

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, Brian Rhinehart, and Patrick Rosenow

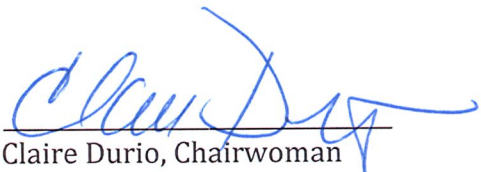
Absent: Nicholas Cressy, Karen Gautreaux, Scott Quillin

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

New Business

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


Tina Myers, 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

V24-11-33- Kyle Schmidt requests a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Old Town of Mandeville, Square 8 Lot 2, R-1 Single Family Residential District, 1823 Claiborne

Mr. Rhinehart: Asked if the Oak tree was impeding the proposed floor plan footprint?

Mr. Schmidt: Said he moved the location of the house to prevent disturbing the existing trees

Ms. Durio: Was moving the house further up a Historic District request?

Mr. Schmidt: Yes, ma'am

Mr. Rosenow: Even with moving it up you are still significantly back behind the house next door?

Mr. Schmidt: Yes sir. It essentially overlaps about the back third of their house with the front of his house.

Ms. Durio: Asked if there was no objection from the neighbor?

Mr. Weiner: No public comments were received.

Ms. Durio moved to approve the request, Mr. Rosenow seconded, and the motion passed unanimously.

V24-11-34- Bonvenu Bank, represented by Kalan Mason, requests a variance to CLURO Section 10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts, North Corporate Village, Lot P2A, PCUD Planned Combined Use District, 3481 E Causeway Approach

Ms. Durio: The public doesn't typically travel on North Lake Parkway; the shopping center area is as much their frontage as their customer entrance. Putting a sign where the Chase Bank sign used to be versus putting it on the backside where no one is going to see it, in this situation practically makes a lot of sense.

Mr. Rhinehart: It's basically going to match what was there before.

Mr. Rosenow: You can see the bolts where the old sign was.

Ms. Durio: It's uniquely situated, unusually situated, the other sign would not be useful, this makes a lot more sense.

Mr. Rhinehart: Is the sign is illuminated at night?

Mr. Weiner: Yes

Dennis Horchoff 455 Devon: Mr. Horchoff has concerns with the bank's request. The subject property lot P2A has two street frontages, East Causeway Approach to the South and North Lake Parkway to the West, the remaining perimeter of lot P2A is an interior lot line that doesn't have any street frontage and is contiguous with parcel P2B which has a different owner. It's a separate free-standing piece of property that only has two street frontages, meaning it only has two street facades, the building is entitled to two street signs. The East Causeway side and the North Lake Parkway side. His second concern is variances should only be permitted where there are unusual or practical difficulties or hardships. Also, no condition resulting from previous decisions regarding use or development of the premises involved in the request may be considered as a practical or unusual difficulty or unnecessary hardship, the existence of any previous but now removed signage on the building should have no bearing on this case. The applicant hasn't

enumerated actual or practical difficulties or unusual hardships that warrant any deviation from the sign code.

Ms. Durio: North Lake Parkway is primarily used for deliveries and employees, the customer's entrance is on the other side as part of the shopping center, this is reasonable for this building's street frontage is situated.

Mr. Rinehart: The sign ordinance was intended to reduce sign litter. What is being proposed is very similar to what Chase Bank had there and it doesn't contribute sign litter.

Mr. Horchoff: His principal objection is the third sign is unnecessary. The sign will serve no purpose.

Ms. Fulton: Understands Mr. Horchoff's point, two may suffice so it may not be unreasonable to give them that as a limit.

Ms. Durio: In this situation you are only going to see one sign at a time, there's potentially an angle that you may see two, but you will not be looking straight on at two signs from each direction.

Ms. Durio moved to approve, Mr. Rosenowseconded, and the motion passed unanimously


Tina Myers, Secretary


Brian Rhinehart, Chairman
Zoning Commission

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

Commissioners Present: Claire Durio, Andrea Fulton, Brian Rhinehart, and Patrick Rosenow


Absent: Nicholas Cressy, Karen Gautreaux, Scott Quillin

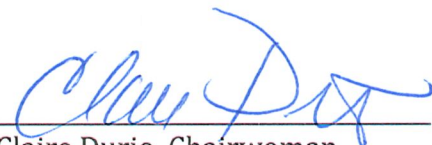
Also Present: Cara Bartholomew, Director Planning Department; Alex Weiner, Planner; David Parnell, City Attorney; Tina Myers, Secretary

Resolution 25-01 – A resolution of the Planning Commission of the City of Mandeville certifying that the Commission has met the continued education requirements

Pulled as all documentation was not submitted in time.

With new business concluded 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 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

V25-01-01- John Crosby requests a variance to CLURO Section 9.2.5.14. Tree and Shrub Pruning or Removal Permit Required, The Sanctuary, Lot 441, R-1 Single Family Residential District, 101 Juniper

Ms. Durio: Why are they seeking to remove the trees now if they are not under a development permit?

Ms. Bartholomew: The lot next to this one at 105 Juniper is developed and a tree fell on the owner's vehicle, so they want all the trees within striking distance of their home to be removed.

Mr. Rhinehart: If we have confirmation if the trees are in the buildable area.

Ms. Bartholomew: It appears close to the interior property line, but she has not gotten confirmation yet.

Ms. Durio: Most trees in the City of Mandeville are within striking distance of a structure. She is unsure of the reasoning for removing these trees unless they are unhealthy.

Mr. Rhinehart: He has not seen where they are unhealthy.

John Crosby 1 Sanctuary, applicant: The trees are on the edge of the building envelope, the trees will not be there when a house gets built. They are willing to replant in accordance with the CLURO. They are healthy 100 feet tall trees that they are concerned could snap in a high wind.

Ms. Durio: The trees to the rear appear to be in striking distance of the home, she is unsure of the difference between those and the ones on the side.

Mr. Crosby: They're not as tall.

Ms. Bartholomew: In a survey from Tree Tech, it states the trees are in the setback and not in the buildable area and it shows about twelve trees within that setback so they would be allowed to remove six of them by right.

Alex Jones 105 Juniper: He is the owner of the truck in the photo, he was sitting within yards of where that tree landed. Explained different scenarios that cause his concern. This happened during a rain event in August. The trees at the back are not within striking distance of the house. A licensed arborist from Tammany Tree Service did this assessment, highlighted these five trees as being within striking distance.

Ms. Durio: Asked to confirm if the trees are in the buildable area or the setback.

Mr. Crosby: They will be very close to a new house so they will have to go.

Ms. Durio: Understands that but that is not the rule here and we can't remove every tree that could strike a house because we would have no tree canopy. Her question is, in the event of a development permit are they in the area in which they could be removed.

Robert Berning 115 Holly: Mr. Berning is in support of approving the request.

Patty Zebrick 370 Moss: Ms. Zebrick questions permits granted to allow houses to be put in places where the tree canopy is going to do this. It is totally understandable what this father is talking about, but you can't take all the trees down. Somewhere there is a mismatch, houses are being put in positions where it's going to require trees to be taken down.

A25-01-01– Robert Berning requests an appeal to the Zoning Commission regarding the decision of the Planning Director to deny Permit 24-9851 and the interpretation of a roof sign, Beau Rivage Village, Lot 19, B-2 Highway Business District, 633 Lotus Dr. N

Mr. Rhinehart: So the contention is the lowest point of the plane?

Ms. Bartholomew: Yes, this structure is not part of the architecture of the plane of the building.

Robert Berning 633 Lotus Dr. N (applicant): Thinks it is just a misunderstanding of what is considered the roof plane. With the roof renovation they did effectively change the front-facing roof plane of the building. The new roof plane is what was constructed as a result of this renovation. By architectural definition that is a roof. His contention is the portion above the wall is the new roof plane.

Kieran Weldon 512 West 14th Ave. Covington (applicant's architect): Mr. Weldon stated his work history and experience. Mr. Weldon gave the definition of a roof as a horizontal or angled structure to protect from inclement weather. The coping or roof element that is on top of the extended wall protects the weather and clement conditions that are common here in Louisiana, it also allows for an established new roof plane.

Mr. Rosenow: Asked if Mr. Berning removed any of the roof to make space for what he put in or did he just extend out?

Mr. Berning: They cut the roof back three feet.

Mr. Welson: It is a backlit sign; it will have LEDS on the backside. It will not project out.

Ron Rose 400 Jasmine Dr.: This is seen every time they come and go in the subdivision, the renovation on the lower part of the building really does look nice, it improves it. This looks to be nothing more than trying to parse a definition, he agrees with the definition it's a billboard. That building was there for forty-fifty years with a wooden signboard that added something to the area, this detracts.

Patty Zebrick 370 Moss Ln.: She is concerned about the lighting; she wants to protect the spirit of the night sky ordinance.

Louise Zollinger 629B Village Ln N.: The building is not attractive from the rear or front. When she found out it was a digital advertising company, she worried more about the billboard looking façade. She is concerned about what kind of lighting and advertising would it have and her property value. Most of the other businesses in the area try to blend in so it doesn't detract from the residential side, since it is partially commercial and partially residential zoning.

Michelle Avery 766 Claire Dr.: (Beau West HOA President) she walks past this every day, and you can clearly see the original roof, and the scale of this is significantly larger than the other signs, Goodyear and H2O, that keep being referred to.

Mr. Rhinehart: asked if anyone in favor of the sign would like to come up.

Jeremy Boffman 6408 Copper Valley: Thanks the commission for doing this for the city. He understands not doing the big roof signs, but this is not what he pictures. He thinks there is a way to make this work.

Adrain Miceli 117 Holly St.: He is for it; thinks it is an improvement.

Mr. Parnell reviews the standards for consideration for an appeal.

Ms. Durio motioned to deny the appeal, Mr. Rosenow seconded, the commission unanimously upheld the decision of the planning director.

Mr. Rhinehart asked if there are any next moves for Mr. Berning?

Mr. Parnel replied there is an appeals process in the CLRUE, it would be straight to the court, they do not go to the council on this.

Public Comment

Ms. Bartholomew reminds the commission to let her know if they would like to attend the APA conference as it needs council approval. The conference will also be online.

Ms. Durio motioned to adjourn the meeting, Mr. Rosenow seconded, and all were in favor. The meeting was adjourned at 7:24 pm


Tina Myers, Secretary


Brian Rhinehart, Chairman
Zoning Commission

Jones Family Comments in Support of John Crosby for Case Number V25-01-01 on January 14th, 2025 regarding Lot 441 / 101 Juniper Ct

Dear Sirs and Madams,

Our family live at 105 Juniper Ct, which neighbors 101 Juniper Ct. On Aug 3rd, 2024, during a rain storm (not a named storm), a large Loblolly 100ft+ Pine Tree fell from 101 Juniper Ct and destroyed our truck. It landed about 10 yards away from our sleeping 2-year-old, and about 15 yards away from Alex Jones and our 3-year-old who were watching TV. If our kids were sitting in their toddler seats in the backseat of our truck, they'd have both been very seriously injured. Please find below some photos showing the fell tree.





This near miss made us aware of the dangers of an additional 5 circa 100ft top heavy pine trees that a Licensed Abortist assessed "are within striking distance of our home and are excellent candidates for removal for safety reasons. The canopies of the trees are 'lion tailed' making them more susceptible to failure in high wind events especially." See below.



Tree Tech of Louisiana, LLC

69340 La Industries Pit Road Suite A

Pearl River, Louisiana 70452

985-250-9321

treetechla.com

Proposal For

Hannah Hakim

105 Juniper Ct
Mandeville, LA 70471

Mandeville

ITEM DESCRIPTION

1) Services

Remove 7 Green pine trees in lot to left of 105 Juniper ct. Trees are within striking distance of the home and property and are excellent candidates for removal for safety reasons. The canopies of the trees are "lion tailed" making them more susceptible to failure in high wind events especially.

Client Notes

Assessment done by Jeremy Kennedy
LDAF Arborist #1652

From: Alex Weiner <aweiner@cityofmandeville.com>

Sent: Wednesday, September 25, 2024 10:21 AM

To: H.J. Crosby Jr. [REDACTED]

Subject: 101 Juniper Court Tree Removal Permit

Harry,

Before the tree removal permit for 101 Juniper can be issued \$750 will need to be paid into the landscape mitigation fund. The fee is calculated at \$150 per tree. This will need to be paid by a check, made out to City of Mandeville. If you have any questions or need anything else, please let me know.

Thanks,

Alex Weiner, CFM

Planning Secretary

Department of Planning & Development

City of Mandeville

3101 E. Causeway Approach

Mandeville, LA 70448

(985) 624-3132

We have since updated our request from the 7 trees mentioned above to 5 trees. We were about to receive a permit, subject to the payment of a Landscape Mitigation Fee (see email above), and so Alex Jones personally called Alex Weiner from the City of Mandeville after seeing this email and confirmed that this was the case. Then, for some unknown reason, the permit was pulled and a complete 180 degree turn prevented us from continuing.

Hannah Hakim Jones is pregnant with our 3rd child and we're extremely anxious about when (because it's only a matter of time) the next 100ft+ pine tree is going to come crashing down from this lot. We can see evidence of circa 18 fell trees at 101 Juniper Ct that met similar fates to the one that recently hit our truck. Part of the issue appears to be due to their extremely tall and top heavy nature from the result of their growth whilst sheltered. Now that our lot next door to 101 Juniper Ct is clear, along with 101 Juniper Ct's other exposed flanks, it seems logical that these tall top heavy trees are suffering because they're now exposed to the wind from multiple fronts. Whatever the explanation, the math paints a very clear picture. The 5 trees in blue on the map below are all within striking distance of kids' bedrooms.

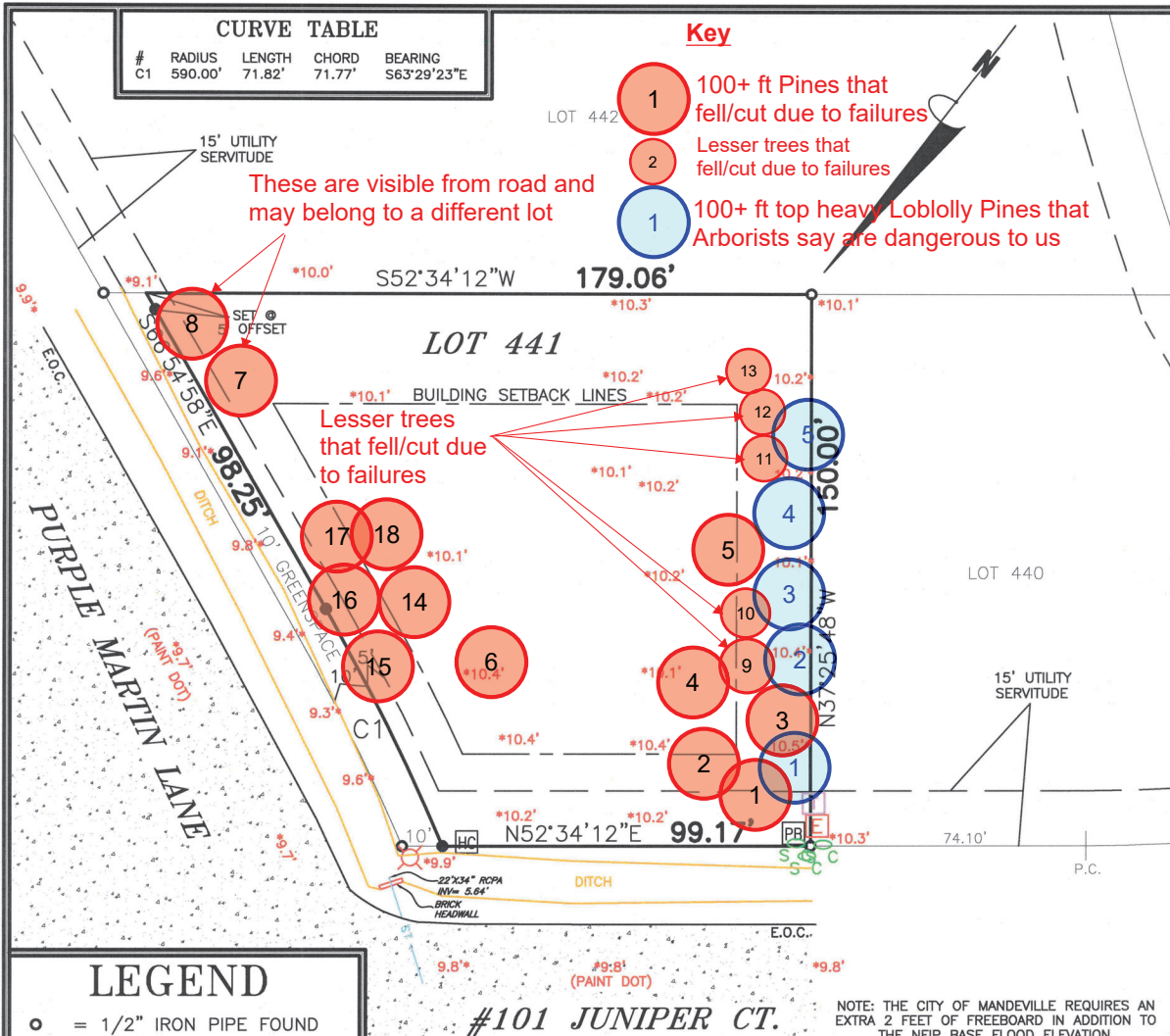
It's our understanding that these trees will be removed upon the planned construction of a home at 101 Juniper Ct anyway. We kindly appeal to the City of Mandeville to allow for John Crosby to remove this risk to life and property as soon as possible, so our family may live without the fear of when the next tree may crash onto our kids' bedrooms as they sleep. We thank you in advance for anything you can do to help our young and growing family be safe.

CURVE TABLE

#	RADIUS	LENGTH	CHORD	BEARING
C1	590.00'	71.82'	71.77'	S63°29'23"E

Key

- 1 100+ ft Pines that fell/cut due to failures
- 2 Lesser trees that fell/cut due to failures
- 1 100+ ft top heavy Loblolly Pines that Arborists say are dangerous to us



LEGEND

- = 1/2" IRON PIPE FOUND
- = 1/2" IRON ROD SET
- = LIGHT POLE
- HC = HOUSE CONNECT (WATER)
- PB = AT&T PULL BOX
- E = ELECTRICAL BOX
- T = TELEPHONE PEDESTAL
- S/C = SEWER CLEANOUT

NOTE: THE CITY OF MANDEVILLE REQUIRES AN EXTRA 2 FEET OF FREEBOARD IN ADDITION TO THE NFIP BASE FLOOD ELEVATION.

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LOWE ENGINEERS, LLC

BUILDING SETBACKS:

FRONT: 25'
SIDE: 20'
SIDE STREET: 15'
REAR: 30'

REFERENCE SURVEY:

The recorded subdivision map.

BASIS FOR BEARINGS:

THE REFERENCE SURVEY.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "X" with a Base Flood Elevation of N/A in accordance with Community Panel No. 220202 0313 D ;Revised: MAY 16, 2012

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

SURVEY MAP OF LOT 441, THE SANCTUARY, PHASE 4C in the City of Mandeville St. Tammany Parish, Louisiana for H. CROSBY CONSTRUCTION, LLC

Survey No. 23-140212
Date: MAY 09, 2023

Drawn by: MAB
Revised:

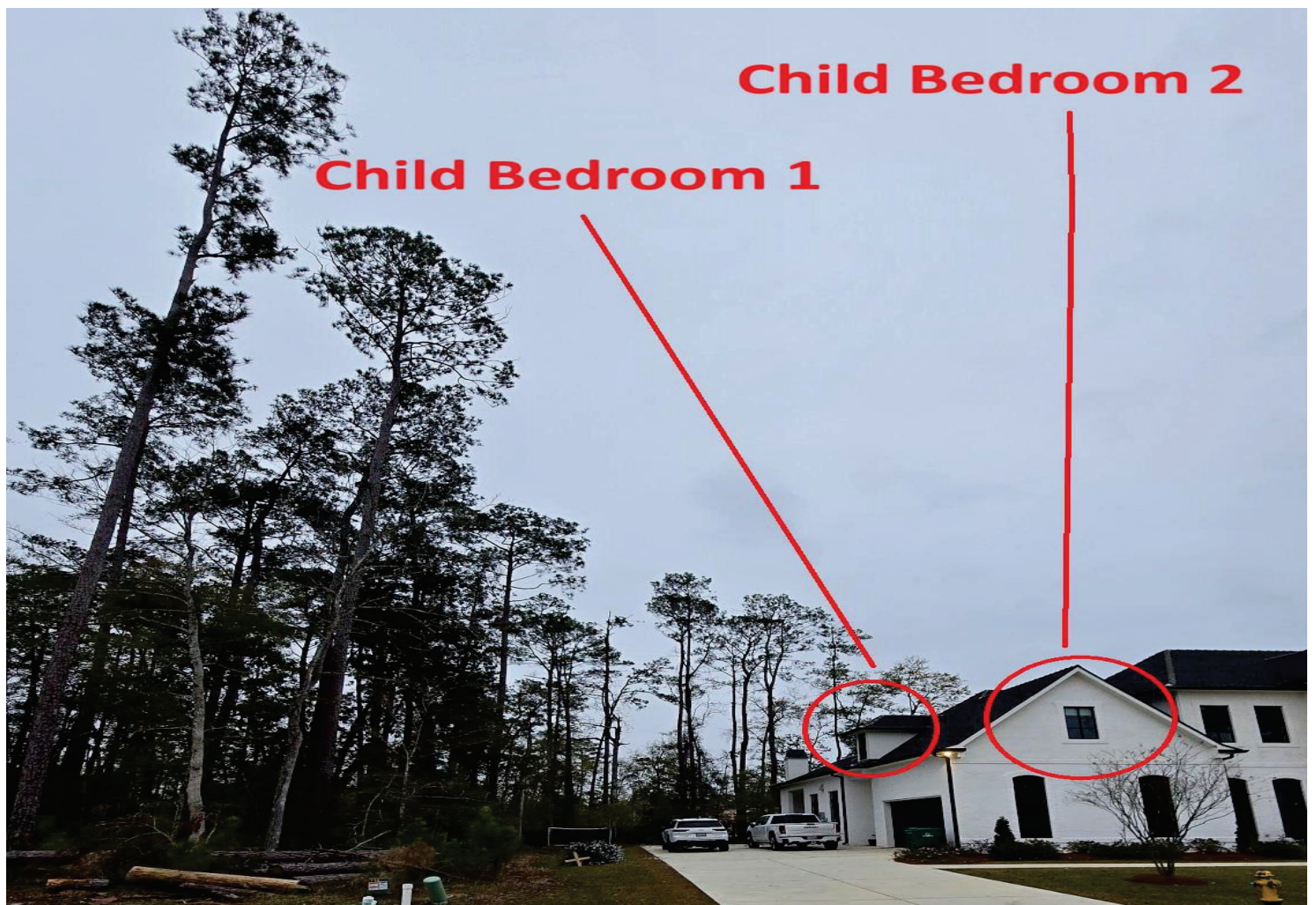
Scale: 1" = 40'

This Survey is Certified
True and Correct By

LOWE
ENGINEERS

Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

JOHN E. BONNEAU
LICENSE No. 2423
PROFESSIONAL
Surveyor
John E. Bonneau
Professional Land Surveyor
Registration No. 4423



Yours faithfully,

A. Jones

[Signature]

Alex, Hannah, Finley and Pierce Jones
105 Juniper Ct
Mandeville, LA 70471

[Redacted]

[Redacted]

From: [Joe Impastato](#)
To: [Permits](#)
Subject: District 7 constituent email
Date: Tuesday, January 14, 2025 8:55:28 AM

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

Hello,

A constituent sent me this email please see below.

Good evening!

I don't know if community input is important when it comes to p&z appeals before the Council, but I believe that one is coming up soon for the property at 633 Lotus Dr N in Mandeville

The new owner wants to put up a sign on the building for his business:

Velocity Agency

I have know Robert for many years, and his father before him

He lives here and raises his children here, and I often see them at Pelican Park playing Rec Sports with my children

He doesn't want to 'turn Mandeville into Metairie' as many folks are saying online

If anything, he wants to provide jobs to local families and service local business owners and be a good neighbor and an even better citizen

He has his father's wisdom and now runs his father's business...very successfully, which is part of why he has invested in this building and our community

As you and the council hear from the public in a couple of days, I just wanted to be sure to share my impression of Robert and encourage you and the Council to help him contribute to making St Tammany even better than it already is...and it is great already, but we have so much more we can all do!

In our dealings together, I believe that you can see that I have a level head and try to always lead with logic...

hopefully I have been able to make a logical and concise presentation as to why helping Robert be successful will be good for all of us citizens!

God Bless You, Councilman Impastato

Richard Rault

Sent from my iPhone

From: [Jaesa McLin](#)
To: [Permits](#)
Subject: 633 Lotus Drive North (appeal of planning director's decision)
Date: Thursday, January 9, 2025 10:32:18 AM

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

To Whom It May Concern:

I am writing to express my opinion regarding the appeal of the planning director's decision regarding the signage at 633 Lotus Drive North in Mandeville, set for a hearing on January 14th.

I urge the council and planning director to reject the appeal. Mandeville constituents do not want bright LED signage along Highway 22. It is unsightly and distracting as well as being a source of light pollution. Please protect Mandeville from turning into Metairie. Thank you in advance.

Sincerely

Jaesa McGee
317 Shadow Lane
Mandeville, LA 70471

Confidentiality Notice:

The electronic mail message you have received and any files attached and transmitted are intended solely for the proper addressee(s) and may be legally privileged and/or contain confidential information. If you have received this email in error, please delete it and all other copies from your system without reading the contents or opening the attachments, destroy any hard copies that may have been printed, and notify the sender so that no further mail or information will be directed to you. Any unauthorized use, copying, forwarding, printing, or otherwise disclosing the email contents, attachments, or information contained herein may be unlawful.

From: [Louise Zollinger](#)
To: [Tina Myers](#)
Subject: Permit 24-9851
Date: Tuesday, January 14, 2025 4:23:28 PM

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

Dear Ms. Myers,

It is my understanding that Robert Berning is requesting to put a roof sign on his newly renovated building. He was already denied permission to put this sign up as it is against the city guidelines. Why, then, did he build such a large facade for just such a sign? It seems like he had every intention of defying the decision.

It is also my understanding that his business is a Digital Advertising business. What kind of advertising sign is this going to be? It sounds like it has the potential to be pretty garish. As a resident immediately behind this building, I would prefer the original decision of the Zoning Commission to stand. I certainly do not want to decrease property values because of a large and potentially garish sign, nor would I like to see a precedent set for future businesses to attempt to defy similar Zoning Commission decisions.

Thank you for the opportunity to express my opinion.

Sincerely,

Louise Zollinger

From: [REDACTED]
To: [Permits](#)
Subject: Permit issue
Date: Tuesday, January 14, 2025 9:20:58 AM

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

Attention Mandeville Planning and Zoning Commission,

In reference to the hearing regarding sign permit for 633 Lotus Dr north, I am intimately familiar with the request with Velocity Agency to install signage on the exterior fascia of their building and believe this request should be allowed.

Velocity Agency is a good company owned and operated by a valuable business man in our community. Mr. Berning runs a serious operation and employs many members of our community providing for their families. He should be allowed to advertise his business on the building that he has recently renovated and in my opinion has improved tremendously.

My understanding is that Mr. Berning's request is not anything outside of the allowed sign ordinance. I appreciate your consideration and thank you for all the work that you do.

Joe Impastato

Thanks,

Joe Impastato
Council District 7

[REDACTED]
[REDACTED]

