

The meeting was called to order at 6:00pm by Zoning Chairman Brian Rhinehart

The secretary called the roll.

Commissioners Present: Andrea Fulton, Scott Quillin, Brian Rhinehart and Patrick Rosenow

Absent: Nicholas Cressy, Claire Durio, Karen Gautreaux

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

New Business

Election of Planning Commission Chair.

Mr. Rhinehart nominated Ms. Durio as the Planning Commission Chair. Ms. Fulton seconded the nomination, and the nomination passed unanimously.

With new business concluded 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 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

Election of Zoning Commission Chair

Mr. Rosenow nominated Mr. Rhinehart as the Zoning Commission Chair. Ms. Fulton seconded the nomination, and the nomination passed unanimously.

V25-10-22 – Richard and Linda James request a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, Old Town of Mandeville, Square 85B Lots 21-24, 26, 28, 30, 32, 34, & 36, R-1 Single Family Residential District, 527 Albert

Mr. Weiner presented the case. There was discussion about revoking Harold Street. Mr. Quillin questioned why the home is being built so far to one side of the property. Richard and Linda James 1329 Lafitte (applicant) explained why the home was positioned the way it is. When the lot was purchased, he was not aware of the lot being partially in a flood zone. Mr. James started the initial process of the revocation. The garage and parking situation was discussed.

V25-10-23 – Denis Bechac requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, Old Town of Mandeville, Square 1 Lot 5A, B-3 Old Mandeville Business District, 2025 Lakeshore

Mr. Weiner presented the case. Denis Bechac 2025 Lakeshore (applicant) is waiting for the award letter for the elevation of the building. Mr. Bechac plans to do a substantial renovation at the same time as the building is elevated and will submit a landscape plan. The possible causes of trees dying in that area were discussed with Mr. Guidry. Mr. Guidry explained how the health of the soil and construction impact the health of the tree over the years. Ms. Fulton asked Mr. Guidry what characterizes the tree as dead. Mr. Guidry explained the process of a tree going from healthy to not recoverable.

Lindsay Soche 2317 Monroe questioned if this tree died due to the soil wouldn't the replacement tree also die? There was discussion regarding the location options to replant the tree and the process of choosing the location. Ms. Soche also asked for clarification on the process of identifying distressed trees. Ms. Bartholomew explained it is the responsibility of the property owner to care for the tree. Denis Bechac 661 Magnolia Ridge explained the ownership history of the property and some trees that have already been lost.

V25-10-24 – Sherry Hubbard requests a variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations, Old Town of Mandeville, Square 25B Lot C, B-3 Old Mandeville Business District, 234 Lafitte

Mr. Weiner presented the case. The commission questioned shifting the building. Vaughan Sollberger 235 Girod (applicant's architect) explained the plans for the property and how it was decided to shift the home. They are reducing the number of structures on the property and replacing them with this one.

V25-10-25 – Alejandro Gonzalez requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, Old Town of Mandeville, Square 77 Lot 5 & 6, R-1 Single Family Residential District, 435 Atalin

Mr. Weiner presented the case. Tracy Gonzales 435 Atalin (applicant) the house was built around this tree. Mrs. Gonzales told the commission about her conversations with the arborist and why it was determined this tree should be removed. Kristen Watley 550 Colbert questioned how removing this tree would impact the area flooding. It was answered the applicant's arborist could not attend the meeting, but Mr. Weiner could email

the arborist any questions.

V25-10-26 – Paul Clark represented by Charles Walker Jr., requests a variance to CLURO Sections 7.5.9.3. B-2 Site Development Regulations and 9.2.5.5 Landscape Requirements in Districts Other than Low-Density Residential, Beau Rivage Village, Lot 16, B-2 Highway Business District, 639 Lotus Dr. N

Mr. Weiner presented the case. It was explained the applicant's architect was out of town so he could not get a site plan showing the accurate measurements of what is existing and what is being proposed. Using the drawing provided by the applicant Mr. Weiner showed where plantings are expected to go and told the commission they will have an accurate percentage for the next meeting. Mr. Quillin requested the required number of parking spaces. The servitudes and setbacks in that area were discussed. Chuck Walker 195 Laurent (applicant) explained his plans for the building and the condition of the building.

Public Comment

Ms. Bartholomew reminded the commission there is one November and one December meeting. To complete their ethics and sexual harassment prevention trainings.

Mr. Rhinehart moved to adjourn the meeting, Mr. Quillin seconded, and all were in favor. The meeting was adjourned at 7:10 pm.

Tina Myers, Secretary

Brian Rhinehart, Chairman
Zoning Commission