

Planning Commission  
Public Hearing  
August 26, 2025  
Page 1 of 3

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, Scott Quillin, Brian Rhinehart and Patrick Rosenow

Absent: Andrea Fulton (absent at roll call, present at 6:24 pm), Karen Gautreaux

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

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

The number of short-term rentals in one area was discussed.

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

With new business concluded for the Planning Commission, Ms. Durio moved to the Zoning Commission portion of the meeting.

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Tina Myers, Secretary

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Claire Durio, Chairwoman  
Planning Commission

Brian Rhinehart commenced the Zoning Commission portion of the 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.

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

Mr. Weiner presented the case and reviewed some previous approvals for this business that were questioned at the last meeting. The previous approvals concerning courtyard seating and the fence being changed to a vegetative wall were discussed. Ms. Durio asked if other than tables being under the structure was the site in compliance. Mr. Weiner responded there are currently some violations on the property that are being worked through. The existing courtyard tables being moved underneath the structure for weather purposes were discussed. The 2015 agreement the city and the applicant made were discussed.

Mr. Rhinehart read Rebecca Rohrbough's public comment. Barrett McGuire 1551 Lakeshore (applicant) wanted to clarify a few things. The fence vegetation can be added to or changed, they did not add tables under; that's the employee break area, they would only have seats from the elevator East so that they were forty-foot off the residential side. If the residents are opposed to the seating East of the elevator, he can look at other options to shade the area. After hearing the feedback, Mr. McGuire stated he will put up a temporary shade structure and pull his entire request.

\*Ms. Fulton arrives at this point\*

Mr. Quillin moved to withdraw, Mr. Rosenow seconded, and the motion passed unanimously.

David Persons 132 Caroll thanks Barrett and Pat for withdrawing the request. Mr. Persons talked about some of the other requests over the years. Mark Foster 2135 Lakeshore talked about some of the changes his family had to become accustomed to. He is happy this has been withdrawn but there are still hardships about living where they do. Adele Foster 2135 Lakeshore explained some of the situations they have had to deal with living next door to a big complex. Ms. Bartholomew said please contact the planning department and code enforcement so complaints can be logged. Alison Penzato 2143 Lakeshore thanked Pat & Mr. McGuire for withdrawing the request. Ms. Penzato referenced the minutes from the past meetings regarding Mr. McGuire's request. Ren Clark 420 Carroll referenced the B-3 Old Business District section of the CLURO. Mr. Clark spoke about relative compatibility and long-term residents being considered when decisions are made.

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

Mr. Rhinehart noted that eight out of ten houses on Jackson Avenue are whole house rentals and that the decisions made by this commission do have a long-term impact and can significantly change the character of a particular area. Ms. Durio pointed out this has two separate buildings, driveways, and addresses to be a bed and breakfast residence. The zoning of this area compared to other areas with rentals as well owner-occupied definition and intent was discussed. This request and similar ones were discussed.

Barbara Muller 530 Park Ave questioned if the additional structure is large enough to be a two-bedroom rental and if it already has electrical and plumbing in it. Gary Lacoste 2839 North (applicant) when he purchased the property that structure already had electrical and plumbing. There is no kitchen in the unit, it would be continental style breakfast and it's about 412 square feet. Ms. Durio noted the letters of opposition that were received via email.

Ms. Durio moved to approve, Mr. Cressy seconded, and the motion failed 4-2 with Ms. Fulton and Mr. Cressy in favor.

**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 235 Girod (architect) consulted with their arborist about moving the home, protecting and caring of the trees before, during and after construction. Locke Meredith 120 West Beach would like to see the house shifted more. Shifting the house and parking was discussed. Mr. Sollberger explained the process of shifting the house over and the options his team and the homeowner discussed. Barbara Muller 530 Park Ave is not in favor of trees being removed for new construction.

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

**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 list of requests and current condition of the property were discussed. Jason Zuckerman 1354 Villere St architect talked about the plan, the driveway and working with the arborist. Considering true grid as pervious or impervious and the use of it was discussed. Mr. Zuckerman explained the reason for the multiple requests. The house remaining one story versus going to a two story was discussed.

Mr. Quillin moved to approve with the condition that the driveway is limited to fifteen foot maximum width with all true grid, Mr. Rosenow seconded, and the motion passed unanimously.

**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

It was discussed where the replacement trees would be planted. Robert Brent 3523 Tchopitoulas (applicant) explained that he wants to save the house and how the location of the house and the tree is not ideal for the house or the tree. The applicant stated he is willing to plant six new trees.

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

#### Public Comment

Mr. Weiner reminded the commissioners that on Monday September 29<sup>th</sup> from 4:00 pm to 6:00 pm there will be a joint meeting between the steering committee and the planning commission to go over the draft of the comp plan.

Mr. Quillin motioned to adjourn the meeting, Ms. Durio seconded, and all were in favor. The meeting was adjourned at 7:58 pm.

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Tina Myers, Secretary

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Brian Rhinehart, Chairman  
Zoning Commission