

Planning Commission

Public Hearing

April 22, 2025

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

The secretary called the roll.

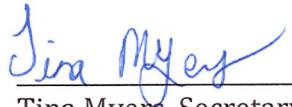
Commissioners Present: Nicholas Cressy, Claire Durio, Andrea Fulton, Karen Gautreaux, Scott Quillin, Brian Rhinehart

Absent: Patrick Rosenow

Also Present: 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 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

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

Ms. Fulton: Was it discussed, the possibility of moving the structure more to the rear as an alternative?

Mr. Weiner: That wasn't discussed at the last meeting but any change like that would have to back before the Historic District Commission for approval.

Mr. Quillin: The original building was in front of the twenty-five-foot setback, in order for them to move anything, we're taking away from where it was. Granted we're raising the building, but you have to do that for FEMA in the first place.

Mr. Quillin moved to approve as stated, Mr. Cressy seconded, and the motion passed unanimously.

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. Weiner: At the last meeting feedback from the neighbor was requested. An email was received from the neighbor to the West saying they had no issues with the placement of the generator.

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

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

Ms. Durio: Am I correct that the encroachments now, once the stairs are removed and the utility pads, it's going to be moved out less distance than those stick out?

Mr. Rhinehart: Yeah, we had two encroachments and this fixes one of them.

Mr. Weiner: Yeah, the Northside's going to be compliant and the stairwell on the Southside is going to be removed.

Mr. Quillin: Clarification question, you're effectively moving it past the setback minimum for the driveway side to allow effectively turning radius so they can park underneath.

Vaughan Sollberger 235 Girod: That's correct. It is going to have some bollards and some other things to protect the structural frames, but they'll have two parking spaces that will be effectively usable underneath the building.

Ms. Durio: You're returning this to residential use?

Mr. Sollberger: This will be a single-family residence, yes.

Ms. Gautreaux: How high is it being elevated?

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Mr. Sollberger: It is being elevated at BFE +2 and then one foot higher than that. The one foot higher allows for the steel structure that you see here, so that they have seven feet clear for a vehicle.

Mr. Cressy moved to approve, Ms. Gautreaux seconded, and the motion passed unanimously.

Tina Myers
Tina Myers, Secretary

Brian Rhinehart
Brian Rhinehart, Chairman
Zoning 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

V25-04-06 - 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. Weiner: At the April 8th meeting the applicant stated they had an arborist perform an evaluation of the tree earlier that day to see if the tree could be saved. A report prepared by Ladson Pool of Arbor Works was submitted by the applicant.

Mr. Weiner went over the arborist report for the commission and stated the request has changed from the removal of the Live Oak to encroach past the vegetation protection zone to construct the required DOTD driveway and new sidewalk. The driveway will encroach 38.79 square feet and the new sidewalk area will encroach 12.38 square feet.

Ms. Durio: This came up because DOTD did not want two entrances they wanted one wider entrance?

Mr. Weiner: Yes, they were pushing to eliminate entrance drives along highway 190. After a lot of back and forth between the applicant and the DOTD they worked out a single thirty-foot-wide entrance and exit drive.

Mr. Cressy: Keeping the tree is optimal for the community and we got the expert report that says the construction is not going to harm the tree.

Ms. Fulton: It's good news they are looking to save it, and the encroachment is a small price for that.

Ms. Durio: We've had a lot of new construction along 190 and in so many instances the trees have been taken down with new trees planted, which may or may not survive and take many years to grow. This is a great solution and hopefully for the tree works out, but we appreciate the effort to do it.

Mr. Quillin: The overall landscape plan that's being shown appreciates the foliage that's being put in front of the store.

Public Comment

Mr. Weiner: On April 29th there will be a joint meeting between the Planning Commission and the Steering Committee from 4:00 to 6:00 pm at the Paul spitz Community Center. There's an open hour for the comprehensive plan on May 7th from 5:00 to 7:00, that's a come as you can kind of thing.

Ms. Gautreaux moved to adjourn the meeting, Ms. Durio seconded, and all were in favor. The meeting was adjourned at 6:22 pm


Tina Myers, Secretary


Brian Rhinehart, Chairman
Zoning Commission