

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

The secretary called the roll.

Commissioners Present: Nicholas Cressy, Andrea Fulton, Scott Quillin, and Brian Rhinehart

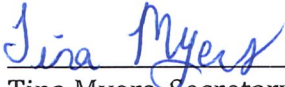
Absent: Claire Durio, Karen Gautreaux

Also Present: Cara Bartholomew, Planning Director; David Parnell, City Attorney; Alex Weiner, Secretary

Mr. Quillin moved to adopt the minutes from the August 13 and 27 meetings, Ms. Fulton seconded, and the motion passed unanimously.

New Business

With no new business for the Planning Commission, Mr. Rhinehart moved to the Zoning Commission portion of the meeting.


Tina Myers, Secretary


Claire Durio, Chairwoman
Planning Commission

Brian Rhinehart commenced the Zoning Commission portion of the 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

SUP24-10-06 – Christopher and Atisha Crowell requests Special Use Approval to allow Restaurant – Limited Service per the Table of Permitted Uses, CLURO Section 7.8 and Outdoor Dining per CLURO Section 8.2.3.1, Old Town of Mandeville, Square 20 Lot 19A, B-3 Old Mandeville Business District, 515 Girod Street

Allan Beaucoudray, 503 & 505 Girod: Asked will the owners use the whole width of the property for the building, where will parking be located?

Ms. Bartholomew showed on the site plan the setback and that there will be unused greenspace, and the applicants do have the required number of parking spaces.

Mr. Beaucoudray asked if they are going to divide that lot into two lots.

Ms. Bartholomew said no.

Vaughan Sollberger, KVS Architect: The ice cream shop and the required parking can fit on half of the lot. There are provisions to do another building and subdivide the property. It will have to go before this commission. At this moment we are not sure what will happen with the other half of the property. They are currently making some revisions to the building and will be going through the Historic Preservation District Commission.

SUP24-10-07 – Jill McGuire requests Special Use Approval to allow a Special Events Center per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 12 Lot 14 & a portion of 15, B-3 Old Mandeville Business District, 347 Girod Street

Mr. Quillin asked if the parking for the event center will be all public parking?

Ms. Bartholomew said yes, there is no onsite parking. Seventy (70) parking spaces will require a variance of the regulation as part of the special use approval.

Ms. Fulton asked how many parking spaces in the lot across the street?

Ms. Bartholomew said she does not know but she will get that information.

Ms. Fulton said there is a good bit of parking around there.

Mr. Rhinehart said so far, he has not heard complaints regarding parking at the theater. He is not sure how much of an issue parking would be if the event center and theater are not operating at the same time.

Ms. Bartholomew said there could be a situation like a patron party for the theater, something in conjunction with the theater, but they both would not be full at the same time.

Jill McGuire 347 Girod St: When the theater was sold out about 130 people were there and she did not receive or hear about any issues with parking.

Ms. Bartholomew said the planning department did not receive any complaints either.

Ms. McGuire said another reason she would like this approval is because she wants businesses to be able to use the theater for seminars and award ceremonies.

Ms. Bartholomew said she used the entire 3200 sq ft calculation for parking, she can go back and recalculate the numbers with just the assembly space.

Mr. Sollberger said the State Fire Marshal recognizes it as a mixed occupancy and that downstairs can have assembly usage. The max occupancy is on the Fire Marshal letter submitted to the Planning Department for the building permit.

Ms. Bartholomew said she will pull that for the next meeting.

Mr. Rhinehart clarifies it would not be multiple events happening at one time.

Ms. McGuire said she believes the max capacity would be 150 and whatever is going on would be one fluid event.

Ms. Bartholomew said Ms. McGuire would need to go back to the State Fire Marshal to change the office space to assembly space.

Mr. Quillin said his concern is some people in each space could cause issues, primarily parking going from twenty-four (24) to seventy (70) parking spaces.

Ms. Bartholomew said for the next meeting she will count the number of public parking spaces and figure out the max occupancy for the Fire Marshal as the whole thing is assembly.

Jean Sparkman 321 Girod: said she has concerns and questions regarding parking. She has complained numerous times about parking in Mandeville. Other businesses also use the city parking so how can one business use it as calculations for their parking? Ms. Sparkman suggested if businesses can use the public spaces as their parking, they should also be responsible for cleaning them up. Ms. Sparkman's other concern is if each space can hold 100 people, then how would they stop 200 people from being there? She is also concerned about noise; she can hear music from the trailhead so she will definitely hear music from this location if they have events such as weddings. Her big concerns are the parking, noise and trash.

Mr. Rhinehart said they just had a Comprehensive Plan Meeting and one of his concerns is what constitutes a parking problem.

Ms. Sparkman said the density of the traffic down her street.

Michelle Walker 308 Girod: She has the same concerns as Ms. Sparkman. When people cannot find parking, they park on the sidewalk and block driveways. She said it is a mixed residential, commercial space and that the residents tend to get pushed to the side. She would like for them to consider quality of life when making these decisions.

Mr. Rhinehart asked if she had any solutions or compromise to see this move forward?

Ms. Walker said in terms of noise that is an enforcement issue, she is tired of calling the police for noise. She is not sure where the levels would be if a wedding was happening but if it can be heard in her house it is an issue. For this area the businesses are supposed to be compatible with residential and she does not believe a special event venue is not compatible with residential. The plays at the theater are one thing because they happen about four (4) times a year and for the last play there was traffic congestion. She does not have a solution for parking but there needs to be more parking and not on the sidewalks. The sidewalks should be free for people to walk and ride bikes.

Ms. McGuire said some of the concerns are outside of her control. She cannot do anything about the sidewalks, if they want to limit the number of people she has that is fine. The theater is sound insulated. She lives upstairs so she also does not want loud noise late at night. The noise ordinance is at 10:00pm and she is not having outdoor music.

V24-10-29 – Linda Favaloro requests a variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations, Old Town of Mandeville, Square 9, B-3 Old Mandeville Business District, 1940 Jefferson Street

Vaughan Sollberger 235 Girod: Said they are going up to the BFE +2, there will be no parking under it. This building will also go to the Historic District Preservation Commission. There is an eight (8) foot open deck now, they want to recover it. They would like to add a deck behind that. A carport with a stair will also be added. They asked the neighbors to send in their thoughts because they are so close to the fence and property line.

Alex Weiner said yes comments were received from the next-door neighbor at 1940 and a neighbor down the street, both were in favor of it. Their comments are included in the packets.

Mr. Quillin asked with the carport and what appears to be storage is a three-foot setback is there going to be an issue with that?

Ms. Bartholomew said no, with accessory structures they are allowed a three-foot setback.

Mr. Rhinehart clarifies the variance is just for the deck.

Ms. Bartholomew said everything else is existing, so the variance is just for the ten-foot expansion of an existing deck. When you flex you can go down to seven feet, so really, it's three and a half feet.

Mr. Rhinehart said you are continuing the line of sight of something that's already there.

Ms. Fulton asked what exists directly across from it?

Ms. Bartholomew said she is not sure what is across but next to it is a parking lot. She will get some more pictures of the streetscape.

Mr. Sollberger said he has some pictures too that he can share. He also has some 3D renderings.

Ms. Bartholomew said she will add those.

Public Comment

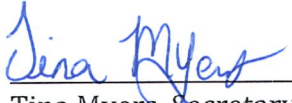
Ms. Bartholomew reminded the Commission about the APA state conference in Baton Rouge from October 16th – 18th.

Mr. Weiner reminded the Commission to complete their Ethics and Sexual Harassment before the end of the year.

Ms. Bartholomew added Comp Plan Steering Committee meeting next week at 4:30, they are not required to attend. Then an open house on October 29th, Alex will send calendar invites.

Mr. Quillin moved to adjourn the meeting, Mr. Rhinehart seconded, and all were in favor. The meeting was adjourned at 6:41pm.

Zoning Commission
Work Session
October 8, 2024
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Tina Myers, Secretary


Brian Rhinehart, Chairman
Zoning Commission

From: [Carol Self](#)
To: [Alex Weiner](#)
Subject: Linda Favaloro variance
Date: Sunday, October 6, 2024 11:33:10 AM

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

Hi Alex, this is Carol Self, 1944 Jefferson Street. I live next door to Mrs. Favaloro, and I wanted to let you know I am fine with the changes she wants to make at her home.
Thank you, Carol Self

From: [SALLY HOFFSTADT](#)
To: [Alex Weiner](#)
Subject: 1940 Jefferson
Date: Monday, October 7, 2024 7:06:30 AM

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

Hello Alex,

This is Sally Hoffstadt at 1932 Jefferson. We are in support of Linda at 1940 Jefferson St. Plans to extend porch and carport area. I won't be able to make the meeting, but wanted to extend my approval for her project.