

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

Also Present: Alex Weiner, Planner; David Parnell, City 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

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 (**APPLICANT REQUESTED TO POSTPONE**)

Mr. Rhinehart stated the applicant requested to postpone.

Mr. Quillin moved to approve the applicant's request to postpone, Mr. Rosenow seconded, and the motion passed unanimously.

With business concluded for the Zoning Commission Public Hearing, Mr. Rhinehart moved to the Planning Commission Work Session portion of the meeting.

Tina Myers, Secretary

Brian Rhinehart, Chairman
Zoning Commission

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

New Business

CU25-08-06 – Gene and Marcelle Groce request a Conditional Use Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 74 Lot 260A, PRD- Planned Residential District, 256 Jackson

Ms. Durio confirmed this rental was coming into compliance and meets all requirements and that no comments were received. Gene Groce 256 Jackson (applicant) is applying for a permit to operate it as a whole house rental. Ken Guidry 266 Jackson is against the request being approved. The road is not designed for that kind of traffic and it's an unsettling atmosphere for people that live there permanently. It was discussed how long the permits are for and getting Officer Tarzia to see if there have been any complaints in the past twelve (12) months. The parking was discussed. Gene Groce 256 Jackson (applicant) a typical rental for them is Friday through Sunday, usually for an event or reunion, they do not allow parties on the property. There was some discussion regarding the road to the property.

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 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

SUP25-08-03 – Gary Lacoste requests Special Use Approval to allow Lodging (Transient) – Short Term Rental: Bed and Breakfast Residence per the Table of Permitted Uses, CLURO Section 7.8, West Beach Parkway, Block 12 Lots 1, 2, 3 & 4, R-1 Single Family Residential District, 2839 North Street

The commission confirmed the permit goes with the physical address not the structure. This property has two addresses, but the second address is for emergency response purposes. The zoning of this property was also discussed. Gary Lacoste 2839 North St. (applicant) plans to put windows and a door on the Monroe Street side and have that side as the only access. If Mr. Lacoste did move forward with the previously approved resubdivision the accessory structure would still be on the same parcel as his residence.

Dana Leaman 340 West St not in support of this being approved. Ms. Leaman is concerned about the effects this would have on the neighborhood. Mr. Rhinehart asked if there are two addresses and which address would this permit be under? Mr. Weiner explained this permit would go under the North Street address because a bed and breakfast residence requires a homestead exemption, the secondary address off Monroe St would just be for emergency response purposes. The access being on Monroe and traffic on surrounding streets was discussed. Brian Laws 276 West has the same concerns as Ms. Leaman. Mr. Laws also wanted to know how many exceptions have been made and is worried about additional traffic. The commission discussed how this could change the character of the neighborhood and other rentals in the Historic District overlay. Gary Lacoste 2839 North (applicant) spoke about the upcoming renovations he has planned for his property and this structure.

V25-08-16 – Susan Wharton requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations and Section 9.2.5.2. Vegetation Protection Zones, West Beach Parkway, Square 1 Lot 2-A, R-1 Single Family Residential District, 2819 Lakeshore

Vaughan Sollberger KVS Architecture 235 Girod (applicant) discussed the size of the house and the front porch. Accessing the property and tree protection were discussed. Mr. Quillin questioned the future health of the tree. Ladson Poole Arbor Works (applicant's arborist) 421 Colonial Ct. explained while there are no guarantees, with proper care during and after construction, and continued maintenance he doesn't think there would be any significant issues. Mr. Quillin requested information from the adjacent landowner, if they had any particular issues.

Locke Meredith 120 West Beach Pkwy: Mr. Meredith owns the property to the rear, read the letter from the arborist Mr. Poole. Mr. Meredith expressed concerns about the development of this lot. Mr. Rhinehart asked Mr. Sollberger about the encroachment amount and asked about possible changes. Mr. Sollberger said he has confidence that if they needed to they could change the configuration of the stairs and move the footprint of the whole building up. There was discussion regarding a previous pool on the lot.

V25-08-17 – Steve Marse requests a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Section 8.1.5. Supplemental Regulation of Accessory Buildings and Structures, Section 7.5.1.3. R-1 Site Development Regulations, and Section 9.2.5.2. Vegetation Protection Zones, Old Town of Mandeville, Square 55 Lot B-1, R-1 Single Family Residential District, 738 Foy

The number of requests, if true grid is considered previous and the tree by the driveway were discussed. Jason Zuckerman 1354 Villere (architect) explained the background and thought process on the design for the residence. Mr. Zuckerman gave more

details on true grid. The commissioners and Mr. Zuckerman discussed where and how much of true grid would be on the property. Proximity to the neighbor and generator location were briefly discussed.

V25-08-18 – Cherie LeSaicherre requests a variance to CLURO Section 9.1.4. Minimum Off-Street Parking Requirements by Use, Old Town of Mandeville, Square 34 Lot 3A, B-3 - Old Mandeville Business District, 2142 Monroe **(APPLICANT HAS WITHDRAWN)**

This case was read into the record by Mr. Rhinehart and stated that the applicant has withdrawn the request.

V25-08-19 – Robert Brent requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, Old Town of Mandeville, Square 56 Lot R, R-1 Single Family Residential District, 1733 Montgomery

Robert Brent 3523 Tchopatoulus (applicant) explained that he wants to restore the current home and after consulting with an arborist they determined it was best to remove this live oak. The location and health of the tree were discussed. Mr. Quillin requested a report from the city arborist. The condition of the house was discussed.

Public Comment

Mr. Weiner reminded the commission that on September 29th in city council chambers from 4:00 pm to 6:00 pm there would be joint meeting with the planning commission and the steering committee to review the full draft of the comprehensive plan.

Mr. Quillin motioned to adjourn the meeting, Mr. Cressy seconded, and all were in favor. The meeting was adjourned at 7:50 pm.

Tina Myers, Secretary

Brian Rhinehart, Chairman
Zoning Commission