

Planning Commission
Public Hearing
September 23, 2025
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The meeting was called to order at 6:03pm by Zoning Chairwoman Claire Durio

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

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 Mr. Rhinehart, 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.

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

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 (REQUESTED TO POSTPONE TO OCTOBER 28, 2025)

Ms. Durio moved to postpone this case, seconded by Mr. Rosenow, all were in favor.

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

Mr. Weiner presented the case. Mr. Rhinehart confirmed that the surrounding properties are similar.

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

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

Mr. Weiner presented the case. Scott Massa (applicant) said the exact same sign will be on each side. Mr. Durio stated with two entrances, the total square footage being less than the allowable amount and the reduced number of signs, compared to if that space had multiple renters, this is a reasonable request.

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

Mr. Rhinehart moved to return to the Planning Commission to discuss 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 6:09 pm, after the Zoning Commission concluded. Mr. Weiner listed the sections with a name change to reflect all protected trees, not just Live Oaks.

Changes to section 9.2.5.2 Vegetation Protection Zones a FEMA elevation exception was added, the Live Oak vegetation protection zone from other vegetation protection zone definitions were reviewed.

Section 9.2.5.3 Vegetation Protection Zone Barriers the height requirement and the material for the vegetation protection were updated.

Section 9.2.5.7 Key Native Tree Species Protection Requirements the name will be changed, Bald Cypress and Southern Magnolia trees will be added. Dead protected trees being removed administratively and the replanting requirements were discussed.

Section 9.2.5.16 Violations the distance from the ground to the DBH is measured was changed and a timeframe for replanting was implemented. Mr. Weiner showed the commissioners the fee changes and reminded them that fees were not part of this discussion.

Ms. Durio reminded the staff of the commission's suggestions to add the word minimum for section 9.2.5.3. Changes to the wording for section 9.2.5.5 C and 9.2.5.3 B regarding the administrative approval of removing a protected tree in the proposed building footprint were discussed.

Mr. Rhinehart moved to recommend passage by the city council the following changes or modifications to section two paragraph C for the sentence to read additionally, Planning and Zoning commission approval shall be required where site specific conditions require tree to be within the proposed building footprint without alternative building placement, making preservation unfeasible, and that would also hold true for section three paragraph B. It would also read additionally Planning and Zoning commission approval shall be required where site specific conditions require tree to be within the proposed building footprint without alternative building placement making its preservation unfeasible. Ms. Durio added and those two sections are in 9.2.5.5 and the other proposed modification would be in section 9.2.5.3 to say at least a twelve-gauge metal fence. Mr. Quillin clarified the two sections are 9.2.5.7 not 9.2.5.5, Mr. Cressy seconded, and the motion passed unanimously.

Public Comment

Scott Discon 143 Carroll clarified the gauge number for tree protection. Guy Curry 165 Cheron, president of the Golden Shores Civic Association is in support of the entire ordinance 25-11. Mr. Curry read part of the ordinance that states his thoughts on the preservation of trees.

Mr. Weiner said next Monday from 4:00 pm to 6:00 pm, here there will be a joint meeting between the Planning commission and the Steering committee for the comprehensive plan to go over the first draft of the comp plan. That notification will go out to everyone that's signed up for the mailing list and will also be posted to the website. Ms. Durio encouraged everyone to attend the meeting on Monday.

Ms. Durio moved to adjourn the meeting, Mr. Rhinehart seconded, and all were in favor. The meeting was adjourned at 6:34 pm.

Tina Myers, Secretary

Claire Durio, Chairwoman
Planning Commission

Zoning Commission
Work Session
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