

Planning Commission
Public Hearing
October 28, 2025
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The meeting was called to order at 6:00 pm by Zoning Chairwoman Claire Durio

The secretary called the roll.

Commissioners Present: Nicholas Cressy, Claire Durio, Karen Gautreaux, Scott Quillin, Brian Rhinehart and Patrick Rosenow

Absent: Andrea Fulton

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

New Business

None

As there was no new business for the Planning Commission Public Hearing, Ms. Durio moved to the Zoning Commission.

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.

Old 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and Fill Sub-Area A, Old Town of Mandeville, Square 10 Lot 2A, B-3 Old Mandeville Business District, 214 Girod (**WITHDRAWN**)

Mr. Rhinehart read this case into the record. The applicant withdrew this request prior to this meeting.

New Business

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 and informed the commission since the last meeting the applicants had spoken with Councilwoman Lane, and she has agreed to sponsor the revocation request. The turn radius for the garage was discussed. The revocation of Harold Street and access to the surrounding properties were discussed. Ms. Durio clarified that if this was approved it would be subject to Harold Street being revoked and the applicant would have to wait until that process is completed. Richard James 1329 Lafitte (applicant) informed the commission they have started the process to revoke Harold Street and the width of Harold Street. Mr. James explained the need for the turn radius they have. The location and the reasoning for the location of the structures were discussed. Linda James 1329 Lafitte explained the access to their home and some of the layout. Changing the angle of the garage or adjusting it to fit the lot without a zero setback were discussed.

Ms. Durio moved to approved to approved conditioned upon the revocation of Harold Street, Mr. Cressy seconded, it was clarified the motion was to approve a zero-lot line. After a brief clarification of Ms. Durio's intent, Ms. Durio restated her motion, the clarification was seconded by Mr. Cressy.

Ms. Durio moved to approve subject to Harold Street being a 13.1-foot setback for the property, per the drawing, Mr. Cressy seconded and the motion passed 5-1 with Mr. Quillin against.

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. How ordinance 25-11 would have affected this request was discussed. Replanting timelines were discussed. Denis Bechac 2025 (applicant) Lakeshore explained to the commission they are planning to elevate and restore the building and hopefully at that time he would be able to plant the required trees to come into compliance, not anytime sooner. Replanting timelines, and locations on the property as well as potentially pruning the tree were discussed. Malcom Guidry (applicant's arborist) highlighted issues about replanting the trees on the lot before construction. Chuck Walker 195 Laurent Road Madisonville would like to donate an Oak tree to be planted on the Lakefront in honor of his late daughter. Planting the replacement trees on the Lakefront and the applicant's future landscape plan were discussed. Mr. Bechac spoke about the trees in that area and plans for his site once he receives grant money.

Ms. Durio moved to approve the removal of the tree with the condition that the four required trees be replaced within the standard compliance period with the selection of the applicant's arborist and the city's arborist with a minimum of one being placed on the Lakefront in honor of his (Mr. Walker's) daughter and up to four on the Lakefront, depending on the arborist and Rad's determination as to whether there's a safe place on the property to put them. Mr. Quillin seconded, and the motion passed unanimously.

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. Mr. Quillin asked if there was a comment from the adjacent landowner. It was answered that someone came in before the application was submitted but haven't made any comments to Mr. Weiner's knowledge.

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

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. The appearance of the tree was discussed. Ladson Poole (applicant's arborist) 421 Colonial spoke about the condition of the tree.

Mr. Cressy moved to approve as submitted, Mr. Rosenow seconded, and the motion passed unanimously.

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. Based on the new plans the variance request for site development is no longer required as they meet the pervious impervious percentage. Which makes the request only for the greenbelt. The improvement to the area was discussed.

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

Public Comment

Mr. Weiner reported there is a meeting on Monday November 3rd from 4:00 to 6:00 pm in the Council Chambers to review the second draft of the comprehensive plan.

Mr. Quillin moved to adjourn the meeting, Mr. Cressy seconded, and all were in favor. The meeting was adjourned at 7:12 pm.

Tina Myers, Secretary

Brian Rhinehart, Chairman
Zoning Commission

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Work Session
September 23, 2025
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