

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

The secretary called the roll.

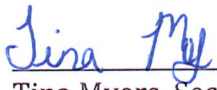
Commissioners Present: Claire Durio, Andrea Fulton, Karen Gautreaux, Scott Quillin,
and Brian Rhinehart

Absent: Nicholas Cressy

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

New Business

With no new business for the Planning Commission, Ms. Durio 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.

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

SUP24-10-06 – 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

Ms. Bartholomew said no additional information was requested at the last meeting.

Ms. Durio asked if any emails or any other comments were received?

Mr. Weiner said no comments were received for this case.

Mrs. Susan Sims 1929 Monroe: Their concern is the drainage since the land was not in use for a long time. The rain usually drains into their backyard.

Ms. Bartholomew said she will make sure Public Works, and the City Engineer follows up with her when the permit is applied for so Mrs. Sims can show them exactly what her concern is.

Mrs. Sims said a lot of water is coming into their backyard and the stuff they have tried has not worked.

Ms. Bartholomew asked Mrs. Sims to email the permit department her information so the City can follow up with her.

Mr. Quillin moved to approve the Special Use request as submitted; Ms. Gautreaux seconded the motion. The secretary called roll; the motion passed unanimously.

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 said the original variance had twelve (12) parking spaces, how many of those are there now?

Ms. Bartholomew said she believes there are nine (9) parking spaces. It is hard to tell because they are not designated parking spaces, so depending on how cars are parked it could vary.

Ms. Durio asked what is the required number of parking spaces for the event center?

Ms. Bartholomew said the recalculation is thirty-three (33) required spaces.

Ms. Durio said the lot on Madison is used considerably during the day, she is not sure about evening uses. The lot by Claiborne and Girod is being used by a number of businesses and it covers their parking requirements, so that one is not available for this case. The Madison lot would be the primary parking for this, what is the parking situation for daytime events, the lots typically look full.

Ms. Bartholomew said unfortunately there is not a meter in the lots to know when they are being used and for which businesses. The Samaritan Center across the street did not need a parking variance so most of their parking is on the street.

Ms. Durio said they are closed during the evening and most of the businesses around that parking lot are closed in the evening. Her concern is daytime parking.

Ms. Durio said the special events definition allows events both inside and outside, will the events be inside only or inside and outside?

Ms. Bartholomew said inside because there really is no place outside the building.

Ms. McGuire said she does not have a lot of outdoor space, she has a little deck and outdoor area for people to sit, with four (4) chairs. Maybe one person or so would be outside but not outdoor gatherings or outdoor music.

Ms. McGuire wanted to address parking again, she said there will not be two separate events happening at the same time on her property so the events at the event center would have access to the theater's parking. She says her capacity is 111 people.

Mr. Rhinehart asked if the 111 is from the Fire Marshal?

Ms. McGuire said yes

Ms. Bartholomew said there is a provision that since it is two building that will not have events at the same time, they can use the parking for the other building.

Ms. Durio asks if Ms. McGuire can address the noise concerns of the neighbors and if the events are indoors where is the noise coming from?

Ms. McGuire said the building is very well insulated. She lives upstairs and does not want noise late at night. She is here because she was told the facility can only be used for arts and she would like to be able to use it for business seminars type of things. She does not plan to use it as a wedding venue, but she would not turn down a small wedding. A band or DJ would be in the theater, which is very well insulated. She would like to rent it privately and for non-art related events.

Mr. Quillin asked about limiting the number of people at the event center.

Ms. Bartholomew said if they limit the number of guests, it would be appreciated to use the number provided by the Fire Marshal.

Ms. Fulton wanted to remind people the great thing about this area is it is walkable.

Jean Sparkman 321 Girod: Said there are a number of businesses in the area that all use the parking lot and on evenings when those businesses do have events it becomes chaos, bumper to bumper traffic, cars everywhere, every space taken, the side of the streets were full. A vacant lot that is not used for parking was full of cars. She would like all the businesses to address trash being left in public.

Mr. Rhinehart said he has given a lot of thought to parking and struggles with what is considered a parking problem. If parking spaces were increased there would still be congestion. One of the action items for the Comprehensive Plan is an inventory of parking in Mandeville. Based on the available parking and the current situation there is not much that can be done at this time.

Michelle & Doug Walker, 308 Girod: People illegally parked on the vacant lot, which is private property. The cops had to be called multiple times because people block their driveway. Due to cars parking on both sides of the street it makes it become a one way which makes it difficult for the residents that live there. Doug said it's going to get to the point people will not want to visit Old Mandeville because the parking is so bad.

Ms. Durio said the issues being brought up for overall parking and trash are currently being worked on with the Comprehensive Plan. They want to make sure what draws people to Mandeville is sustainable for the long-term.

Mr. Quillin moved to approve with conditions, Fire Marshal occupancy based on the site plan submitted and to include the additional nine (9) parking spaces as calculated based on the square footage submitted in the application.

Ms. Gautreaux seconded the motion.

Ms. Durio amended the motion to include the music remain indoors and the noise is not permeated to the neighborhood. Mr. Quillin accepts the amendment. The secretary called roll; amendment passed unanimously.

Motion to approve with the condition to limit the maximum occupancy to 110 per the Fire Marshal's calculations, based on the site plan submitted and to include a variance for the nine (9) additional parking spaces as calculated based on the square footage on the site plan submitted and to include the music and events be limited to indoors and the noise does not permeate to the neighborhood. The secretary called roll; motion passed unanimously.

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

Ms. Bartholomew said two emails were received in support of this being approved.

Mr. Quillin asked Vaughan Sollberger what in the carport needs AC, will it be livable space?

Mr. Sollberger said they are moving the AC unit so a lift can be installed.

Ms. Fulton asked so only letters of support were received no objection letters?

Ms. Bartholomew said that was correct.

Ms. Durio motioned to approve; Mr. Quillin seconded. The secretary called roll; the motion passed unanimously.

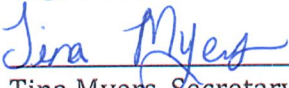
Public Comment

Ms. Bartholomew reminded the commission the comp plan open house is from 5:00pm to 7:00pm on October 29th. It will be open house style they do not need to stay the entire time and to let their neighbors know. The comp plan survey should be live on the website tomorrow (10/23/24), she will make sure it gets announced. Widewater Festival is this weekend, her and Kara with Desire Line will be out there about 11 to 3 or 4. If the commission would like to go, please let her know.

Mr. Weiner reminded the commission to complete the required Ethics, Sexual Harassment and continuing education training.

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

Zoning Commission
Public Hearing
October 22, 2024
Page 5 of 5


Tina Myers, Secretary


Brian Rhinehart, Chairman
Zoning Commission

From: [Jean S](#)
To: [Alex Weiner](#)
Subject: Northstar Theater
Date: Friday, October 18, 2024 8:28:38 AM
Attachments: [Jill McGuire Tandem.pdf](#)
[Clay Madden_email.pdf](#)
[City Council_email_12.15.22.pdf](#)

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

Good afternoon,

I attended the P&Z meeting on 10/8 but wanted to reiterate and clarify my concerns for the special use permit for an event center at 347 Girod St.

My first is with the limit of the number of people. Jill McGuire states that both buildings would not be occupied at the same time but if the fire marshall states, for example, 100 people can be in the theater and 100 people can be in the main building, how do you enforce her limit? Along with that is the parking. The building has only a few spaces on the side and the rest is being calculated based on public parking. The public parking lots are already in use by other businesses and visitors in the area. If you look at the photos in the proposal slide presentation of the public parking, the lot is mostly full. When I left the meeting at 6:40 pm on Tuesday, I went to the same parking area and the lot was about 75% full. To my knowledge there were no events going on at that time. Just a regular Tuesday. If the lot is already full, how can you justify counting that as available parking? There is a saturation point. How many special use permits have already been issued on my street? What is the limit? I was shocked by the comments that there were no complaints about parking for the theater when there has only been one play there for years, maybe since Katrina? I live a few doors down from the building and I am telling you there is a parking/traffic/ congestion problem whenever there are events at OLL, Maison Lafitte or on the Lakefront. I am not opposed to the theater but potentially having larger events there on a regular basis is a problem.

Secondly, I am concerned about noise and enforcement (or lack of). I can hear music at my home from Maison Lafitte, the Trailhead, local bars and anyone else who has a pop up concert in their yard. Can a variance be issued with a stipulation for no live music?

Also with the crowds of people comes more trash. I have been complaining about this for a long time to Jill McGuire as my city councilperson and at council and planning meetings. There is not a trash can on any of the public lots. People leave their trash everywhere on the ground, in the trees, in my yard.

Businesses that benefit from these crowds should be good neighbors and clean up. That task should not be left to the residents and volunteers to do.

Lastly, please remember that Old Mandeville is not just a business district. It is a mixed residential and commercial neighborhood. It is my home. I do enjoy the businesses in the area but there has to be a balance and I would hope that as our representatives you would consider the residents quality of life as a top priority.

Please see the attached emails of the parking lot as well as emails that I have sent expressing

my concerns in the past.

Thank you for your consideration,
Jean Sparkman
321 Girod St.
Mandeville, LA 70448
[REDACTED]







Jean S [REDACTED]

Re: V22-11-34

1 message

Jill McGuire <jmcguire@cityofmandeville.com>

Wed, Dec 14, 2022 at 10:47 AM

To: Jean Sparkman [REDACTED]

Thanks for keeping me in the loop.

> On Dec 12, 2022, at 6:37 PM, Jean Sparkman [REDACTED] wrote:

>

>

> Good afternoon,

>

> I am unable to attend the December 13th meeting regarding the landscape variance requested for 424 Girod St. I was at the last meeting and voiced my opinion that I hope will be taken into consideration.

>

> I am writing to express my bigger concern about the development in Old Mandeville and the abundance of special use permits that are being granted, the criteria for granting these permits and who is responsible to enforce any stipulations that are included in the permit. I do not understand why this particular project was not required to have a parking variance when they will have seating on their patio for about 36 people. A hedge will not protect the neighbors from the noise when that many folks are sitting outside having cocktails and conversations. Who will be responsible to shut them down if and when they decide to have a food truck and live music? So far, there has not been enforcement when the Grapeful Ape steps outside of their use permit.

>

> Old Mandeville is a Historic Preservation District and it is a neighborhood that I am very concerned is quickly becoming a nightlife district. Please stop overstepping the guidelines that are in place to preserve the quality of life in our neighborhood.

>

>

> Thank you for your consideration,

> Jean Sparkman

> 321 Girod St.

> Mandeville

>

>

>

>

>



Jean S [REDACTED]

RE: Trash Pickup after special events

1 message

Clay Madden <cmadden@cityofmandeville.com>

Mon, Jan 31, 2022 at 9:54 AM

To: Jean Sparkman <[REDACTED]>

Thank you Jean. I am dispatching KMB to clean the area. We will also work on the special events process to make sure that this does not happen again. Thank you.

CM

**Mayor Clay Madden**

City of Mandeville

(985) 630-8578 - Cell

(985) 624-3139 - Office

3101 E. Causeway Approach

Mandeville, Louisiana 70448

cmadden@cityofmandeville.com



From: Jean Sparkman <[REDACTED]>**Sent:** Friday, January 28, 2022 6:18 PM**To:** Clay Madden <cmadden@cityofmandeville.com>**Subject:** Re: Trash Pickup after special events

Thanks Clay,

Walking my dog twice A-day on Girod Street I have noticed an increase in litter in the area in general and especially after the stroll and the parade last Saturday. I feel like the organizations that sponsor these events should be responsible for the clean up, along with the businesses (and contractors) in the area.

So I should contact Keep Mandeville Beautiful?

Thanks,

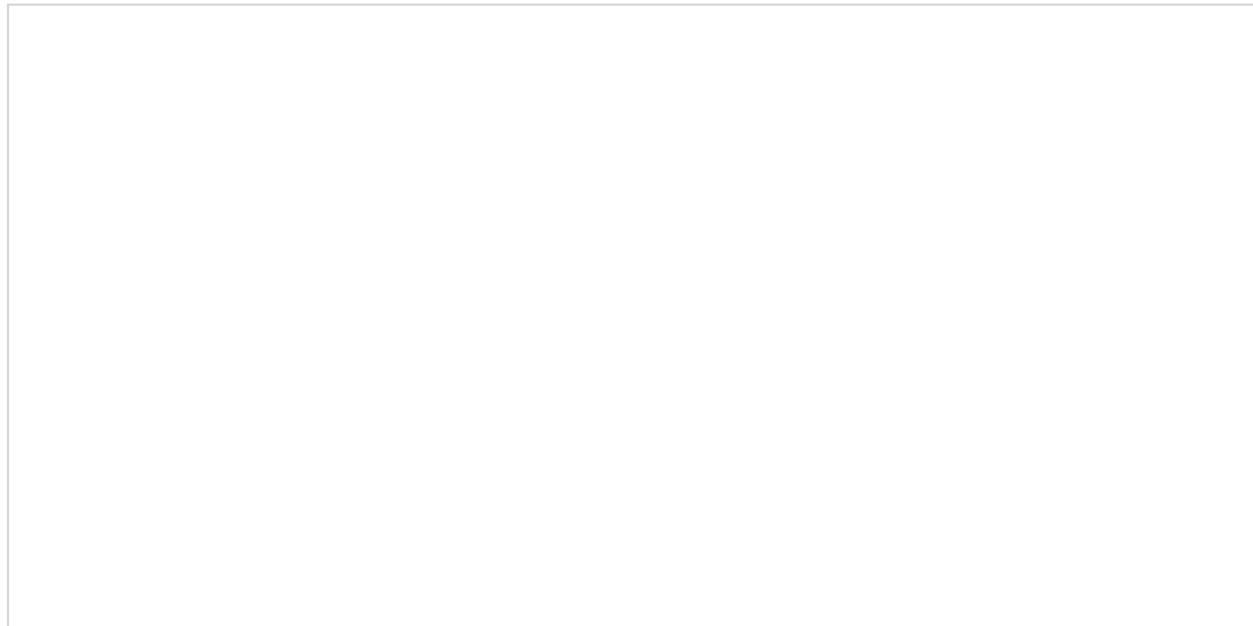
Jean

On Fri, Jan 28, 2022, 3:47 PM Clay Madden <cmadden@cityofmandeville.com> wrote:

Thanks Jill. We have Keep Mandeville Beautiful, Public Works and extra staff hand to cover the trash pickup. The parade is a special case that we prepare for in advance.

Inmate labor from the Dept. of Corrections used to assist with that, but they have not let the inmates out since COVID. Keep Mandeville Beautiful can assign a work group at any time if a constituent calls in asks. Thank you.

Best,



From: Jill McGuire <jmcguire@cityofmandeville.com>
Sent: Friday, January 28, 2022 2:38 PM
To: Clay Madden <cmadden@cityofmandeville.com>
Cc: Jean Sparkman <[REDACTED]>
Subject: Trash Pickup after special events

Mayor,

Please see message below regarding trash pick up after special events.

Thank You,

Jill McGuire

Mandeville City Council, District III

985-778-8671

Begin forwarded message:

From: Jean Sparkman <[REDACTED]>
Date: January 27, 2022 at 9:57:10 AM CST
To: Jill McGuire <jmcguire@cityofmandeville.com>
Subject: Re: City Council Agenda and Summary of last meeting

Good morning Jill,

Thanks for the updates.

I am writing to express my concern on the growing litter problem in Old Mandeville. We have been living on Girod for over 30 years and we really enjoy the events on the street. (so glad to see the strolls return) I am , however, not happy with the recent cleanup efforts after these events. I walk my dog twice a day and see more and more trash on our street that has not been picked up. Is it not part of the permitting process for the organizations to have a crew come through after an event and pick up trash generated by participants and onlookers? If not, should they not be charged for the city to tidy up?

Also the businesses that benefit from these events should be good neighbors and pick up the trash around their buildings. Mandeville needs a good cleaning.

Thanks,

Jean Sparkman

On Wed, Jan 26, 2022 at 2:52 PM Jill McGuire <jmcguire@cityofmandeville.com> wrote:

Neighbors,

Attached is the summary of the last council meeting. My notes are in red. Also attached is the agenda for tomorrow night's council meeting. **THE CITY COUNCIL MEETING FOR TOMORROW NIGHT WILL BE HELD IN THE COUNCIL CHAMBERS AT CITY HALL AT 6PM.**

Hope everyone is doing well.

Jill McGuire

Mandeville City Council

District III

985-778-8671



Jean S <[REDACTED]>

Fwd: Mandeville City Council 12/15/2022 Agenda

1 message

Jean Sparkman <[REDACTED]>

Wed, Dec 14, 2022 at 6:04 PM

To: Clay Madden <cmadden@cityofmandeville.com>, rdanielson@cityofmandeville.com

Please see below the email I just sent to Jill regarding my concerns about the Jazzin on Jefferson....

----- Forwarded message -----

From: **Jean Sparkman** <[REDACTED]>

Date: Wed, Dec 14, 2022 at 6:02 PM

Subject: Re: Mandeville City Council 12/15/2022 Agenda

To: Jill McGuire <jmcguire@cityofmandeville.com>

Good evening Jill,

Thank you for sending this information.

I have to say I am very surprised to see this on the agenda:

5. Approval of Jazzin' on Jefferson (Jefferson Street Pop-up) to be held on Thursdays (December 22, 29th, January 5, 12, 19, & 26) – 5:00 pm. - 8:00 pm. Location: 2000 Block of Jefferson Street. Request approval of pop-up food tents. Contingent upon receiving a Certificate of Insurance naming the City of Mandeville additional insured. (Councilman Danielson, At-Large)

This is exactly the type of thing I just complained about in my previous email. My understanding is that the special use permit granted to the Grateful Ape specifically says no food trucks., which has not been enforced.

So now they want an additional permit to have an event EVERY THURSDAY? This is a huge overstep. We are not zoned to support this sort of activity on a weekly basis. There are residents in this block and residents that property backs up to this.

Every time there is an event, the residents have to put up with the noise, the trash and the additional traffic. I am not opposed to every now and then, but EVERY WEEK?

My neighbor across the street Michelle has been fighting this battle trying to protect her peace and quiet and unfortunately she is out of town to further comment.

Is the city trying to change the zoning of our neighborhood? PLEASE STOP THIS!

Thank you for your consideration of the people that live here.

Jean Sparkman,

321 Girod ST.

Mandeville, LA 70448

On Wed, Dec 14, 2022 at 12:09 PM Jill McGuire <jmcguire@cityofmandeville.com> wrote:

Neighbors,

Attached is the agenda for tomorrow night's meeting. The meeting will be in Mandeville City Hall at 6PM. Discussion of enforcement procedures and marina district concerns will be scheduled after the holidays.

If I don't see you before the end of the year, I hope everyone enjoys a beautiful holiday season.

Thank You,

Jill McGuire

Mandeville City Council

District III

985-778-8671



12152022.docx

45K

Hello.

I am writing AGAINST the request for a special use permit for 347 Girod St for use as special events center.

The building at 347 Girod St has been beautifully restored, but using it as a special events venue is not in line with the Cluro. Having wedding receptions, large parties or other events will create a burden for the area. The number of cars, congestion and noise will adversely affect the area. Using the building for large events is not in scale for the neighborhood. It is not compatible with the rules of the district.

The B-3 district according to the Cluro (7.5.10.1) "is a district that acknowledges the historic character of the area and pedestrian orientation by continuing to combine a mix of small scale residential, civic, commercial service and office establishments that are relatively compatible with residential uses within and abutting the district."

The need for minimum of 70 parking spaces is noteworthy.

The B-3 parking regulations (article 7 b summarized) state that a parking waiver can be granted when it does NOT adversely affect the surrounding commercial or residential uses AND

Existing public parking is sufficient

OR

2. The person receiving the exception due to decrease number of spaces agrees to the optional parking mitigation fund and

3. Agrees to make public improvements that mitigate parking reduction within 600 feet of the use.

There is a lack of sufficient public parking in the area. The majority of the businesses in this area have already been granted parking variances and rely on the public lots and street parking. There is not enough parking for this building to be used as a special event center. It would adversely affect the surrounding commercial and residential uses.

I wanted to point out that parking during the recent Chicago play at the theater was a parking problem that weekend. The empty private grass lot on Girod and Jefferson was used by many people to park illegally. We had to call the police for cars parking on the sidewalk on Girod that weekend. Knowing the theater is going to have a play a few times a year is one thing, but a special event venue that could host large parties every weekend will be a problem.

I was asked by the planning and zoning committee if I had a solution to the problem when I attended the work session meeting last week. My solution at this time is to NOT allow the special use request. By allowing it, we only be adding to the problem not finding a solution to a problem that already exists.

Thank you for the job you do on the planning and zoning committee and my hope is that you all make the right decision for the city and not allow the use of the special events center.

Thank you,

Michele Walker
308 Girod St.
Mandeville, LA
[REDACTED]