

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

The secretary called the roll.

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

Absent: None

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

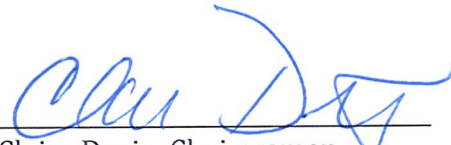
Mr. Quillin moved to adopt the minutes from the October 8 and 22 meetings, Mr. Rhinehart seconded, and the motion passed unanimously.

New Business

Mr. Rhinehart moved to have case R24-11-07 moved to the end of the agenda, Mr. Quillin seconded, and the motion passed unanimously.

Ms. Durio moved to the Zoning Commission.


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

V24-11-31/R24-11-07 – Edward J. Laine, Jr. requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, Section 4.2.4.5. Provisions for Legally Non-Conforming Lots-of-Record and to subdivide into Lots 3 & 4, West Beach Parkway, Square 8 Lots 3 & 4, R-1 Single Family Residential, 303 West Street

Mr. Quillin asked how many lots on the streets are dual lots?

Mr. Weiner listed the addresses with lot numbers surrounding this property.

Mr. Quillin said basically two fifty-foot lots, 300 West and 276 West

Ms. Durio said this lot is deficient in frontage and total area and she does not want to set a precedent for this size lot on the entire street or doing something that does not match the rest of the street.

Ms. Durio asked if the smaller lots on the street were subdivided or originally that size?

Ms. Bartholomew said when lots were originally plated, they were fifty feet each, over time people acquired two lots and built across the property line.

Ms. Durio said with past approvals the lots met the area or closer to the required size, this one is deficient all the way except for the depth.

Mr. Quillin said the mechanical equipment is right on the property line

Mr. Cressy asked when and how were these lots acquired, together or as two lots?

Ms. Bartholomew said we only require the deed for whoever has the property. This was acquired in September of 2021

Ms. Durio asked if both were acquired at the same time, lots three (3) and four (4)?

Ms. Bartholomew said yes

Mr. Rhinehart said they are all conforming with double lots and this would be one of the few anomalies if it were to be subdivided

Ms. Fulton asked do we have information about 276 and 300 West in terms of when that was built on or was that subdivided.

Ms. Bartholomew said no, they wouldn't have been subdivided, that is the original lot size.

Mr. Rhinehart said someone in the neighborhood sent a letter of objection

Ms. Bartholomew said yes

Ms. Gautreaux said she is concerned about going down to two fifty-foot lots even if that's how the original lots of record in terms of conformance with the rest of the neighborhood.

Leonard Rohrbough, 2525 Lakeshore: This would put the two lots out of character with the rest of the street except the two across the street. If you look at the buildings going up around Mandeville, whoever buys this lot will want to grossly over build a fifty-foot-wide lot. Mr. Rohrbough is also concerned about the Oak Tree being impacted by any construction. The Lakefront currently has dead Oak Trees due to grossly overbuilt lots. He asked does the current structure meets the fifty-year rule.

Ms. Bartholomew said she believes it is contributing; it is listed on the survey, and she will get that information.

Mr. Rhinehart asked if Mr. Laine was here and would like to say anything?

Eddie Laine 42366 Forest Ln, Hammond: said he inherited this from his mother and would like to sell the lots separate as they originally were. Mr. Laine understands that it has changed throughout the years, he wants to change it back because he will lose a lot of value if he cannot sell it separately, it is about the value.

Mr. Rhinehart reminded everyone this is a workshop meeting the voting will be at the next meeting.

V24-11-32 - Jason Coffey requests a variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations, Old Town of Mandeville, Square 11 Lot 11A, B-3 Old Mandeville Business District, 348 Girod Street

Ms. Durio asked if it encroaches on the street side?

Ms. Bartholomew said yes, two feet.

Mr. Rhinehart asked if they are for sure elevating it? He thinks the stairs will encroach in the front.

Mr. Cressy clarified the rectangle is what they are expanding.

Mr. Sollberger said him and the owners looked at three to four different strategies to see what can be done with this building to accommodate the live/work atmosphere in the B-3 District. They want to do as much renovations as they can while honoring the existing building, he can give reasoning why they request is for a little on each side instead of all additional footage being on one side. The building will be elevated to BFE +2, bringing it to about four feet off the ground, similar to The NorthStar Theater across the street. A porch entrance on the ground floor, which will wrap the corner of the building facing Madison and Girod, similar to Varsity Sports. Once you go up with the building and have the habitable area, the studio and retail area below they have to break the building down a little bit with the roofs so that it has scale to the street and guidelines.

Mr. Rhinehart asked if this is currently a residence, owner occupied?

Mr. Sollberger said it is not, it's a business.

Mr. Quillin asked if any off-street parking will be required?

Mr. Sollberger said he believes they meet parking requirements on Madison Street.

Ms. Bartholomew said the residential unit would require onsite parking.

Ms. Durio asked if the building is currently two stories, are they building under or building up?

Mr. Sollberger said building under.

Ms. Durio clarified they are lifting the building then adding underneath?

Mr. Sollberger said correct, the existing building would be the living unit then upstairs then the unit underneath would be the studio and retail.

Ms. Durio asked if the stairwell encroachment on Girod St and some of the porch?

Mr. Sollberger said not the porch just the stairs.

Ms. Durio asked if the proposed new footprint is encroaching on the interior side?

Mr. Sollberger said he'd like to go back to the stairs, they did not have their meeting with the city but thinking about it the stairs on Girod may not even be an encroachment, because it should fall within the ten feet allowed space.

Ms. Bartholomew said when you have an elevation and you have a stair that's like one to two risers and it's only twelve inches we usually don't count that as an encroachment.

Ms. Durio asked on the interior encroachment is that porch or building?

Mr. Sollberger said it's interior parts of the building for the studio and retail space.

Ms. Durio asked what is the encroachment on that side?

Ms. Bartholomew said it ranges from one-foot to one-foot four inches.

Ms. Gautreaux said she needed clarification on the height and the elevation.

Ms. Durio said it's going to up twelve feet or more, but the bottom level is going to be three feet off the ground. The existing building will be the second floor and the new construction will be the first floor.

Ms. Durio just wants to make sure there will be parking onsite since they had some recent issues with parking in this area. Can the residential parking fit onsite?

Mr. Sollberger said it can, looking at it the parking can fit on site. He usually has a meeting with the planning department before the meeting but this time he could not, he apologized for that. They can park in the back and have two onsite parking space they will just have to take up some green space. They would lose one parking space on Madison but would still meet the retail parking requirements.

Ms. Durio confirmed that no parking variances will be needed.

Ms. Bartholomew said no, and she will get with Vaughan to work that out before the next meeting. With November and December, we try to be accommodating to get everyone in so they don't have to wait until January.

Jason Coffey and Mary Rain 348 Girod: The goal is for Mary Rain to move back from college in June and live upstairs with her store downstairs. He has met with AT&T regarding the electrical boxes going underground, it is not feasible to have those moved right now. When those go underground it could be more parking. He would like to incorporate trees, bushes and flowers into the boxes. They have more space in the back they are allowed to build in but after speaking with Vaughan he agrees with asking for a variance on the side, giving some in the back to get some on the sides.

Mr. Sollberger said they also stuck to the overall total buildable area.

Mr. Quillin said the allowed buildable area is 2265 and the building is about 2200.

Ms. Durio asked if the neighbors had any issues with the interior encroachment?

Ms. Bartholomew said no.

Mr. Quillin asked Mr. Sollberger on the plat, on the Northside it's showing over but looking at the picture with the AT&T boxes there isn't a kickout on the building.

Mr. Weiner said the dotted line is the existing, so it goes straight there, the thicker line is the proposed. They are turning part of the current building into the porch.

Mr. Quillin said so basically the porch is replacing the first floor.

Public Comment

Ms. Bartholomew reminded the commission Sexual Harassment and Ethics training are due at the end of the year. November has one meeting so the next meeting is December 10th and a Steering Committee meeting on December 3rd.

Mr. Quillin moved to adjourn the meeting, Mr. Rhinehart seconded, and all were in favor. The meeting was adjourned at 6:35pm.


Tina Myers, Secretary


Brian Rhinehart, Chairman
Zoning Commission