

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

The secretary called the roll.

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

Absent: Nicholas Cressy (absent at roll call, present at 6:20)

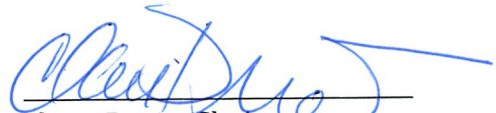
Also Present: Cara Bartholomew, Director Planning Department; David Parnell, City Attorney; Clif Siverd, Public Works; Tina Myers, Secretary

New Business

As there was no new business for the Planning Commission Public Hearing, Ms. Durio moved to the Zoning Commission.



Alex Weiner, Secretary



Claire Durio, Chairwoman
Planning Commission

Brian Rhinehart commenced the Public Hearing portion of 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

V23-12-41 – Mike Saucier requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements and Section 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential, Hwy 22 Gateway, Section 54 Lot C, B-2 Highway Business District, W Causeway Approach

Ms. Durio said she wanted some additional information on the two plans submitted. One says there may be a sidewalk removed, and the other looks like it has the driplines for the live oaks that were to be saved, as that might affect the parking area underneath the dripline. Ms. Bartholomew said that the outside driplines of the trees were provided, but the 82% encroachment is not provided, so that might have to be looked at again later.

Ms. Durio said the applicant wanted to two way traffic on the north side, and was unsure if it had been determined if that was available.

Mike Saucier, President of Gulf States Real Estate, Representing Citizens National Bank: The removal of the sidewalk can provide more area for the trees. A good thing about this site is that most of the trees are around the perimeter. They are sensitive to the driplines and recently found out that the site drainage is controlled by the Causeway Commission, and they do not need on site retention.

They submitted two site plans originally, one with a single one way drive. The problem with that plan is that the owners preferred to have the circulation. This site allows people to get to the bank, CVS, and PJs without getting on W Causeway. The two way plan kept that circulation.

Mr. Saucier said he believed the plan was one space short for parking requirements. Ms. Bartholomew said that due to this being located in the Gateway Overlay District you are allowed to reduce the parking by formula, so it could be reduced by 11 spaces by right.

Mr. Saucier said that this is not just a bank branch, but is the Northshore headquarters for Citizens National Bank.

Mr. Saucier said he would speak to the removal of some of the vegetation in the front buffer. He has been to Loft 18 and knows they have a buffer area, with some pine trees. This site is different from that site. They have lots of different trees, including live oaks on both corners. The bank wants the park like setting. They want to trim the vines choking the trees and clean it up.

Additionally the landscape plan was provided to show the robust planting they plan to do, including within the front buffer. They are happy to work with staff to go out to the site and mark things together. There are also some nice oaks to the right of the concrete entrance drive.

Mr. Saucier said that at the previous meeting the bank representative mentioned concerns about security. That is another reason why they want to clean up the area. If not cleaned out these areas typically tend to harbor trash. They are not planning to sod the front area, but are planning to put down pine straw.

Mr. Quillin said that on the preliminary landscape plan there are three live oaks being removed, and he is curious why the third is on there. Mr. Saucier said that the third one is

close to the building, but they are hoping to save the tree. If they cannot they will have to come back. He added that the tree in question is not a specimen tree whatsoever. The plan that is submitted is to remove the two oak trees.

Ms. Bartholomew said that there is a requirement for the sidewalk, but that can be administratively waived in favor of preserving the tree.

Ms. Durio said that the question is how can they build close to the tree with the dripline if it is so close to the building. Ms. Bartholomew said that they have not provided the 82% dripline yet so better driplines would be needed to be able to determine where they could be. They were coming for the removal, we have not gotten to the point of encroachment.

Ms. Durio asked if that tree was not being requested for removal at this time. Ms. Bartholomew said that was her understanding.

Ms. Durio said that on the plan that was submitted where there are the pink and yellow trees, the tree to be removed from the north side of the property looks to be one big dripline. Mr. Saucier said that for the dripline on the larger pink tree there is one branch extending to the building. The dripline is towards the CVS and mixes in with the other tree marked in yellow.

Mr. Saucier said that he did not think any oak tree replanting was shown on the plan, but there is the opportunity.

Ms. Durio said she wondered which plan was more to scale for the trees. Mr. Saucier said that these do not have a distinctive dripline as there is a lot of competition on the site.

Ms. Durio asked what else they wanted to remove from the buffer area as they were allowed to remove dead stuff and she understood the vines, was it everything? Mr. Saucier said it was not everything. They want to work with staff as there are things that they may want to leave. He added if you look at the landscape plan there are some pretty substantial trees there.

Ms. Durio said this was a hard one as this is one of the few areas that is still green. She understands the desire for safety and visibility but the desire for the greenbelt is to screen commercial development. She says that cleaning it out seems to be problematic.

Mr. Saucier said that there is replanting on this site, and there was not on the neighboring site. Ms. Durio said there may have been originally, but it does not always stick. The natural stuff does.

Mr. Saucier said that he understands what the Commission is looking for and is trying to find a happy medium with what the client is looking for.

Ms. Fulton asked if Mr. Saucier could describe the replanting that he had in mind. Mr. Saucier said that there is a landscape plan in the second submission. Ms. Fulton asked if Mr. Saucier could speak to it. Mr. Saucier said they plan on buffering the parking lot with this plan. When working with staff they may decide to leave some natural vegetation but trying to identify everything now was difficult.

Ms. Durio said that it looks like there are 36 azaleas along the road line, and 48 dwarf palmettos are the primary plantings in the buffer at a three-gallon size. Mr. Saucier said that in doing some maintenance they can make sure it does not hold water or trash. It is difficult to maintain the ditch with the overgrowth that is going on.

Ms. Gautreaux asked if there was capability on staff to look at native species. Ms. Bartholomew said there was.

Mr. Pierce asked if there was something received from the City Arborist evaluating the quality of the trees. Ms. Bartholomew said that Mr. Weiner reviewed the letter submitted by the arborist for the applicant and concurred with their review.

Ms. Durio said that she knew there was a request to remove two oaks, and secondarily a request to clean out the buffer area. She understands the idea of working with staff, but would there be any prohibition on them just clearing it out? Would staff be able to say that they could not remove certain things or would they just have permission?

Ms. Bartholomew said that it would depend on what the commission would want. It is hard to make that determination without going in and seeing what is there. The other problem is it is hard to plant anything additional if they cannot clean out what does not work for the site. They can remove anything dead but would need permission to remove vines wrapped around trees.

Ms. Bartholomew said that there are staff members with an arborist license and they can consult with Landscape Architects as well, it just depends on how the Commission wants to do it.

Ms. Durio said that if the point is to have something natural then we would not necessarily do anything except remove the dead stuff or the vines.

Mr. Saucier said that what they have done in the past is work with staff to flag trees and update the landscape plan for the City files to be tracked during the construction. Ms. Durio said that she worries that puts a burden on staff.

Ms. Bartholomew said they can go through and find which plants are invasive and start there, and would help the applicant remove stuff that is not viable.

Mr. Quillin said he likes the direction of limiting the clearing to invasive species, dead things, and vines as that gives a starting point to see where they are going. He would prefer more green than less green, and understands the visibility and security reasons, but the buffer is intended to hide business more than show. He has no problem with cleaning out what should not be there. His biggest heartache has to deal with the removal of the live oaks. If they have to be removed he would like something back either on site or some place else.

Mr. Saucier said that there is a large pin oak in the back corner that is being saved. This is a unique piece of property as there is a lot of variety of trees. The trees being removed are not specimen trees.

Mr. Quillin asked if they would be amenable to putting in two trees for the ones being removed.

Ms. Gautreaux asked if there was a requirement for oak trees of this size to have a certain inch size replacement. Ms. Bartholomew said that they do the replacement when something has been removed without permission or if they do not meet the minimum planting requirements for that site. Historically they have asked people to replace one for one or two for two.

Mr. Cressy said that if they put a few live oaks in the greenbelt it might make people happy. Mr. Quillin said he is not sure there is room.

Mr. Saucier said that the number of trees on this lot that are being saved is probably twice what the landscape ordinance is. Not having to put detention on site also loosened things up for them.

Mr. Rhinehart said that he thinks the underbrush and the buffer area are a secondary issue

to a certain degree. He said that the removal of the oak trees is the primary concern. He wanted to clarify that with the removal of the two trees, if in the future they needed the third to come out it would come back before the commission. Ms. Bartholomew said that is correct.

Mr. Rhinehart said that he agrees with Mr. Quillin about having a one-for-one replacement for the trees on the property. Mr. Saucier said they can look into that.

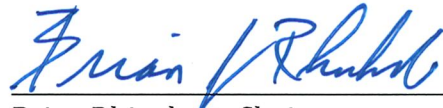
Mr. Rhinehart said he understands the desire to clear as much as they can from the buffer but the customers have the desire for as much green as possible.

Ms. Durio moved to approve the request to remove the 18" and the 24" live oaks, with the requirement that two trees are to be replanted, one on site and one somewhere else if it does not fit. Ms. Durio also moved to approve initially the removal of the vines and any invasive plants. Mr. Quillin seconded, and the motion passed unanimously.

With all business for the Zoning Commission Public Hearing concluded, Mr. Rhinehart closed the Zoning Commission at 6:38pm to move into the Planning Commission Work Session.



Alex Weiner, Secretary



Brian Rhinehart, Chairman
Zoning Commission

Claire Durio commenced the Work Session portion of the Planning Commission Meeting.

The secretary called the roll.

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

Absent: None

Also Present: Cara Bartholomew, Director Planning Department; David Parnell, City Attorney; Clif Siverd, Public Works; Tina Myers, Secretary

New Business

R24-01-01 – Miles Landry requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations and to resubdivide Lots 28, 29, and Part of 27 into Lots 29A & 29B, Old Mandeville, Squares 87 & 88 Lots 28, 29, and Part of 27, R-1 Single Family Residential District, Squares 87 & 88 Lots 28, 29, and Part of 27

Mr. Quillin said that across the street and south of the proposed location were all small lots, but north and east are larger lots. Ms. Bartholomew said that was correct. She added that these were two lots that were joined by the contiguous lot rule.

Mr. Quillin asked if they would be essentially just reseparating the lots. Ms. Bartholomew said that it is a little off and that they were approximately 63' lots when originally platted.

Mr. Rhinehart said that they would be more than compliant with the square footage requirement for both lots. Ms. Bartholomew said that is correct.

Mr. Rhinehart said that these requests come through fairly often in Old Mandeville where the lots become one due to the singular ownership. Ms. Bartholomew said that because of the contiguous lot rule they become one parcel and have to come before the Commission to be separated.

Mr. Rhinehart said that there have been several different ways of looking at this in the past, but he thinks that the CLURO lot sizes fit best for new neighborhoods going forward versus the way the Old Mandeville residential neighborhoods have evolved over time. He does not see the lots of Old Mandeville getting bigger through strict adherence to the CLURO. He does not have much of an issue subdividing a lot like this that looks similar to the existing lots next to it.

Ms. Durio said that her only issue is that the smaller sized lots were created when the CLURO provided for smaller sized lots, and then was changed to the larger sized lots. She does agree with Mr. Rhinehart that this is an eclectic neighborhood and that for the single ownership these would be two separate lots. She likes that the square footage is compliant.

Ms. Fulton asked what happens with the other half of the lot. Ms. Bartholomew said that it is part of the neighboring owner, it would not be leftover.

Ms. Durio said she assumed the reason for the division was for development. Ms. Bartholomew said the applicant was present.

Terrie Hughes, KPG Realty, Representing the Owner: It was an inherited property. When the parents bought the lots with the house on them, they also purchased these lots. They have had the lot on the market and everyone who comes and looks at it wants the smaller lot.

Mr. Pierce said he was leaning to what Ms. Durio was saying in the beginning. If the CLURO had the small lots originally and then the was rewritten to make it 90' lots that seems the direction they should go for new lots. He thinks the rewrite to 90' was in response to carving up all the large lots. They are creating high density which creates a lot of the issues that come before the Commission with canopy, drainage, and things in the setbacks. Using lots in the past to justify carving up lots now does not make sense to him.

Mr. Rhinehart said he sees that point. Where he is coming from is this may be unintended consequences with the rule of ownership of two lots side by side. He did not think that the community realized they would have to resubdivide the lots when trying to sell one.

Mr. Rhinehart said that he understands what Mr. Pierce is saying as well, you would be adding to the density, but he does not have much of an issue as it will be similar to the lots around it.

Ms. Durio said that if she understood correctly the lots across the street front on East Street and the rear is along Carondelet so it will just be their parking that is in the rear.

Ms. Fulton asked if there was any feedback from anyone on Wilkinson Street. Ms. Bartholomew said that nothing was received.

Jeff Lyons, 515 Lamarque: This contiguous lot law has been brought to his attention since 2012. He knows the intention when the CLURO was changed but this comes up over and over. There was a case on Jackson years ago that wanted the same thing but did not get it so they sold the lot and a McMansion came up.

Mr. Cressy said that he does not think that someone not understanding a law is an excuse for not understanding the law. He does not have a problem with the lot as the square footage meets the requirements. He does understand the spirit of moving to the 90' frontage, but this is a funkier area.

Mr. Quillin said his thoughts have more to do with the spirit of the contiguous lot law, than whether or not this makes sense for Mandeville. Ms. Bartholomew said that there are some areas in Mandeville where it is 25' in width and typically when you see this rule it is to capture the really, really substandard lots that are impossible to build on with todays standards.

With all new business for the Planning Commission finished, Ms. Durio moved to the Zoning Commission portion of meeting.



Alex Weiner, Secretary



Claire Durio, Chairwoman
Planning Commission

Brian Rhinehart commenced the Work Session portion of 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

V24-01-01 – Billy Smith requests a variance to CLURO Section 10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts, Northlake Shopping Center, Section 38 Lot 1A, B-2 Highway Business District, 1886 N Causeway Blvd

Ms. Durio asked if this would be an exception or a variance. Ms. Bartholomew said it was an exception.

Mr. Cressy said he did not know if this was under the purview of the Commission to not follow an ordinance passed by the city council. Ms. Bartholomew said that it came before the Planning Commission, it was only passed by the city council as it was an ordinance but it was an initiative by the Planning Commission.

Ms. Durio said that there was a consultant who did a fair amount of work with the sign code, and that there were comments taken and meetings were held to discuss the code.

Mr. Cressy asked if it was known that this was going to be retroactive. Ms. Durio said that they were aware of violations. An issue that was brought up was that people did not want to have the clutter in the windows.

Ms. Bartholomew clarified that these signs were temporary in nature which is why they would not be non-conforming. Monument signs and things that are permanent are allowed their non-conforming status.

Mr. Rhinehart said that there was a fair bit of discussion on this part of the rewrite. He said that the public comment was more negative towards these types of signs than positive.

Ms. Durio said that there were considerations for not allowing them at all. The idea was to reduce this type of signage.

Rhonda Alleman, 1413 Rue Bayonne: She wanted to echo what has been said. It was a lengthy process and a consultant was hired to go through each piece of the sign code. She would hope that the Commission would adhere to the code that was approved.

Mr. Cressy asked how a sign was defined. Mr. Parnell said that these are window decals and are specifically addressed. They are not signs by definition, they are more followed to the window signs.

Mr. Cressy asked if he painted a mural on his house would it be a sign. Mr. Rhinehart said that murals are addressed as well. Mr. Cressy said he is new and just trying to catch up.

Mr. Parnell said they went through that when they addressed the ordinance itself because there are some businesses that have a pull-down shade that is not decaled to the glass but would be deemed a window decal.

Ms. Durio said that the red line version of the sign code was posted to the website as well.

Ms. Bartholomew said that the previous regulation was 50% of the window was allowed to be covered.

SUP24-01-01 – Roberta Pierre requests Special Use Approval to allow Lodging (Transient) – Short Term Rental: Bed and Breakfast Residence per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 56 Lot S, R-1 Single Family Residential District, 823 Lamarque

Mr. Rhinehart said that this one ticks all the boxes except for being R-1, but it is located within the Historic District so all that is needed is to come before the Commission for Special Use.

Ms. Fulton had a question about the parking, if they were to be located in front of the building. Mr. Rhinehart said that would be in compliance.

Ms. Durio said that this would be a Bed and Breakfast Residence so the owner would be present and asked if the Bed and Breakfast without the owner residence had different criteria. Ms. Bartholomew said that was correct.

Mr. Rhinehart said he did not mind the location as it was close to commercial.

V24-01-02 – Miles Landry requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations and to resubdivide Lots 28, 29, and Part of 27 into Lots 29A & 29B, Old Mandeville, Squares 87 & 88 Lots 28, 29, and Part of 27, R-1 Single Family Residential District, Squares 87 & 88 Lots 28, 29, and Part of 27

This case was heard along with case R24-01-01

V24-01-03 – John Cook requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, Woodstone, Section 33 Lot 129, R-1 Single Family Residential District, 48 Woodstone Drive

Mr. Rhinehart said he has had a tree like this and they fall unexpectedly.

Mr. Cressy said that this is pretty straightforward. Ms. Durio added that this is one of the few that does not bother her.

Ms. Gautreaux asked how a building permit was issued. Ms. Bartholomew said the subdivision was platted in 1996 so she does not know when the house was built, it could have been before the regulation was in place.

V24-01-04 – Roy Viger requests a variance to CLURO Section 10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts, Virginia Heights, Section 38 Lot C, B-2 Highway Business District, 1801 N Causeway Blvd

Ms. Durio asked if the reflective, metallic was permitted. Ms. Bartholomew said it was. Ms. Durio asked if that acted as a sunshade, Ms. Bartholomew said that it was located on the other side of the building.

Mr. Cressy asked if this was an exception or a variance. Ms. Bartholomew said it was an exception.

Roy Viger, 1612 Versailles Parkway: He was not aware of the ordinance coming through, which he stated was his fault. This is not for advertisement; it does not do anything like that for the business. It was originally in place when Crossfit Francos opened up 10 years ago. He does not care if it is in place or not, but the cost to remove it is significant, and the cost to tint it would be close to \$10,000. This is a cost measure for them for replacing and removing it, along with the utilities cost.

Mr. Rhinehart said that cost was not a factor for consideration.

Ms. Durio had a question about the cost, if it would be possible to give a timeframe to complete this. Ms. Bartholomew said they could put in an amortization schedule if they wanted.

Mr. Rhinehart asked if this would be considered an asset that gets amortized.

Ms. Durio said that it has already been up for 10 years.

Mr. Quillin said the only difficulty he had other than the ordinance portion is the actual advertisement that is on it. If there were not logos it probably would not be as offensive.

Ms. Durio said it was the size of it. When you drive by something like this she does not notice what it is advertising. Are they asking to retain the whole thing? Mr. Quillin said they were.

Mr. Viger said that it is really just the first three. The remaining four or five have a wall behind them. He is not a big fan of it either, but they just got flooded with the Target issue with the City and they had some issues with the drain line earlier that cost them \$15,000. If they could have some time to do this they are open to that.

Mr. Rhinehart asked if the calculation considered both sides of the doors. Ms. Bartholomew said the reflective portion was compliant.

Ms. Durio said that it can only be 25% of each window but no more than 10% of all windows. Mr. Rhinehart said that if the sections far to the right were removed he still might not be in compliance. Ms. Durio said he would be over the 25% per window, but they might be under the 10% of all windows.

Mr. Viger said he is just asking for some time to take care of this. Removing some of the sections would look worse for the City in his opinion.

Mr. Quillin asked what timeline they were looking for, and that an answer could be given at the next meeting. Mr. Viger said he would figure it out by the next meeting.

V24-01-05 – Darius Shad requests a variance to CLURO Section 5.2.3.4. Remainder of the City, The Sanctuary, Section 37 Lot 129, R-1 Single Family Residential District, 54 Cardinal Lane

Ms. Durio asked if it had to be at 12' then is it just built raised if it is not filled? Ms. Bartholomew said if it is not filled then it has to be pier pile construction. She added that the Sanctuary was located in the drainage overlay that allowed two feet of fill under the primary residence but accessory structures were still allowed only six inches.

Ms. Durio asked what the height of the primary residence was at. Ms. Bartholomew said it was at 12.6'.

Mr. Quillin said they had to be at 12' but the only way to get there would be with pile construction or ask for a fill variance. Ms. Bartholomew said that is correct and added that this comes up a lot in the Sanctuary.

Mr. Rhinehart asked if the existing is at 10' and they have to go to 12' why are they only bringing in 8 inches of fill. Ms. Durio said they can bring in 14" already, they are asking for an additional 8.

Russell Alleman, Manchac Homes, Contractor for the Project: They are just a few inches shy of meeting FEMA regulations. They would rather bring in the fill to do a slab on grade than do a pier and beam construction with a crawlspace below.

Ms. Durio asked if Public Works was good with the request.

Mr. Siverd said that he does not have any issues. The reason it came up is the cabana is outside of the buildable area.

Ms. Durio said that for drainage reasons they could just build it up instead of going with the fill, and asked if Mr. Siverd saw any issue with putting the fill in. Mr. Siverd said he did not. There is adequate area to drain to Sanctuary Drive.

Mr. Alleman said that there is an extensive drainage plan as well. Ms. Durio asked if it was using the fill and taking it into account. Mr. Alleman said he was referring to subsurface drainage.

Ms. Durio said her concern was that nothing could drain across after adding that much fill or if it would be adequate to drain.

Mr. Siverd said the existing conditions have the house sloped to the rear of the property so the water was already going towards lot 132 and draining to Sanctuary Drive.

Ms. Fulton asked if there was a potential impact for lot 132. Mr. Siverd said there was not.

Cynthia Thompson, 17 Heron Lane: She is going to be the incoming District One council representative. She would like to speak with the contractor about the sign he has by the job site. She would also like to know if they have checked with the HOA requirements. Nobody knew they were building a cabana. The HOA has rules about additional structures.

Mr. Rhinehart said that the HOA is not something they would address. Ms. Thompson said that she has seen people build in the neighborhood and get permission later. She has concerns now that she knows they are basically block that line of water off.

Mr. Cressy said that Public Works just said that was not an issue.

Mr. Siverd said they produced a drainage plan showing the water drainage.

Ms. Thompson asked how they were going to do underneath. Mr. Siverd said it was French swales. The applicant was removing some of the bamboo in the back to put it and improve it to Sanctuary Boulevard.

Ms. Thompson asked if it was the owners or the neighbors. Mr. Siverd said he believed it was the owners.

Mr. Alleman said he is not aware of anything for the HOA. He also did not know his sign was not allowed. What he was trying to do was have people see a fence instead of construction. He also clarified that the bamboo is his clients, and they have submitted a drainage plan.

Ms. Durio asked if the plan included underground drainage and what material it was made of. Mr. Alleman said he would have to go back and look at the plans but it is extensive. There is some PVC and some French Drains along the rear.

Ms. Durio asked if they were existing. Mr. Siverd said that what they submitted is that they are doing some extensive drainage in the pool area but are still maintaining 5' off the property line which is required.

Ms. Durio said that if the drainage is not existing and is necessitated by construction then she would want to know more about it before giving a fill variance.

Mr. Rhinehart asked if that could be included in the packet for the next meeting. Mr. Siverd said that it could be.

Ms. Durio asked if the reason for using fill vs pier construction cost or was there another reason? Mr. Alleman said that cost was not a factor, it was just to not have a crawlspace underneath.

Ms. Durio asked if that was for aesthetic reasons. Mr. Alleman said it was for insulation. He would understand using pier and beam construction if he had to build up two or more feet.

Ms. Durio said that 14" of fill is what is allowed and 8" is what is requested so if permission is not given for the 8" then would you put in the 14" and then build up 8"?

Mr. Alleman said that the fill definition is different here than other places. Fill here is concrete. So if they went on natural grade right now they would only be short by 6" and there is a lot of additional cost for the 6".

Ms. Gautreaux asked if there would be plumbing as Mr. Allmen mentioned insulation. Mr. Allmen said he was referring to airflow under the structure, he would prefer a slab on grade.

Mr. Cressy said that if the drainage situation could be satisfied that is the only valid concern, if it affects someone else and to what degree.

Mr. Alleman said that they have submitted plans and that it is extensive drainage that was not currently there. Ms. Bartholomew said that they will make sure that is included in the packet for next time.

Ms. Durio asked if any comments were received from the neighbors. Ms. Bartholomew said no.

Bart Bragg, 50 Cardinal: Lives next door to the property on lot 128. He put in a pool cabana about five years ago and did not have to ask for a variance. The people on lot 132 also put in a pool and cabana as well as the people across the street. He did not have to get involved with variances for those. He had to put a lot of drainage in his backyard as great expense. He has concern if appropriate drainage is not done then overflow water will end up in his yard. He is concerned that he does not know what is going on and how he will be impacted.

Mr. Alleman this is his first time asking for a variance and it may be helpful for people to look at the extensive drainage plan that they are doing. He assures that everything will be left better than it was before.

Ms. Bartholomew said that they will make sure that the drainage plan is in the packet and she will get with Mr. Siverd and let Mr. Alleman know if anything additional is needed. Mr. Alleman said that the plan may have been submitted with the pool which is why it was not included.

Mr. Rhinehart asked if the packets were posted, Ms. Bartholomew said they were.

Ms. Durio confirmed that the drainage plan would be included in the packet for the next meeting, Ms. Bartholomew said it would.

Mr. Alleman said he is willing to sit down with people and show them the plans. He understands that without seeing the plans there are concerns.

Mr. Bragg said he will agree that the fence is a bit much. It was said to be blocking the view of the construction but as you drive down Sanctuary there is an opening where you can see the construction going on.

V24-01-06 – Kelly Norman requests a variance to CLURO Section 10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts, Hwy 22 Gateway, Lot H, B-2 Highway Business District, 4244 Hwy 22

Mr. Rhinehart said this was the same as the two previous cases and he was not sure what else there was to add.

Ms. Durio asked if this was visible from Hwy 22 or if it was setback. Ms. Bartholomew said the only window sign case visible from the street is the Franos one.

Mr. Cressy said that he is not sure that visibility matters. The exception would be to overrule the thing that was just figured out this past summer.

Mr. Rhinehart said for this one there is a prominent sign up top, and there is another sign in the windows.

Cynthia Thompson, 17 Heron: She spoke with Janet Fabre Smith about this and wanted to get a point of clarification out. Part of the study was the graffiti reduces the value and looks very low end. It is not just a window covering, it is the graffiti level of it.

Public Comment

Ms. Bartholomew reminded the commission that the February 13th meeting was moved to February 6th due to Mardi Gras and that there will be a presentation by Waggoner & Ball about the Recreation Master Plan at 5:00pm before the meeting on February 6th.

Mr. Quillin motioned to adjourn the meeting, Mr. Cressy seconded, and all were in favor. The meeting was adjourned at 7:43pm



Alex Weiner, Secretary



Brian Rhinehart, Chairman
Zoning Commission