

The meeting was called to order at 6:00pm by Planning Chairwoman Claire Durio

The secretary called the roll.

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

Absent: Nicholas Cressy (absent at roll call, present at 6:01), Andrea Fulton

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

Mr. Rhinehart motioned to adopt the minutes from the August 12 and 26 meetings, Mr. Quillin seconded, and the motion passed unanimously.

New Business

**CU25-11-07**-Warren J. Salles, Jr. Family Trust, represented by Miranda Cruz, requests Conditional Use Approval for Outdoor Dining pursuant to CLURO Section 8.2.3.1, Old Town of Mandeville, Square 18 Lot 2-A, B-3 - Old Mandeville Business District, 449 Lafitte

Mr. Weiner presented the case. Tables being placed in that area safely were discussed. Would turning this into outdoor seating impact parking was discussed.

Miranda Cruz 449 Lafitte (applicant) Ms. Cruz took measurements and has an updated site plan with the dimensions. Ms. Bartholomew said if a survey is submitted it can be measured and marked in Bluebeam software. Ms. Cruz has noticed a lot of foot traffic in Mandeville, would like more curb appeal but understands the tightness right there.

**P25-11-05**- Adoption of the Mandeville Thrives 2045 Comprehensive Plan

Mr. Quillin motioned to move this case to the end of the agenda, Mr. Cressy seconded, and the motion passed unanimously.

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.

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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.

**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**

**V25-11-27-** Rockwell Builders, LLC requests a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Sanctuary, Lot 347, R-1 Single Family Residential District, 67 Oleander

Mr. Weiner presented the case. The commission asked what's the reason for the change. Robbie Rockwell 89 Marks Smith (applicant) explained the lot and building layout. Mr. Rockwell also explained the reasons for the new location is neighboring homes also have the equipment on the sides not the rear, it would match the neighborhood being on the sides, as well as being more efficient. The reasoning for the location was discussed.

**V25-11-28-** The Backpacker, LLC, represented by Will Eastin, requests a variance to CLURO Section 10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts., Hwy 22 Gateway, Lot B-1-A, B-2 Highway Business District, 3908 Hwy 22

Mr. Weiner presented the case. The type of signage and the size were discussed. When the signs were installed and the intent of the sign code were discussed. William Eastin manager at the Backpacker 39080 Hwy 22 (applicant) asked what the difference is between permanent and non-permanent. Ellen O'Connell 140 through 156 Cayman Cove is against the signage remaining. Rebecca Rohrbough 2525 Lakeshore is not in favor in the signage remaining.

**V25-11-29-** Doug Cresap requests a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Old Town of Mandeville, Square 25B Lot 1B, B-3 Old Mandeville Business District, 212 Lafitte

Mr. Weiner presented the case. The previous shift of the house and access to the backyard was discussed. Patrick Anderson 628 River Oaks Dr. (applicant) explained the reasons for the equipment placement. There was discussion regarding the well on the property line and trying to preserve it. Rebecca Rohrbough 2525 Lakeshore is in favor of approving this variance. Rosalyn Cousin 812 Adair is in favor of saving the well.

**V25-11-30-** John and Amy Crane request a variance to CLURO Sections 7.5.1.3. R-1 Site Development, Old Town of Mandeville, Square 7, Lots 16 & 17A, R-1 Single Family Residential District, 229 & 235 Lamarque

Mr. Weiner presented the case. The previous request to rezone was discussed. Previous, impervious and if TrueGrid would impact that were discussed. John Crane 311 Lamarque (applicant) explained the current parking situation and the reasons for wanting additional parking. Rosalyn Cousin 812 Adair questioned the parking issues and the church attendance. Mr. Crane answered Ms. Cousin's questions, explaining the regular parking conditions and the parking for special events.

**V25-11-31-** City of Mandeville requests a variance to CLURO Section 8.1.3. Supplemental Fence and Wall Regulations, O - Open Space/Recreation District, Old Golden Shores, Square 12, 100 Copal

Mr. Weiner presented the case. The fence being five-foot way from the existing fence was discussed. It was asked why two fences instead of one. Clay Madden 151 Live Oak answered maintenance and plantings of trees. He explained the reasons for the location of the playground equipment. Mr. Cressy would like to see a twelve-foot fence mockup.

With new business concluded, Mr. Rhinehart moved back to the Planning Commission.

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Tina Myers, Secretary

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Brian Rhinehart, Chairman  
Zoning Commission

**P25-11-05- Adoption of the Mandeville Thrives 2045 Comprehensive Plan**

This case was taken up at 7:16pm, after the Zoning Commission concluded. Ms. Bartholomew gave a brief introduction. Kara Dudek-Mizel with Desire Line presented Mandeville Thrives 2045 proposed changes. Including Mandeville's history and the naming of certain sites was discussed. Changes to the wording and reason for the wording on page 110 were discussed. Alex Carter with Desire Line gave more context to the commission on the chart they were discussing.

Winn Venable 241 Wilkinson agrees with changing the wording for funds. Rebecca Rohrbough 2525 Lakeshore spoke about Planning and Zoning looking over the proposed capital budgets and how the commission should handle projects. Kevin Vogeltanz 160 Cindy Lou spoke about leaving the wording as is. Larry Grundmann 301 Mariners Isle spoke about other wording options.

Kevin Vogeltanz 160 Cindy Lou spoke about the comprehensive plan with a focus on district two and traffic on Monroe.

Rebecca Rohrbough 2525 Lakeshore spoke about the timeline of the data used in the comprehensive plan and other information that should be considered in the plan. There was discussion regarding the data used in the comp plan.

Mr. Rhinehart made a motion to defer it to the December meeting, Mr. Quillin seconded, and all were in favor.

**Public Comment**

Ms. Bartholomew reminded the commission Sexual Harassment and Ethics training are due at the end of the year. November has one meeting so the next meeting is December 10<sup>th</sup> and a Steering Committee meeting on December 3<sup>rd</sup>.

Mr. Quillin moved to adjourn the meeting, Mr. Rhinehart seconded, and all were in favor. The meeting was adjourned at 8:17pm.

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Tina Myers, Secretary

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Claire Durio, Chairwoman  
Planning Commission