

Planning Commission
Public Hearing
June 24, 2025
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The meeting was called to order at 6:00pm by Planning Chairman Brian Rhinehart

The secretary called the roll.

Commissioners Present: Nicholas Cressy, Andrea Fulton, Brian Rhinehart and Patrick Rosenow

Absent: Claire Durio (absent at roll call, present at 6:04pm), Karen Gautreaux, Scott Quillin

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

Ms. Fulton moved to adopt the minutes from the May 13 and 27 meetings, Mr. Rosenow seconded and all were in favor.

New Business

With no new business 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 Public Hearing portion 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

V25-06-12 – Tristan Moreau 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, Commercial Hwy 22 Mandeville, B-2 Highway Business District, 3847 Hwy 22

There was discussion on if the colors were already approved by design review and if it would need to go before design review since it was not previously approved. Mr. Rhinehart clarified without granting the request either the sign or the building colors would need to be changed. Tristan Moreau 10 Surf Place Mandeville (applicant) said they would not be willing to change the logo colors but would agree to an alternative for the building color. Rebecca Rohrbough 2525 Lakeshore spoke against allowing the building to remain the current color. Mr. Rhinehart asked if the trim color is removed is the whole wall considered a sign. Ms. Bartholomew said yes because it's the brand color. It was clarified that design review cannot approve raisin because it's the brand color, the commission could approve raisin subject to design review.

Mr. Cressy moved to approve under certain circumstances, subject to design review if the applicant was willing to paint the entire building raisin so that it was no longer a big, branded building just a raisin building and design review said that they were cool with that, then I would move to approve that motion, Mr. Rosenow seconded, and the motion passed 4-1 with Ms. Fulton against.

SUP25-06-02 – Lisa Keiffer, LLC, represented by Thomas and Lisa Keiffer, requests a revision to Special Use Approval SUP23-03-01 per CLURO Section 4.3.2.11. Amendments to Special Use Permit Approvals, Old Mandeville, Square 25B, Lot 10A, B-3 Old Mandeville Business District, 201 Carroll

The request is for the sign to be relocated from the East side of the building to the Carroll Street side. The changes to the sign are the location, it will be one-sided now instead of double-sided and will now read the Marigny instead of Old Town.

Mr. Cressy moved to approve the submission as is, Ms. Fulton seconded, and the motion passed unanimously.

Tina Myers, Secretary

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

SUP25-06-01 – Barrett McGuire requests a revision to Special Use Approval Z15-01-02 per CLURO Section 4.3.2.11. Amendments to Special Use Permit Approvals, Old Mandeville, Square 25A, Lots 4,5,6,7,17,18,19 and 20, B-3 Old Mandeville Business District, 2129 Lakeshore

There was discussion of the previously approved cases and what is allowed now versus in 2015 when this case originally went before the Planning and Zoning commission. Ms. Durio asked for clarification whether they were allowed to have seating that's outside but not under the building. Ms. Bartholomew said they were allowed seating in the courtyard but no service.

Barret McGuire 1551 Lakeshore Dr (applicant) explained he would like to add singing to his approval that already allows acoustics. Mr. McGuire also spoke about accommodation that has been done for parking because people expressed concerns regarding parking. Mr. McGuire said he is not adding more seating, when it gets hot or raining, he would like to be able to have patrons under the buildings. He wants everyone to understand when they say outdoor amplified sound he is talking about singers not drum kits.

Location options for seating were discussed. Ms. Durio asked why they restricted patron from underneath originally in 2015. Mr. McGuire responded he does not know, ten years ago it was a huge product. Mr. Cressy asked without looking at the 2015 agreement, what would be allowed as far as outdoor amplification? Mr. Weiner responded under section D of section 7.5.10.5, all of the activities listed there he would be allowed in B3. The allowances were discussed. Ms. Durio confirmed he could have more than he is requesting if it wasn't for the 2015 restrictions. Further discussion of the different types of music and what is currently allowed in the B3 district compared to what Mr. McGuire is requesting.

Mark Foster 2135 Lakeshore Dr. is concerned about larger bands and play louder music. Right now things have been good with this set of rules. Adele Foster 2135 Lakeshore Dr. Mrs. Foster said there have been issues, including fights. There haven't been citations because they try to work it out person to person.

Mr. Cressy suggests some sort of sound dampening wall. Mr. McGuire said at this point he would like to revoke the request for amplified outdoor sound. What he and Pat would like to do is request outdoor patron access under the buildings from the elevator door East and remove the amplified outdoor sound. Ms. Durio asked if the seating that is requested for underneath is for restaurant service or just seating service.

Allison Penzato 2143 Lakeshore Dr. has requested additional documents to get more clarity on why the 2015 restrictions were placed. She thinks if they familiarize themselves with the history that should help answer some of the commissioners' questions. Ren Clark 420 Carroll explained when he was on the board and the reason for those conditions was to address the quality of life of residents. The concern with quality of life has not changed and should not change. Carolyn Monteith 321 Coffee is opposed to amplified music. Jay Seastrunk 1815 Lakeshore Dr. opposed this request. When he reports noise ordinance violations to the police they would come out and say they do not hear anything and leave. His concern is approving this while regulations are loose, misinterpreted and enforcement is lax, those need to be addressed so that the quality of life is preserved. David Persons 132 Carroll attended the meetings in 2015, explained some of proposed uses. At the time, the concern was the scale. He feels it turned out really well, but his concern now is whatever is approved applies to the next owners. Lucinda Beacham 133 Carroll St expressed concern about some changes Rest-A-While has brought to that area

and explained some of the impacts residents have had since the opening and asked the commission to consider the quality of life that is left in that area. Rebecca Rohrbough 2525 Lakeshore is disappointed a request like this has come up and asked the commission to not change anything because what they have is working. Jay Seastrunk 1815 Lakeshore explained how outdoor space for patrons adds to the density of patrons and doubles the disruption.

Mr. Rosenow wanted to confirm the applicant said no net gain in total of tables. Ms. Bartholomew responded we'll look to see what they have existing outside. Ms. Fulton asked Mr. McGuire if there is a hardship he is facing. Mr. McGuire responded there is no hardship, he isn't asking for a variance. It's when it's hot or raining to be able to move the tables underneath, to the East of the elevator.

Public Comment

Ms. Durio moved to adjourn the meeting, Mr. Cressy seconded, and all were in favor. The meeting was adjourned at 7:21pm.

Tina Myers, Secretary

Brian Rhinehart, Chairman
Zoning Commission