

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

The secretary called the roll.

Commissioners Present: Claire Durio, Nicholas Cressy, Scott Quillin, Brian Rhinehart and Patrick Rosenow

Absent: Andrea Fulton, Karen Gautreaux (absent at roll call, present at 6:02pm)

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

Mr. Rhinehart moved to adopt the minutes from the November 12 and December 10 meetings. Mr. Quillin seconded, and all were in favor.

New Business

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

Mr. Cressy motioned to approve, Mr. Rhinehart seconded, all were in favor, the resolution passed.

P25-02-02 – A text amendment to CLURO Article 8 Supplemental Development and Use Regulations, Section 8.2.3.5 Lodging (Transient)- Short Term Rentals to amend regulations relative to the number of rentals City wide and current standards in place

Karen arrives at this point

Ms. Durio: Are there limitations on the other categories?

Ms. Bartholomew: No this only applies to the whole house rentals. The other categories are by special use approval which comes through this commission and the whole house is a conditional use so that still comes to this commission for recommendation to the council.

Mr. Rhinehart: How many are on the wait list, he understands there's three?

Ms. Bartholomew: Yes

Mr. Rhinehart: Could Alex compose a list of those ten addresses for the current short-term rentals for Officer Tarzia to see if there have been any complaints at those addresses in the past year. If so, how many and which ones?

Ms. Gautreaux: Do any of the people on the waitlist have a couple of properties, are any trying to do the other half of the property?

Ms. Bartholomew: No these are all stand-alone.

Ms. Durio: If there's no limitation, you can get as many of these you can permit individually?

Ms. Bartholomew: Correct

Mr. Rosenow: Is there any data on how often they are actually leased out?

Ms. Bartholomew: Does not have that information, but she will reach out to get it.

Mike Mesa 1829 Lakeshore Dr: Mr. Mesa has one of the ten and is a little concerned that twenty might be too much. He may get sixty percent occupancy, outside of City limits there are a bunch, and he is concerned if it gets too diluted it may not be worth doing.

Peggy Boatner 855 Shadow Oak Ln: They are rented eighty-five to ninety percent of the time, her sister is right next door, hers is also rented eighty to ninety percent. They usually have grandparents who come to town to visit. Some go to New Orleans and don't want to stay in the city, they want to stay here where it's very quiet. Ms. Boatner said she thinks ten more is lenient, she'd want another one. You need a whole house when you have a family.

Edward Green 434 Girod: The big thing for him is, the previous speaker is looking to have another one pretty soon, will we have any residents left? If it's viable to do this and he has an inn. If any are going to be added it should be ten, with five already on the wait list and this hasn't been announced publicly. As a town this is a bad way to throw this out there. If it's limited to five you might have to do a lottery. I wouldn't go to y'all to put my name on a list for something that could happen in the future.

Mr. Rhinehart: Did a little research to see what other municipalities have done and what their concerns are. Some of the concerns are property rights, they own this house and should be able to do what they want, it can transform the nature of that neighborhood, if they don't know who their neighbor is and it's going to be different every weekend. Some of the solutions were if you had a citywide block, you could restrict it to three or two houses to a block or something along those lines.

Ms. Bartholomew: When a new regulation comes in sometimes there is a tendency to want to overregulate because you're trying to anticipate all these problems, but we did go back and forth in this situation and not try to fix a problem that we didn't think needed to be fixed. Some blocks may lend themselves better to this kind of operation than others do. So, we decided not to include that provision. With all of these going to the planning commission and to the council you get to see that there's a two-step oversight, if this block is too concentrated then maybe it's not appropriate. Just wanted to remind everybody that all of these are conditional use, and they have to go through that two-step process.

Ms. Durio: If they can include it as a consideration in granting a conditional use, the saturation of a particular block or neighborhood?

Ms. Bartholomew: In the conditional use criteria that you use you do have does this fit within the character of the neighborhood and those kind of things.

Mr. Cressy: Other municipalities capping short-term rental is to prevent outside money from acquiring properties and eliminating the ability of citizens to live there. He does not see that being the case here.

Ms. Durio said it's typical in other jurisdictions to prevent a large owner to come in and buy too many in one location or building a condominium complex because it does create kind of a makeshift hotel situation.

Michael Gallup 203 Girod: He is in the B-3 District so some of the comparing to Marriott or some of the hotels, that's different. Those are in commercial districts. He feels like ten may be too many. He has a pretty good occupancy rate.

Mr. Rhinehart: Clarified with Mr. Gallup if he thought ten was too many or twenty?

Mr. Gallup: Thinks adding ten additional because that's just whole house rentals that's not including all the other bed and breakfast, Inns and B&B residences. So, what's the total there.

Ms. Bartholomew: It's less than twenty-five altogether.

Mr. Gallup: Thinks over saturation can happen, he is down this year compared to last year. Maison Lafitte just closed, that's going to be a big hit, a lot of his occupancy are in town for weddings. Maybe five in B-3 and five outside of B-3, but oversaturation is a consideration.

Edward Green: One entity buying ten homes or any other entity, even himself what's the difference.

Ms. Durio: It's a difference if it's used for short-term rental versus being owner occupied.

Mr. Green 434 Girod: Lives in town but if he were to buy up a block it would have the same effect neighborhood wise. To him it still affects the neighborhood the same. As a resident of the three that already applied how many already own one? Are we already starting to develop multiples?

Ms. Bartholomew: None

Mr. Green: That's good, it's not like someone starting to buy everything. Again, I am a free market guy.

R25-02-02 Gary Lacoste requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, Section 9.2.5.2. Vegetation Protection Zones and to subdivide into Lots 1A & 3A, West Beach Parkway, Block 12 Lots 1, 2, 3 & 4, R1 Single Family Residential, 2839 North Street

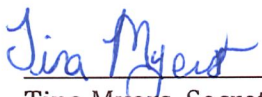
Ms. Bartholomew: This case is with case V25-02-02 but they actually do not need the commission's permission for the resub, it's just going to be the variance.

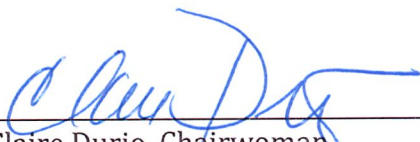
Ms. Durio: We are amending the agenda to take off the R25-02-02.

Mr. Quillin motioned to remove R25-02-02 from the agenda; Mr. Rhinehart seconded, and the and the motion passed unanimously.

Mr. Parnell: Does anyone have any comments on the wording of the ordinance? Any questions, concerns, comments.

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 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

V25-02-02 – Gary Lacoste requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, Section 9.2.5.2. Vegetation Protection Zones and to subdivide into Lots 1A & 3A, West Beach Parkway, Block 12 Lots 1, 2, 3 & 4, R-1 Single Family Residential, 2839 North Street

Mr. Rhinehart: Basically we're trying to shift the buildable area over to protect the Oak Trees.

Ms. Bartholomew: Yes, no matter what a variance would be needed so we thought it might be more appropriate to see what was acceptable to you all before they get plans drawn.

Gary Lacoste 2839 North St: (applicant): This drawing shows a potential buildable area of 4,000 square feet plus, he does not think it needs to move closer to the property line, maybe the buildable area should be smaller.

The commission and applicant discussed various buildable areas and different setbacks.

Ms. Durio: Would be curious to see what 3,000 square feet looks like 10-feet from the property line, even with an encroachment into the rear setback.

Ms. Bartholomew: They can do an overlay.

Mr. Lacoste: Would like to see no closer than fifteen feet and definitely wants to protect the Oak Trees.

V25-02-03 – HomeGoods LLC, represented by Ahmed Salem, 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, Premier Centre, B-2 Highway Business District, 3414 Hwy 190

Mr. Quillin: It's beneficial to anybody walking between stores.

Ms. Durio: Does not think it's cluttering.

Mr. Rosenow: It does not change the nature of the property at all.

Paul Andrew 1152 Spring Water Dr. Mandeville (representative for applicant): said the sign would be very small and brand colors. The sign is not on the outside of the building, it's under the canopy.

Public Comment

Mr. Weiner: We have a comp plan meeting on the 25th before the next meeting, five to six. It's a joint meeting with the Planning Commission and the Steering Committee.

Ms. Bartholomew: We are going to kick off the next part and schedule upcoming meetings. It's more of a regrouping after the holidays.

Mr. Weiner reminded the commission about the APA Nation Conference in March

Mr. Quillin moved to adjourn the meeting, Mr Rhinehart seconded, and all were in favor. The meeting was adjourned at 6:57pm


Tina Myers, Secretary


Brian Rhinehart, Chairman
Zoning Commission

From: [Susie Bertrand](#)
To: [Tina Myers](#)
Subject: STR feedback
Date: Tuesday, February 11, 2025 3:16:11 PM

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

Hi -My name is Susie Bertrand and i was told that you were accepting emails and comments prior to the meeting concerning STR tonight. I hope that is true and I am not misinformed.

I own a property at 649 Foy St and would love to participate in a STR program that the City of Mandeville approves. I understand that the protection of Mandeville citizens and the preservation of a quaint community is important, however, I also recognize the positive economic impact of a STR friendly environment.

Having a well maintained bike trail running through Old Mandeville lends itself to attracting visitors. It is very important to have adequate housing for these visitors. I understand that there were issues in other cities where STR guests were not mindful of the neighbors and it resulted in banning the STR programs or greatly limiting them. One way, in my opinion, to control that situation would be to implement and enforce a strict disturbing the peace ordinance and require that all STR properties post that ordinance. Also, require that the ordinance be posted on their websites. If renters knew that they might be fined \$2000, for example, they would be less likely to disturb anyone. Putting the responsibility on the renters I believe would insure that guests will respect our community.

We are avid bike riders and love Mandeville and would love to share our cottage with others. It will one day become a retirement home for us but until then we would love to rent it out.

Thank you for accepting this email and I hope the meeting goes well tonight .
Sincerely,
Susie Bertrand

From: [Susie Bertrand](#)
To: [Tina Myers](#)
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Sincerely,
Susie Bertrand

From: [Dayna Leaman](#)
To: [Tina Myers](#)
Subject: GARY LACOSTE REQUESTING A VARINACE TO CLURO
Date: Wednesday, February 5, 2025 2:45:28 PM

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

Dear Ms. Myers,

I hope this message finds you well. I was appreciative of the letter sent to my home dated February 3, 2025. I'm reaching out to share some concerns about the proposed subdivision of a nearby double lot into two single lots on North Street in Old Mandeville. Here are several potential impacts to consider:

1. **Increased Density:** Splitting the lot could lead to a higher population density, changing the neighborhood's character by making it feel more crowded and less spacious.
2. **Reduced Privacy:** Additional homes could diminish privacy as properties become closer together, potentially increasing noise, foot traffic, and general activity in an area that was once more tranquil.
3. **Potential Effect on Property Values:** The creation of smaller lots could impact local property values, especially if it leads to denser housing that doesn't align with the area's aesthetic appeal.
4. **Traffic and Parking Concerns:** More homes typically mean more cars. This could strain local streets and create parking challenges, particularly if the new development lacks sufficient off-street parking.
5. **Zoning and Aesthetic Disruptions:** Subdivision may require zoning changes that could introduce buildings or developments inconsistent with the existing neighborhood character, disrupting the area's visual harmony.
6. **Infrastructure Strain:** Increased density could stress local infrastructure, including utilities, roads, and schools, if they were not designed to accommodate additional demand.
7. **Loss of Green Space:** A double lot often includes more yard or green space, which would likely be reduced, impacting outdoor space, gardening opportunities, and the neighborhood's natural feel.

Thank you for your attention to these considerations. West Street as well as North Street are

VERY narrow streets and this considered with the above concerns, is reason enough **to not grant** the request for a variance to CLURO Section 7.5.1.3.

Please feel free to reach out if you'd like to discuss this further.

Dayna Leaman and Troy Odenwald
340 West Street
Mandeville, LA 70448

pardon my brevity and any typos!

Thank you,
Dayna Leaman

[REDACTED]

[REDACTED]

From: [Colleen Duncan](#)
To: [Tina Myers](#)
Subject: Opposition to the subdividing of the property at 2839 North Street
Date: Monday, February 24, 2025 6:53:42 PM

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

Dear Ms. Myers,

We are writing to express our opposition to the subdividing of the lot located at 2839 North Street which is on the agenda for the February 25th zoning meeting. We are neighbors and do not agree with making exceptions to the frontage requirements . Additionally, any subdivision would affect the beautiful live oaks on the property.

Thank you for your consideration.

Chip & Colleen Duncan
260 West Street
