain height.

Ms. Fulton asked what the building height was, Mr. Whitman said it was 30'.

Mr. Smith said they are not wanting to open the front up; they just want to add some visibility for the sign.

Mr. Adams suggested making a motion to disapprove the landscape plan and have them come back with something that would satisfy them. Mr. Quillin said it could be tabled. Mr. Adams said he could replace his motion with a tabling motion.

Mr. Smith asked what kind of alternative they wanted to see.

Ms. Durio said something that was consistent with the height currently out there, not something that is just meeting the minimum of 4'. Mr. Smith said the 4' is just at the time of planting, it will grow. He reiterated that the uniformity is what they are looking for, to clean the area up as it looks unkempt and gangly.

Mr. Smith said if it was tabled what alternative would they like to see as he is still confused. Ms. Durio said something that looked more natural, and not as uniform. She thinks the goals are the issue.

Mr. Smith asked if a mixture of plant material rather than one plant is what they were looking for. Ms. Durio added that a mixture of height initially as well, not just for the years of growth.

Mr. Adams said he would like something added to the plan as well that stated what the conditions would be like down the road.

Mr. Rhinehart said he agreed with what was said and added that he would scrap the goal of visibility.

Ms. Durio added that something more substantial be added as well.

Mr. Adams said he would withdraw his motion.

Ms. Durio moved to table the case to allow the applicant more time to consider a landscaping plan. Mr. Quillin 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.

Ms. Durio asked where the 162 in the parking reduction came from. Ms. Bartholomew said it was the square footage of a parking space.

Mr. Pierce asked the reason behind the Gateway Overlay district having a parking reduction. Ms. Bartholomew said that the Gateway Overlay district requires a deeper buffer so you have to use more of the property for the greenbelt.

Mr. Adams said they are not allowed to look at the economic benefits to the applicant, but this is an important business for the City which needs to get bigger to stay competitive. He would like to encourage these types of businesses.

Ms. Durio said the improvements to Florida St. and Lafayette St. improve the look and she

thought it was an excellent design.

Mr. Quillin said as this was a legal nonconforming site everything was already in place. He appreciated the work that went into the design.

Mr. Quillin made a motion to approve the case as submitted with a note that the parking variance was not needed as the site was in compliance. Mr. Adams seconded, and the motion passed unanimously.

Public Comment

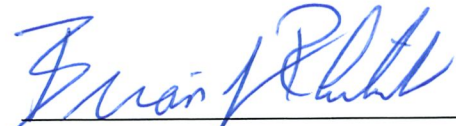
Ms. Bartholomew said that the City is looking at the greenspace and park space. Parks and Parkways will be hosting Waggonner & Ball at their next meeting. They will also come before the Planning and Zoning Commission as well. There will be a survey posted on the website to see what residents want in their parks.

Mr. Weiner said that the October 10th meeting may be moved to October 3rd. Mr. Pierce said that there were five Tuesdays in October so there is some availability.

Mr. Adams motioned to adjourn the meeting, Ms. Durio seconded, and all were in favor. The meeting was adjourned at 6:49pm.



Alex Weiner, Secretary



Brian Rhinehart, Chairman
Zoning Commission