

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 (present at 6:29pm)

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

Ms. Durio said that having the minimum total square footage makes a difference in this situation. She said that she thinks there is cause to split this lot into two and it is reasonable considering what is surrounding it.

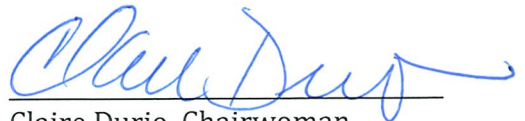
Mr. Quillin said that he was in full agreement. Mr. Rhinehart said he was in agreement as well.

Mr. Quillin moved to approve the request as submitted, Ms. Gautreaux seconded, and the motion passed 5-1 with commissioner Pierce voting against.

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



Alex Weiner, Secretary



Claire Durio, 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

**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 his recollection from the work session was that this ticked all the boxes, and he did not have an issue with it.

Ms. Durio and Mr. Quillin said they had no objections either.

Ms. Durio moved to approve the request as submitted, Ms. Gautreaux seconded, and the motion passed 6-0.

Mr. Rhinehart said that as there were three similar cases for sign variances, they would be heard sequentially.

**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

Mr. Rhinehart said this was discussed along with the other sign cases at the last meeting and they all had similar pros and cons.

Mr. Quillin said that the intent of the sign ordinance is to eliminate the sign clutter in front of businesses. The 25% per window and 10% per total windows on the property is to clean things up. He believes that the ordinance considers anything inside signage as well.

Ms. Bartholomew said that the signs on a window should be temporary in nature and what that means is that they can be removed and are not affixed.

Ms. Durio said that these would not be permitted regardless of size. Ms. Bartholomew said that window signs have to be temporary in nature, but these are not permitted by size. Ms. Bartholomew said that 29 sqft would be permitted across all of the windows.

Mr. Quillin said that they have multiple windows that are 100% covered, and according to the application the applicant wanted the flexibility to cover all the windows at any given time, which goes against what the ordinance is requesting.

Mr. Rhinehart said that this particular issue was voiced several times from the public. He added that the ink is barely dry on this re-write so he does not see giving three variances personally. He said that this addresses very specifically some sign clutter.

Mr. Pierce said he was in agreement. This was hashed out when the sign code was being redone. This is an exception so unless an argument is made for why this is better for the City than what the commission came up with the sign ordinance he is not inclined to move forward with it.

Ms. Durio said that she believed that during discussions it was increased from 10% to 25% so more leeway was given. She added that this was a significant issue for the community. She does not see any reason why this should not comply.



Billy Smith, 1886 N Causeway Blvd: He was not aware of an ordinance. He tried to do some research and from what he did he noticed that 50% of each window and 25% of total coverage is what is written. He does not know if the website may not have been updated yet. They have removed some of the decals, but not all of them.

They have four stores across the state, and they put decals in the windows of all the stores. The decals serve a dual purpose of protection and advertising. They cover the hodgepodge of Nike boxes in the window, along with the register. They have been robbed twice at the Baton Rouge location.

The decals provide protection from the sun for the product as well. There are multiple uses for these window decals. He counted 40 different businesses with these up in place on the way to work.

Ms. Durio said that it was 25% of the area of any one window and 10% total of all windows is the rule. She said that they limit signage all over and this is another form of signage so they are not commenting on what is on the sign, they are commenting on the fact that it exists. She added that people can shade the windows all the way, they just cannot make it a sign. It is not about what the sign is, it is about it being on the windows.

Mr. Smith said that he thought earlier it was a clutter type of thing. Ms. Durio said it was. The community wanted to reduce the overall signage, and specifically the window decals. Ms. Durio said that it could be tinted to hide the cash register and shoe boxes, but it could not be a sign. Mr. Rhinehart added that blinds or curtains could also be used.

Mr. Smith said that for them it was a lower cost option as they print in house. He does see their point. He added that because of the way they are manufactured they have to be on the outside of the window to show the ad out. He believed the wording was that it had to be stuck to the inside of the windows, and asked if that was correct.

Mr. Rhinehart said that sounds correct.

Mr. Smith said that due to the construction method these signs have to go on the outside.

Mr. Rhinehart said that regardless of if it was on the inside or outside it is the particular type of sign that is not allowed. Ms. Durio added that it covers too much of the window.

Ms. Durio said that it sounds like the issue is with the ordinance overall, and asked if there was a reason the Commission should consider this situation different from everyone else.

Mr. Smith said that from a retail perspective people advertise sales. He asked why they could not put something up for a Labor Day sale or 4<sup>th</sup> of July sale.

Ms. Bartholomew said that is something that could be done four times a year for two weeks if it was temporary.

Mr. Smith said that he would just cycle them out. Ms. Durio said that it was four times a year, not two weeks per sign.

Mr. Smith said that it seems like you could only have a sale four times a year in the City. Ms. Durio said that you could have a sale every day, it could only be advertised four times a year.

Mr. Smith said that seems prohibitive.

Mr. Quillin said that it goes back to the general sign ordinances. The windows would be significantly above what is allowed for the ordinance, and asked why this case should be treated differently.

Mr. Smith said that he does not like this at all and thinks it is for everybody. He does not want to speak for everybody but he will put his name on a petition to have this removed.

Ms. Durio said that is a different thing. The reason he is here today is for a variance and saying why he should be treated differently. They are not setting the ordinance aside. She said that when the public came and commented they felt uncomfortable going into a business they could not see in from the outside. There were a lot of different reasons that people did not want it.

Mr. Smith said that he does not think that anybody would be fearful walking into Third Coast Soccer.

Ms. Gautreaux said that it does not have anything to do with Third Coast Soccer. There were several hearings and these issues were vetted. She said that they need to stand by the ordinance as it was created with a lot of public input. Ms. Durio added unless there was a reason to consider him differently.

Mr. Smith asked if during the input anyone said anything about the sun causing fading.

Ms. Durio asked why not use curtains. Mr. Smith said that went back to the earlier point of nobody wanting to walk into a store that is dark.

Mr. Quillin said that he appreciated the comments being made, but the challenge that the Commission faces is the ordinance as it stands by comparison to what is being presented to them without a substantial pain point or reason for a variance. There were some things that were brought up like security and the merchandise there are other ways to do that without it being considered a sign.

Mr. Rhinehart said that unfortunately there is nothing unique with this situation vs the other stores that have to comply.

Mr. Smith said his issue is with the rule as it lays, not the way it is written.

Janet Smith, 1164 Rue Chinon: She wants to generally reinforce what the Commission has been saying. She wanted to clarify a couple of things. Prior to the ordinance change, the restrictions on this type of sign were 50% of a single window or 25% of total window space. When looking at these cases they have been in violation for a while, they just were not being enforced.

\*Mr. Cressy arrived at this time\*

A consultant was brought in last summer that looked through the entire sign code. A lot of good thought went into it. With the new ordinance this type of sign was made more restrictive. She wants to encourage the Commission to not offer variances as they would gut the ordinance. She wants to express her gratitude to Officer Tarzia as he has been very dutiful in his enforcement.

The new sign ordinance that was passed was to improve the City's visual character.

Mr. Cressy said that the issue he understood with this one was that it was a rotating display so there would be things after the ordinance. He is not so hot about an exception in this case as they have changed something after the law went into effect.

Mr. Parnell said as a reminder that the sign code is content neutral. None of this is about what the signs are or anything else. He also said that a sign is defined as "a medium of communication used to attract attention to its subject matter or location, including paint on the surface of a building" so visual clutter would be anything that draws attention rather



than a blank canvas. Also, with regard to anything that has been there before, it has to be temporary in nature otherwise the window sign is not allowable.

Mr. Rhinehart asked if they allowed all the sign variance applicants to speak if they could vote for the cases together. Mr. Parnell said to address them individually.

Ms. Durio moved to deny the request as submitted, Ms. Fulton seconded.

Ms. Fulton said the fact that it is ten times the allowed coverage and that there was no offer to compromise is what concerns her.

Ms. Myers called the roll and the motion to deny passed unanimously.

**V24-01-04** – Roy Vigor 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 said that at the last meeting the applicant had requested some time to implement. Ms. Bartholomew said that this applicant had some issues as he did not like the sign, but was having trouble getting it off as it used some kind of special adhesive.

Ms. Durio asked what the compliance period normally is. Ms. Bartholomew said that if the Commission did not give any compliance then they make them do it immediately after.

Mr. Rhinehart said that when Ms. Bartholomew said immediately he asked if there was any discretion on the part of the code enforcement officer. Ms. Bartholomew said they try to work with people.

Ms. Durio said she would be willing to give the applicant 60 days as he mentioned there being a significant cost.

Mr. Cressy asked if the ordinance contemplated going back and removing things that pre-exist the ordinance. Mr. Parnell said that there was no grandfathering but since the discussion was about window signs, they were temporary in nature.

Ms. Durio said this would be in violation of the prior ordinance as well.

Mr. Parnell said that once someone is given a summons for violation they have 30 days to remedy.

Ms. Fulton asked if there had been any communication from the applicant. Ms. Bartholomew said she has not spoken with him or heard anything from Mr. Weiner.

Ms. Durio moved to postpone the case, Ms. Gautreaux seconded.

Janet Smith, 1164 Rue Chinon: She does not mind giving reasonable time for people to remove things, but suggested that there be a standard to use if there is a hardship situation. She also wanted to comment on the grandfathering. These signs have been out of compliance for some time. Having a schedule or grandfathering in would not be useful.

Mr. Cressy said that for the grandfathering situation if something is out of compliance and is not brought into question there is, in Louisiana, a certain period of time where it has to be let go.

Ms. Durio said she is not sure that pertains to signage, but to immovable property.

Mr. Parnell said that there is a legal non-conforming provision in the sign code. It would not ever apply to window signs as they are temporary in nature.

Ms. Fulton said she did not know if she was comfortable giving an extension in a situation where one was not requested. She also recalled that the applicant said he was willing to remove a portion and thought he was going to offer to remove 30% or something like that.

Ms. Durio said that he came back and said it would be too expensive to do in phases and just wanted time as he was going to get quotes.

Ms. Bartholomew said that you never know if something came up.

Ms. Gautreaux said that she feels that there needs to be compliance on the percentages, but the applicant did go into detail and she would feel comfortable with them having an opportunity to come back and give the Commission a framework.

Ms. Myers called the roll for the deferment and the motion passed unanimously.

**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

Kelly Norman, 4244 Hwy 22: She has been open for seven years and was not aware of the ordinance, and does not have a problem with it being taken down. From what she read on the website her business does not face Hwy 22, it faces Sherwin Williams so what was on the website is that it has to face the main thorough, and hers does not. She does not have a problem with taking it down, but she wanted to say that her business does not face Hwy 22. You cannot see her from Hwy 22.

Mr. Rhinehart asked if there was an issue with direction. Ms. Durio said that she brought that up at the last meeting, but she does not think that it is part of the statute.

Mr. Parnell said that the window sign definition was “A window sign is any sign which is painted on, applied to, attached to or projected upon the exterior or interior of a building glass area, including doors, or located within one (1) foot of the interior of a building glass area, including doors, that can be perceived from any off-premises contiguous property or public right-of-way” so there was an aspect of visibility to it.

Mr. Rhinehart asked if the signs were on the back windows, and the business behind them could see it, would they still not be in compliance. Mr. Parnell said they would not be because of the neighboring properties.

Ms. Durio said that as long as it is impacting a surrounding property that would be the issue if it is not facing a highway.

Kevin Norman, 4244 Hwy 22: This has been up the entire time the building has been in business. It was put there to block the sun to help with electrical expenses. If they are going to have to take them down he is wondering if they can get some time to do that as there will be other expenses involved.

Mr. Rhinehart asked what an appropriate amount of time would be. Mr. Norman said 60 days.

Mr. Norman said it has been there for eight years, and no one said anything is his biggest problem. He added that this was a screen mesh so you could still see inside.

Mr. Rhinehart asked if Mr. Norman would like to defer the vote to figure out if 60 days would be reasonable. Mr. Norman said he was fine with it. He could pull it down tomorrow and people would see a window full of glue. This was nicer in his opinion.

Mr. Rhinehart said he thought the customers would probably not want to look at a window of glue either.



Mr. Rhinehart said that is Mr. Norman was comfortable with 60 days then he was comfortable with 60 days. Mr. Norman said he was ok with the 60 days.

Mr. Rhinehart moved to deny the request with the condition that 60 days be given for the removal of the signs. Ms. Durio seconded, and the motion passed unanimously.

**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 that there were no issues with the removal of the tree at the last meeting.

Ms. Gautreaux asked if there would be a replacement requirement. Ms. Bartholomew said that if there is replanting is because there are not enough trees in the setback. In this case they are compliant so there would not be any replanting.

Ms. Durio moved to approve the request as submitted, Mr. Cressy seconded, and the motion passed unanimously.

**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

Mr. Siverd said that this application is just to raise the cabana. The paving outside of the cabana is not part of the variance. He added the pool is already permitted and is replacing an existing pool. They are wanting to place the cabana outside of the flood zone.

Ms. Durio asked if the paving has been permitted. Mr. Siverd said just what is around the pool. Ms. Durio said that it looks like there is no permeable area.

Mr. Cressy asked if Public Works is satisfied with the drainage plan. Mr. Siverd said that with the timeframe that they were given to come up with the plan there are some issues that he has. He does not have exact grades in some areas but requested that they be provided for the permit.

Mr. Rhinehart clarified that Mr. Sivers saw a deficiency and requested that it be remediated. Mr. Siverd said that is correct.

Ms. Durio asked if the drainage is going under the fence into the swale. Mr. Siverd said it was not. The proposed fence is five feet off the property line.

Ms. Durio asked which direction they would be draining. Mr. Siverd said it would go to the east, towards Sanctuary Blvd as there is a ditch there.

Ms. Durio said that it says around the cabana is 11.13, and where it is draining to is 11, and asked if that was sufficient enough for drainage. Mr. Siverd said that if the pool is at 10.5 there would be five-tenths of fall, and there is probably some type of gutter drain there. The interior of the pool and the inside area between the house, pool, and cabana would not be their concern so much as what is around the property. Catching storm water from the

neighboring properties that also share the reestablished drainage swale area draining to Sanctuary Blvd.

Ms. Durio said by the house is 11.52 and that will drain to the 11, but what she is looking at is the 11.13, and if that is going to drain to the swale instead of going to Sanctuary Blvd. Mr. Siverd said they are proposing a trench drain.

Ms. Durio said that it looks small compared to the swale, and asked if it was adequate to pull the water away and not take it to the neighbors. Mr. Siverd said that he believed it would be adequate for the acute site within pool and cabana area. The five foot swale area is the minimum amount of distance to the property line required by the CLURO.

Ms. Durio asked if they were entitled to go to 11 for the cabana height. Mr. Siverd said 11.3 or 11.4.

Mr. Quillin asked if this was just about extra fill. Mr. Siverd said that was correct.

Mr. Quillin asked if there were any issues with placement on the property and if it met all the setback requirements for the accessory building. Ms. Bartholomew said it did.

Mr. Quillin said they are just looking at the additional 8" of fill. He appreciated the expertise of Mr. Siverd as he does not think any members of the Commission deal with that part on a regular basis. He said that if Mr. Siverd feels adequate with the additional recommendations and information the applicant will supply, he hates any additional fill but understands the request.

Mr. Siverd said that he believed there was 17' from the property line to the proposed cabana so they could require a stem wall to go down to meet the lower elevation of 10.8 as they are allowed to slope off 6' from the new slab elevation.

Bart Bragg, 50 Cardinal: He lives to the left of this property. He expressed concerns about this a couple of weeks ago as he has installed significant underground drainage to pump water out of his backyard. He does not have the ability to pump out any additional water that may be coming onto his property from this property.

He met Russell Alleman, the CEO of Manchac Homes, at the last meeting and they seem reputable based on his research, but he has not seen a drainage plan and he requested to see one two weeks ago. The fill has already been brought in to bring it to this level and in his opinion that has not been approved yet. He has not seen anything in the diagrams that accounts for the drainage to his lot. He is not trying to stop the project but he is asking why the project needs a variance. He and other property owners put in cabanas and did not have to request a variance. He was told that something changed in the requirements and asked when that took place.

Mr. Siverd said it took place in 2015. Mr. Bragg said all the cabanas have been built since then. Mr. Siverd said that it has to deal with the buildable area. Mr. Bragg's cabana is inside the setback of the buildable area, and Mr. Siverd said he believed it did not have any plumbing so it would not have to be elevated.

Mr. Bragg said that he had to move the cabana a bit to be in compliance with the HOA covenants. He has not seen any plans for the drainage to his side, and would like to see something addressed there.

Mr. Rhinehart asked if there were any issues with the drainage flowing in that direction. Mr. Siverd said that the applicant was not able to give the information for that specific corner, and that is the one item he would look at to approve a drainage plan. They were not able to survey it.



Mr. Rhinehart asked if the Commission could defer it until the numbers are received.

Ms. Durio said she understood that a permit would not be issued until the numbers were received, but wondered if they should grant the request before having them. She sees the location of the French drain, but it is not on the side of the gentleman that is concerned.

Mr. Quillin said that the cabana will take up a certain amount of square footage, where the height difference they are looking at would be 8". The rest of the property is a design for the pool itself which Mr. Siverd and Public Works have to deal with for their approval. The City ordinance states that you cannot drain onto someone else's property, and have to drain to common areas. If there is a drainage problem it has to be taken care of by the homeowner.

Whether or not the Commission has a drainage plan that they like, he is not sure is in their purview. They have to look at the actual cabana.

Ms. Durio asked if they had to make it subject to a drainage plan that public works approves as that happens automatically. Ms. Bartholomew said that a permit would not be issued until Mr. Siverd is satisfied with the drainage plan.

Russell Alleman, Contractor: He just wanted to make sure that everyone knew that they were not changing grades from the bottom of the plan. They just have to make sure they put it back the way they found it. Mr. Siverd said they could also improve it.

Ms. Durio said with the construction of the cabana, dirt will be removed that absorbs water and they are creating drainage going outside of the roof with the roofline. So additional runoff will be created.

Mr. Alleman said that he believes all the rainwater that comes off the proposed cabana will fall into the designated drains and flow to Sanctuary Drive. They are also adding drains so anything falling from the existing structure that would have fallen into the pool deck and yard will also be caught and drained with subsurface drainage.

Mr. Quillin moved to approve the request with the condition that Public Works approves the drainage plan, Ms. Durio seconded, and the motion passed unanimously.

### **Public Comment**

Ms. Bartholomew reminded the commission that the February 13<sup>th</sup> meeting was moved to February 6<sup>th</sup> 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 6<sup>th</sup>.

Ms. Bartholomew also said that the APA National Conference is in April so think about if you want to attend as all out of state travel has to be approved by the council. Mr. Rhinehart asked if any of the topics were known. Ms. Bartholomew said that there might be a soft agenda posted, but nothing concrete.

Ms. Bartholomew said that the deadline RFP for the comp plan is the first week of February as well. Mr. Rhinehart asked if there were any submissions yet, Ms. Bartholmew said she is not informed until the deadline closes. Ms. Durio asked if the February meetings were the 6<sup>th</sup> and 27<sup>th</sup>, Ms. Bartholomew said that was correct.

Mr. Quillin motioned to adjourn the meeting, Ms. Durio seconded, and all were in favor. The meeting was adjourned at 7:16pm

  
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Alex Weiner, Secretary

  
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Brian Rhinehart, Chairman  
Zoning Commission

## Alex Weiner

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**From:** Tanya Everett <[REDACTED]>  
**Sent:** Monday, January 22, 2024 8:09 AM  
**To:** Alex Weiner  
**Subject:** Sign ordinance

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I would like to voice my opposition to granting an exception to anyone requesting a variance to our sign ordinance. Please vote no to any exception or variance.

Sent from my iPad



## Alex Weiner

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**From:** Leo Matthews <[REDACTED]>  
**Sent:** Monday, January 22, 2024 10:31 AM  
**To:** Alex Weiner  
**Subject:** Vote NO to exceptions to illegal window signs!

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

> Please vote no to an exception for illegal window signs.  
> Case # V24-01-01  
>  
> Tuesday's P&Z meeting includes a vote on an "Exception" for Third Coast Soccer (in Northlake Shopping Center). V24-01-01. This retailer is asking to be allowed to keep (and expand) the illegal window coverings on the front of his store.  
> Until now, window signs were restricted to less than 50% of a window and 25% of the complete window area.  
>  
> Third Coast and many others have been out of compliance for some time, but the law has not been enforced, even though complaints were made over a year ago.  
> The new ordinance passed in 2023 (part of the overall window regulations in 10.8.2.5 of the CLURO) further restricts window signs to 25% of an individual window and 10% of the complete window area.  
>  
> The City spent thousands of dollars seeking expert opinion on all of our sign regulations from a professional consultant. The consultant thoughtfully and thoroughly reviewed our sign regulations and recommended that we tighten the restrictions on these window signs.  
> There was no grandfathering allowed for existing window signs that do not fit the regulations.  
>  
> We should be enforcing the law and NOT giving out variances and exceptions. Doing that "guts" the ordinance and will make it impossible to enforce in the future.  
>  
> It's not only Old Mandeville that deserves protection. The rest of the city deserves protection too.  
>  
>  
>  
> Language from the consultants report: " Sign regulations help to maintain the scenic heritage and unique character of the community by implementing uniformity of standards and quality in signs. Signs substantially influence the appearance of the community, and sign regulation is essential to the community's long-term economic viability. Sign controls improve visual character."  
>  
>  
> Please note: Officer Tarzia is doing a great job of trying to manage code enforcement.  
>  
> Thank you for your consideration.  
>  
> Leo Matthews  
> 1121 Rue Chinon  
> Mandeville, La, 70471  
> 985-377-3275

## Alex Weiner

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**From:** Janet Fabre Smith <[REDACTED]>  
**Sent:** Sunday, January 21, 2024 11:38 AM  
**To:** Alex Weiner  
**Subject:** To: P&Z Commission re: Case #V24-01-01  
**Attachments:** Third Coast Soccer.jpg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

**Please forward to P&Z Commissioners prior to 1.23.24 meeting. Thank you.**

**Please vote no to an exception for illegal window signs.  
Case # V24-01-01**

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The City spent thousands of dollars seeking expert opinion on all of our sign regulations from a professional consultant. The consultant thoughtfully and thoroughly reviewed our sign regulations and recommended that we **tighten** the restrictions on these window signs.

There was no grandfathering allowed for existing window signs that do not fit the regulations. To do so would be like creating an ordinance against junk cars in yards and then allowing the yards already full of junk cars to leave them there.

We should be enforcing the law and NOT giving out variances and exceptions. Doing that "guts" the ordinance and will make it impossible to enforce in the future.

It's not only Old Mandeville that deserves protection. The rest of the city deserves protection too.

*Language from the consultants report: " Sign regulations help to maintain the scenic heritage and unique character of the community by implementing uniformity of standards and quality in signs. Signs substantially influence the appearance of the community, and sign regulation is essential to the community's long-term economic viability. Sign controls improve visual character."*

Please note: Officer Tarzia is doing a great job of **trying** to manage code enforcement.

Thank you for your consideration.



Janet Smith  
1164 Rue Chinon  
Mandeville



# THIRD COAST SOCCER

1886

adidas

THIRD COAST SOCCER  
Est. 1986

PUMA

Joma

The storefront window display is divided into several sections. On the left, there are stacks of boxes and a white van. The central section features a soccer jersey on a mannequin and a display of soccer balls. On the right, there is a large graphic of a soccer player in action. The bottom of the window has logos for Adidas, Puma, and Joma. A man in a purple soccer jersey is standing in the doorway.





## Alex Weiner

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**From:** Dan Zelenka <[REDACTED]>  
**Sent:** Tuesday, January 9, 2024 1:55 PM  
**To:** Alex Weiner  
**Subject:** John Cook variance

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

My name is Dr Daniel Zelenka. I live at 42 Woodstone Drive Mandeville. My next door neighbor, John Cook, approached me about removing a tree on his property that is overhanging my driveway and house. For the record I informed him I would like it removed. It is possible that during a hurricane the tree could hit my house. I trust that you will give him permission to do so. Thank you Sent from my iPhone