

The meeting was called to order at 6:03pm by Zoning Chairwoman Claire Durio

The secretary called the roll.

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

Absent: Nicholas Cressy, Patrick Rosenow

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

Mr. Rhinehart moved to adopt the minutes from the July 8 and 22 meetings, Mr. Quillin seconded, and the motion passed unanimously.

New Business

P25-09-04 – A text amendment to CLURO Article 9, Sections 9.2.5.2, 9.2.5.3., 9.2.5.4, 9.2.5.5, 9.2.5.7, 9.2.5.16, and Amending Article 10, Section 10.8.1.1, and Amending Article 12, Sections 12.5.2, 12.5.4.4.

Mr. Quillin moved to move this case to the end of the agenda, seconded by Ms. Gautreaux, all were in favor.

With new business moved to the end of the agenda 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 Zoning Commission 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

SUP25-09-04 – OMS Center Mandeville, LLC, represented by Demoran Custom Homes, requests Special Use Approval to allow paved parking per CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Old Town of Mandeville, Square 10 Lot 2A, B-3 Old Mandeville Business District, 214 Girod

Vehicular use areas being considered impervious and if paved parking areas are ADA compliant was discussed. Options of someone else being with the patient to drop them off at the building on a paved spot were discussed. Josh Brandner 214 Girod (applicant) explained his reasons for the request. Other businesses having similar parking lots were discussed. Lucy Brandner 214 Girod (applicant) explained the type and amount of patients coming to their office throughout the day, as well as the maintenance and stability of limestone. Liam Dixon 200 Girod explained some of the issues she has personally dealt with having a limestone parking area. Ms. Dixon is in favor of having paved parking. Ernest Burguieres 241 Wilkinson explained he has not had issues with limestone and having a drop off point is a good solution. Wynn Venable 241 Wilkinson permeable and impermeable concrete options were discussed with staff and the commission. Michael O'Brien 2013 Claiborne is concerned about drainage. Kerri Lamers 211 Girod is also concerned about the drainage and is not in favor of this being approved. The commission asked for the minutes and parking of the previous request for this property.

V25-09-20 – Judith & Nash Bono request a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations, New Golden Shores, Square 21 Lot 37, R-1 Single Family Residential District, 3653 Monroe

Nash Bono 1603 Livingston applicant clarified the layout of the structures. The surrounding properties were discussed.

V25-09-21 – Let's Rock, LLC, represented by Scott Massa, 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, Poitevent Tract G – Section 2, Square 2 Lot 1A-1-1, 615 N. Causeway Blvd

The square footage of this sign and the allowed square footage were discussed. What would have been allowed under the old sign code was also discussed.

Mr. Rhinehart moved to return to the Planning Commission to discuss case P25-09-04.

Tina Myers, Secretary

Brian Rhinehart, Chairman
Zoning Commission

New Business

P25-09-04 – A text amendment to CLURO Article 9, Sections 9.2.5.2, 9.2.5.3., 9.2.5.4, 9.2.5.5, 9.2.5.7, 9.2.5.16, and Amending Article 10, Section 10.8.1.1, and Amending Article 12, Sections 12.5.2, 12.5.4.4.

This case started at 6:43 pm, after the Zoning Commission concluded. Section 9.2.5.2. How elevation projects would work under the new ordinance was explained by Ms. Bartholomew. Ms. Durio confirmed if they are just elevating and not changing the encroachment that case would not need to be heard by this commission. No public comments on this section.

Section 9.2.5.3 The current and proposed vegetation protection zone barrier requirements were discussed. The type of material used during construction was discussed. Mr. Quillin suggested adding the word minimum for minimum twelve gauge. No public comment.

Section 9.2.5.7 Key Native Species Protection Requirements Mr. Dickson explained this is a name change to include the Bald Cypress and Southern Magnolia trees as well. Ren Clark 420 Carroll wanted to thank Scott for doing this ordinance and everyone else that tried to do this in the past. Mr. Clark explained that the Bald Cypress is the state tree and the Southern Magnolia is the state flower. Mr. Dickson explained the replanting requirements. Mr. Rhinehart suggested that protected trees in the buildable area go before the commission for removal instead of being done administratively. Ernest Burguieres 241 Wilkinson is in favor of what Mr. Rhinehart suggested. Mr. Burguieres explained why he agreed with the Planning and Zoning Commission on not removing inconvenient trees administratively. Ren Clark 420 Carroll suggested using language that considers what the effects of development activity could. Wynn Venable 241 Wilkinson asked for clarification on the replacement tree location and if the landowner has a say so in where it's placed. Mr. Dickson responded it is preferred on the lot but that is not always feasible, the owner can request the tree to be in a certain location within city limits. Ms. Gautreaux clarified if the tree can be on another private owner's property. Mr. Dickson said no it must go on the same property or public property. Ernest Burguieres 241 Wilkinson gave an example of a subdivision that had issues selling houses after Live Oak trees were removed.

Having different protections for the three trees in the buildable area was discussed. Scott Discon Councilman explained some of the process and how some decisions were made on what was put into this ordinance. Other options for protected trees in the buildable area were discussed. Wynn Venable 241 Wilkinson agrees with protected trees being removed in the buildable area go before the Planning and Zoning Commission. You want to encourage owners and builders to build around trees when possible.

Mr. Dickson presented the changes in the violation section. Scott Discon explained the penalty fee structure and what the state laws are regarding the fee limits. Different penalty options were discussed. Ernest Burguiere 241 Wilkinson the word needs to get out so the homeowners know the regulations, the city should have a weekend code enforcement officer. Different ways to spread the word were discussed.

Public Comment

Ms. Gautreaux moved to adjourn the meeting, Mr. Quillin seconded, and all were in favor. The meeting was adjourned at 7:33 pm.

Tina Myers, Secretary

Claire Durio, Chairwoman
Planning Commission