

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, Brian Rhinehart and Patrick Rosenow

Absent: Nicholas Cressy

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

New Business

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

Officer Steve Tarzia (Mandeville Code Enforcement): The only rental with complaints to the police was 131 Lafitte St. battery, noise complaints, other disturbances.

Ms. Durio: Have there been complaints or issues from the neighbors to these other locations

Officer Tarzia: No

Mr. Quillin: His concern is if they already have nine on the waitlist is this enough or should it be twenty-five instead of twenty?

Ms. Bartholomew: It has to go to City Council for final approval, so if a lot of people show up to the council, they can postpone it, or you all can postpone it.

Ms. Durio: Since Mandeville does not have a hotel the idea of having ten more and seeing how that goes from a saturation standpoint makes sense to her and grow slowly. We can always bring it up again if we need more.

Mr. Quillin: Having to deal with oversaturation, from a Planning and Zoning board standpoint, none of our decisions are ever monetary. If the community is interested in doing short-term rentals and we've had them for some period of time and there hasn't been any detriment to the community, adding more doesn't seem to harm anything.

Ms. Durio: Asked if we have a restriction as to how many can you have?

Ms. Bartholomew: No

Ms. Gautreaux: At one point there were a few property owners who had the opportunity for two on one property and that was made clear that it was not desired.

Ms. Fulton: What we have in front of us is really a potential for a 100% increase.

Mr. Quillin: If there are any requirements for the short-term rentals, other than the insurance and have somebody local?

Ms. Bartholomew: It's a conditional use process, so every one of them comes before this commission and to the council. They have to submit a site plan showing they have adequate parking, a floor plan showing how many bedrooms, an inspection by the Fire Marshal to ensure they have an alarm, fire extinguishers and carbon monoxide. Every single one of those possible ten would come back to you all with a recommendation to the council and to the council for final approval.

Mr. Rosenow: There are two ways to look at saturation. One is saturation because they are all filled up and there is a big demand for them and the data that we have indicated that's probably not going to be a major factor in changing the character of the neighborhood. The other is what if it's saturated and there's not enough demand. These residences are going to look kind of the same no matter whether they are being used for short-term or not.

Peggy Boatner 855 Shadow Oak Ln: It's difficult getting \$300,000 coverage. She does not understand if other businesses aren't told what insurance they must have, why is that a condition for this.

Ms. Durio: Most leases require tenants to carry commercial liability of a million to two million.

Mr. Rhinehart: Where did the number come from?

Mr. Weiner: His understanding is the council clerk pulled that from her previous experience at prior jobs. The million-dollar liability is standard in other municipalities.

Ms. Bartholomew: At the council meeting the council person that introduced the ordinance, along with the council clerk will both be there to address that. She does not have the information as to how they came to that conclusion.

Mr. Quillin moved to approve, Mr. Rhinehart seconded, and the motion passed unanimously.

Public Comment

None

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 Work Session 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

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, R-1 Single Family Residential, 2839 North Street

Mr. Quillin: He would prefer to keep the front and rear setbacks as close as possible to our standards. He does not have a problem with moving the side yard setback closer to the proposed lot line.

The commission was given three variations of the survey showing different setbacks and buildable areas. The options were ten-foot setback with 3,000 square foot buildable area, twenty-foot setback with 3,000 square foot buildable area and twenty-foot setback with 2,000 square foot buildable area.

Gary Lacoste 2839 North St (applicant): Mr. Lacoste would like twenty-foot off the property line and whatever size from there. The Oak trees that are on the East side are pretty much on the property line, the trunk is right next to the fence, and it comes into the yard. He would personally prefer the twenty-foot without a 30% variance on it.

Ms. Durio moved to approve the plan that's labeled two thousand and eleven square feet with the twenty-foot setback that is set without the flexibility to move the setback to the other side, and I would approve the encroachment into the dripline for the number of square footage or percentage shown on this survey up to that amount. That'd be the maximum amount without coming back. Mr. Rosenow seconded, and the motion passed unanimously.

Mr. Rosenow: Addressed that public comments were sent in. The concerns are reasonable but address things that this property owner can do by right.

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: Page three shows the sign outside on one of the pillars

Ed Salem 321 Tenth St. New Orleans (applicant): It's going to go underneath, like the other signs.

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

Public Comment

Ms. Bartholomew reminded the commission about the APA Nation Conference online registration.

Mr. Quillin moved to adjourn the meeting, Ms. Durio seconded, and all were in favor. The meeting was adjourned at 6:52pm.


Tina Myers, Secretary


Brian Rhinehart, Chairman
Zoning Commission