

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, Brian Rhinehart and Patrick Rosenow

Absent: Andrea Fulton, Karen Gautreaux, Scott Quillin (absent at roll call, present at 6:01pm)

Also Present: Alex Weiner, Planner; David Parnell, Attorney; Tina Myers, Secretary

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.

Old Business

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

Mr. Parnell asked the commission if they would like to move this case back because the applicant's architect was at the first meeting answering some of their questions and he was not present yet.

Mr. Quillin moved to adjust the agenda for case V25-03-05 to be later in the meeting, Ms. Durio seconded, and the motion passed unanimously.

Case was presented and voted on at 6:35pm

Mr. Rhinehart: It's got the wetland delineation that goes through it.

Mr. Cressy: It seems like the applicant did exactly what we asked for. If the applicant was to do it exactly how the arborist report lays out, I would be inclined to vote for that.

Mr. Rosenow: It's a positive arborist report and he agrees.

Ms. Durio: With the weight of it and the footings the way they can be adjusted, she doesn't think it will be problematic for the tree.

Mr. Quillin: Would be inclined to approve this with the arborist recommendation being included as part of the approval.

Jason Zuckerman 1354 Villere (applicant's architect): He does not think a variance is needed on the setback like that is ramp and stairs because they are allowed to extend past that front setback line up to three feet.

Mr. Weiner: It's because this is an accessory structure. Those are required to be sixty feet back, typically from the front property line. If this was the main structure yeah that would be fine.

Ms. Durio moved to approve, subject to the recommendations of the arborist, Mr. Rosenow seconded, and the motion passed unanimously.

With all new business for the Zoning Commission Public Hearing finished, Mr. Rhinehart moved to the Work Session portion of the meeting.

Tina Myers, Secretary

Brian Rhinehart, Chairman
Zoning Commission

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

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 Zoning Commission Work Session 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

V25-04-06 – Dylan Realty Development, LLC, represented by Kent Design Build, request a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, Old Town of Mandeville, Square 109 Lots 1-A & 2-A, B-2 Highway Business District, 2445 Florida Street

Mr. Quillin: His understanding is reducing the two driveways to one is a DOTD request, how will you get a semi in there?

Zach Zillner Mandeville Ace Hardware: The plan is to bring semi-trucks in off of Lafayette St and still use the existing drive that goes to Lafayette. That's where they come in right now and they will have to unload in front of the store. With the proposed widening of the driveway, they will be able to get out.

Ms. Durio: This will enable the large vehicles to exit onto 190 from the new widen driveway?

Mr. Zillner: Yes. We just got this information fifteen minutes ago; an arborist came out and say in his recommendation that the tree might be okay with the widening. It might have to be cut back, and we would really like to save it.

With the new information from the arborist, the commission and the applicant discuss options for changes to the variance request.

Mr. Quillin: Requested a licensed arborist recommendation.

Mr. Parnell: If we're going to potentially try to keep the tree, we need some kind of landscape plan that shows where the driveway will be, if it's going to be within the dripline.

V25-04-07 – Karen Sarradet requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, City of Mandeville, Square 13 Lot 9, R-1 Single Family Residential District, 334 Lamarque Street

Mr. Quillin: Generally, from a stairs standpoint they've been kind of ignored, they are needed especially after elevation.

Mr. Rhinehart: We encourage elevations.

Ms. Durio: Especially with the historic house and that's already encroaching, but that existed long before the rules.

Mr. Cressy: There's a benefit to saving the house so if that's what is necessary, that's fine with him.

V25-04-08 – Michael Smith requests a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Lakewood Heights, Section 47 Lot 74, R-1 Single Family Residential District, 235 Laura Drive South

Mr. Rhinehart: Do we have any feedback from the neighbor on the side it's going to be?

Mr. Weiner: Nothing was received but we can reach out.

Michael Smith 235 Laura Dr South (applicant): Neighbors have called or stopped by. Mr. Swensen and all the other neighbors, they have no complaints.

Ms. Durio: Mr. Swensen is the one whose garage is next door?

Mr. Smith: That's Travis Swenson.

Ms. Durio: It's further away from the living quarters of his house too.

Mr. Cressy: Do you think you could get a from him just clarifying that just so we have it as part of the record.

Mr. Smith: Easily. He said he couldn't make the meeting tonight.

The commission said Mr. Swensen could send a letter, email or attend the next meeting.

V25-04-09 – Fiat Laffitte, LLC, represented by Doug Cresap, requests a variance to CLURO Section 7.5.10.3 B-3 Site Development Regulations, City of Mandeville, Square 25B Lot 1B, B-3 Old Mandeville Business District, 212 Lafitte Street

Vaughn Sollberger 235 Girod (applicant's architect): It's a significantly historic building. It's looking to the rehabilitation and an addition to be a single family residence. They are elevating the building to BFE +2 and a few inches so vehicles can park diagonally, underneath the building footprint.

Ms. Durio: How high?

Mr. Sollberger: We are elevating the building seven feet, six inches. Those plans are still in progress, but we wanted to see if you're on board and would allow us to do this shift. We are not widening the building, and we looked at trying to better comply on both North and South sides.

Mr. Rhinehart: Right now, it's non-conforming on two sides and the shift will rectify one of those non-conformances, right?

Mr. Sollberger: Yes, sir.

Mr. Rhinehart: It shifts the encroachment to the back?

Mr. Sollberger: Correct.

Mr. Cressy: The tax credits, that's for commercial use, right?

Patrick Anderson 628 River Oaks Dr: Federal has more constraints with commercial aspects, but since they are not doing anything with federal, they will only deal with shippo with Louisiana, then you can do residential.

Leah Quinn: 219 Lafitte St: Excited it will be redone in the historic mode and staying residential because the whole B-3 area has become very commercial.

Public Comment

Mr. Weiner: There will be a joint meeting with the steering committee and the Planning and Zoning Commission on April 29th, after the focus groups have wrapped up.

The next comp plan open house is scheduled for May 7th that'll be from 5:00-7:00 at the Community Center across the street. It's open-house style so come in and out as you please, you do not have to be there the whole two hours.

There will be a presentation by Wagner and Ball before the May 13th meeting. It will be here at 5:00pm. Just from 5:00 to 6:00 before the regular meeting.

Mr. Quillin motioned to adjourn the meeting, Mr. Rosenow seconded, and all were in favor. The meeting was adjourned at 6:42pm.

Tina Myers, Secretary

Brian Rhinehart, Chairman
Zoning Commission