

The meeting was called to order at 6:00pm by Zoning Chairman Brian Rhinehart

The secretary called the roll.

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

Absent: Karen Gautreaux (absent at roll call, present at 6:05pm)

Also Present: Rad Dickson, Planner; Alex Weiner, Planner; David Parnell, City Attorney; Kathy Reeves, Secretary

New Business

**P25-02-01** – Recommendation to the City Council to affect the zoning of a certain portion of lot 3 and lot 4 situated in Town of Mandeville (outside of corporate limits), section 46, township 8 south range 11 east into the corporate limits of the City of Mandeville designating and assigning the property for purposes of zoning as B-2, highway business district and providing for other matters in connection therewith

\*Karen Gautreaux arrived at this point\*

Mr. Rhinehart: Clarified this property is undeveloped and would be B-2 Highway. A car dealership is allowed by right, correct.

Mr. Weiner: Yes, they would have to comply with all landscaping requirements and everything.

Ms. Durio: It would be allowed now, if it wasn't annexed, to be a car dealership.

Mr. Weiner: HC-2 designation in the parish is fairly similar to B-2 district

Paul Mayronne P.O. Box 1810 Covington (owner's representative): There are no plans at this time for the property. The request arises out of an effort to sell the property a number of times and some of the questions was why is this not in the city, what about utilities and services. With the proximity to the city limits, city services and so forth it seemed to fit better in the city than the parish. They are asking for consideration of B-2 which is very similar to the HC-2.

Mr. Quillin: This is a request by the property owner?

Mr. Mayronne: It is a request by the property owner, yes sir.

Mr. Quillin: Requested a clarification on the HC-2 designation for the next meeting.

Mr. Weiner: Would you like a list of all allowed uses or everything permitted by right?

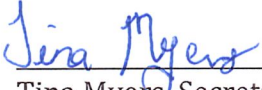
Ms. Durio: Would like to know how it compares.


Ms. Fulton: Do we have the designation of the properties to the East and West?

Mr. Weiner: The property to the West is in the parish, he can look that up. The property to the East is B-2.

Mr. Mayronne: The property in the parish is zoned HC-2 as well on the opposite side.

With new business concluded for the Planning Commission, Mr. Rhinehart 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

**V25-03-04** – D&B Boudreaux Enterprises, represented by Brandon Boudreaux, requests a variance to CLURO Section 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential, Hwy 22 Gateway, Section 54 and Lot A, B-2 Highway Business District, 4550 Hwy 22

Mr. Rhinehart: What's the greenbelt deficiencies? What's the nature and extent of it?

Mr. Dickson: Two trees on the North side, concrete that would not be allowed now but it's pre-existing.

Mr. Rhinehart: Where are they in relation to pervious and impervious requirements?

Ms. Durio: They're good. In the picture with the overhang, it looks raised compared to the rest of the building, is it going to remain raised like that?

Brandon Boudreaux 331 20<sup>th</sup> St New Orleans (applicant): The current grade and current positioning of the ADA complaint parking space and ramp way is set to remain, if they regarded the property, they would not be ADA complaint.

Mr. Quillin: There would be a deficiency of two class A trees on the Highway 22 side, is there any availability for planting those trees from a space standpoint?

Mr. Boudreaux: The challenge there is the proximity to the two Water Oak trees. When we did a site walk with the landscape architect, we didn't feel there was great space in those areas outside of the boundaries of what currently exists.

Mr. Cressy: He is not saying he doesn't want to plant any trees, just ones that are more conducive to his development, which Mr. Cressy appreciates.

Ms. Gautreaux: Asked if he could consider some native species as opposed to crepe myrtles and ligustrums.

Mr. Boudreaux: He is happy to do that, because of what is already existing there it felt like the continuity of matching what was there.

Ms. Fulton: Asked if they considered any other kind of configuration for parking that would be able to accommodate one of the two Class A's?

Mr. Boudreaux: Felt any major excavation and site work that would relocate those parking spaces was a little bit more risk to losing that one Oak tree.

**V25-03-05** – Alex and Tracy Gonzalez request a variance to CLURO Section 9.2.5.2. Vegetation Protection Zones and Section 8.1.5. Supplemental Regulation of Accessory Buildings and Structures, City of Mandeville, Square 77 Lots 5 & 6, R-1 Single Family Residential District, 435 Atalin

Ms. Durio: Received notice of this, she is not the adjacent property owner. She does not know the people or has anything to do with it, but wanted to mention she did receive notice in the mail.



Mr. Cressy: Did the applicant get any sort of opinion from an arborist to determine what, if any effect the building of the shed would have on the Oak Tree?

Mr. Quillin: Reviewing the plans it looks to be set approximately thirty-foot from the property line but the request is twenty-two foot, nine inches. Is that due to the entrance ramp or what?

Jason Zuckerman 1354 Villere St (owner's architect): This piece of property has several Live Oaks on in, wetlands behind it. They are not looking at encroaching into the setback. They would like to place a utility shed to the North of the existing building. It will encroach into the canopy of the existing Live Oak trees. They are planning to do spread footings that could be no more than eighteen inches deep so it wouldn't be disturbing root structure. Certainly not looking at adding any impervious paving. They are not affecting the grade, not changing the drainage, not bringing any fill. The tree canopy is extremely high so they wouldn't have to prune or trim anything like that.

Mr. Quillin: Asked for clarification on the measurements and distance from the property line.

Mr. Dickson: Can they try to get an ISA certified arborist to do that report?

Mr. Zuckerman: Yeah, we'll get together on that, we can find somebody to look at that.

**Z25-02-01** – Recommendation to the City Council to affect the zoning of a certain portion of lot 3 and lot 4 situated in Town of Mandeville (outside of corporate limits), section 46, township 8 south range 11 east into the corporate limits of the City of Mandeville designating and assigning the property for purposes of zoning as B-2, highway business district and providing for other matters in connection therewith

This case was taken up with case P25-02-01

**Z25-03-02** – John and Amy Crane requests the rezoning of two Lots designated as R-1 Single Family Residential District to I Institutional District, City of Mandeville, Square 7 Lots 16 & 17, R-1 Single Family Residential District, 229 Lamarque

Mr. Rhinehart: This isn't changing its use.

Ms. Durio: To relocate the building it has to be rezoned.

Mr. Rhinehart: You're relocating it from one footprint on the property to the same piece of property.

Mr. Weiner: Correct

Ms. Durio: The concern is if it's re-designated to institutional what can it be used for by right.

Mr. Cressy: Is there any way to accomplish what they want without rezoning it?

Jason Zuckerman 1354 Villere St (owner's architect): We do not want to rezone it, but they would like to move it to maximize the use of the site and get parking off of the street. They want to move it to the South enough to where they could get a drive into the property with some angled parking.

Ms. Durio: Would the rezoning be for the entire property or just the portion that the parsonage is on?

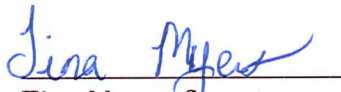
Mr. Zuckerman: The entire property because it's viewed as a contiguous lot.

Ravi Shah 215 Lamarque St: His main issue is rezoning from residential to institutional. There are kids that live across that street. Once the property is given institutional designation and these owners no longer own that property, that property can be used for all kinds of things that would drastically lower the property values in that neighborhood.

**Public Comment**

Mr. Weiner: The National APA conference is at the end of this month. It's too late to get council approval if you wanted to go in person, but there is an online version what will come out later in May.

Mr. Quillin moved to adjourn the meeting, Ms. Gautreaux seconded, and all were in favor. The meeting was adjourned at 7:04pm

  
Tina Myers, Secretary

  
Brian Rhinehart, Chairman  
Zoning Commission