

Planning Commission  
Public Hearing  
December 9, 2025  
Page 1 of 5

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

The secretary called the roll.

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

Absent: None

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

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. The requirement of the planters being twenty feet from Monroe Street was discussed. Mr. Quillin confirmed this not being in perpetuity would be included in the Cooperative Endeavor Agreement.

Ernest Burguieres 241 Wilkinson asked about the distance from the planter to Monroe Street and the height. It was answered with the details from the recommendation of Public Works.

Mr. Quillin motioned to accept the revised layout two with Public Works conditions applied and noted that they must be a minimum twenty-foot from Monroe Street per our site triangle guidelines, Ms. Gautreaux seconded, and the motion passed unanimously.

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

Mr. Weiner reviewed the edits requested from the previous meeting. Ms. Durio read the requested changes to page 110.

Ms. Gautreaux motioned to approve the adoption of the Mandeville Thrives 2045 Comprehensive Plan, Mr. Cressy seconded, and the motion passed unanimously.

Ms. Bartholomew announced the CLURO amendments would be starting in January and Desire Line was awarded the contract.

With new business concluded, 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

**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. At the last meeting the neighbor's input was requested, the HOA submitted an approval letter. It was asked why the change from the equipment being placed in the rear to both sides of the property. Robbie Rockwell 89 Mark Smith (applicant) explained that after speaking with the mechanical contractor it could put undo burden on the system. The systems placed on the sides would fit more in line with the neighborhood.

Mr. Cressy motioned to approve, Mr. Rosenow seconded, and the motion passed unanimously.

**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. Leaving only the middle portion of each window and temporary signage being ninety days was discussed. What makes this signage versus art was discussed. Willaim Eastin 3908 Hwy 22 would be willing to get within ten percent.

Ms. Fulton motioned to deny, Ms. Durio seconded, and the motion passed 5-2, with Mr. Cressy and Mr. Quillin against.

**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 placement of the mechanical equipment to preserve the well was discussed. Limited access to the rear due to the mechanical equipment and the screening was discussed. It was asked if it would be possible to cantilever the support for the mechanical equipment. Patrick Anderson 628 River Oaks Dr. (applicant) spoke about the goals for the property and would not be opposed to the suggestion of making the back more accessible.

Mr. Quillin motioned to approve with the addition of the mechanical equipment stand or shelf be cantilevered off of the side of the house to allow access to the rear yard, Mr. Cressy seconded, and the motion passed unanimously.

**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. At the last meeting additional information regarding TrueGrid was requested that was provided to the commissioners and the architect attended the meeting to answer questions. Jason Zuckerman 1354 Villere (applicant's architect) explained the process to install TrueGrid and other places this product has been used. The longevity of this product was discussed. Ladson Poole 421 Colonial Ct. from an arborist standpoint this is better than traditional methods because this cuts down on soil compaction. Rick Bruner 418 Cedarwood inquired about the thickness.

Mr. Cressy motioned to approve subject to them using commercial grade, Ms. Durio seconded. Mr. Quillin moved to amend the motion to keep the back half of the property past the concrete handicapped parking spaces as all grass infill into the TrueGrid, Ms. Durio seconded the amendment, and the motion passed unanimously. The amended motion was restated, a motion to approve conditioned with the commercial grade used and the amendment that the back half of the property past the handicapped spots use the grass or sod infill, and the motion passed unanimously.

**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. At the last meeting it was asked what's the reason for the five-foot space between the two fences. Public Works responded that it's for future planting, grass maintenance and an old chain wall that they do not want to remove the footing due to the residents' current fence being against the footing. The need for additional screening and solutions such as bamboo were discussed. Solutions other than a twelve-foot fence going near the front property line were discussed.

Shawn Perret 171 Live Oak the civic association president, not in favor of two fences or the fence being twelve-foot all the way to the front. Mr. Perret would like greenery for a sound buffer. Barry Hart 102 Copal is the owner next to the playground and shared his experiences since the playground opened. Mr. Hart Is not opposed to one or two fences and would prefer twelve feet. It was suggested to postpone the vote so the homeowner and Public Works could discuss alterative options. Emile Rome 408 Cedarwood asked about the possibility to modify the equipment to block the view of the backyard.

Mr. Quillin motioned to postpone, Ms. Gautreaux seconded and the motion passed unanimously.

Ms. Gautreaux motioned to close, Mr. Quillin seconded, and the motion passed unanimously.

With all new business for the Zoning Commission Public Hearing concluded, Mr. Rhinehart closed the Zoning Commission at 7:33pm to move into the Planning Commission Work Session.

---

Tina Myers, Secretary

---

Brian Rhinehart, Chairman  
Zoning Commission

The meeting was called to order at 7:33pm by Planning Chairwoman Claire Durio

The same members of the commission and staff were present for the Work Session portion of the meeting.

Ms. Gautreaux moved to adopt the minutes from the September 9 and 23 meetings, Mr. Cressy seconded, and the motion passed unanimously.

**New Business**

Adoption of the 2026 Meeting Dates

Ms. Gautreaux moved to adopt the 2026 meeting dates, Mr. Rhinehart seconded, and the motion passed unanimously.

With new business concluded 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**

**V25-12-32** – Richard and Linda James request a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Old Town of Mandeville, Square 85B Lots 21-24, 26, 28, 30, 32, 34, & 36, R-1 Single Family Residential District, 527 Albert Street

Mr. Weiner presented the case. If this was not in the buildable footprint this would've been approved administratively. The requirement for replanting five trees and their location was discussed. No public comments.

**V25-12-33** – Mary Marino requests a variance to CLURO 8.1.3. Supplemental Fence and Wall Regulations, Old Town of Mandeville, Square 7 Lot 1J, R-1 Single Family Residential District, 2399 Lakeshore Drive

Mr. Weiner presented the case. The reason for the fence being six feet all the way to the property line was discussed. Stanley Harris (applicant's son-in-law) once trees on the property next door were removed, it made the property too open. Mr. Harris explained due to the slope near the sidewalk the fence would appear lower. It would be an aluminum fence with brick columns.

**V25-12-34** – 3316 Monroe LLC, represented by Ramon Posadas, requests a variance to CLURO Section 8.1.14. Supplemental Regulations for Accessory Dwelling Units, Old Town of Mandeville, Square A19 Lot 1A, R-2 Two-Family Residential District, 3316 Monroe Street

Mr. Weiner presented the case. The reason this is considered a dwelling and requires a variance was discussed. What is the intended use of the structure was asked. Ramon Posadas (applicant) answered it will be used from time to time when his client is in town, not an everyday use. The possibility of moving the structure over by removing the existing deck or removing the kitchen was discussed.

**V25-12-35** – Cedarwood Association, represented by Carol Rome, requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Cedarwood Village, Lot 25A, R-3 Multi-Family Residential District, 418 Cedarwood Drive

Mr. Weiner presented the case. The condition of the tree and which damage it has caused was discussed. Carol Rome Cedarwood Association president (applicant) explained what happened with the tree during hurricane Ida, how the tree and the root system has affected the fence line and sidewalk. Alternatives to the fence placement or using the tree as part of the fence line like when the fence was first installed were discussed. Karin Almerico 412 Cedarwood with the alleyway they have access in and out of the back patios and they roll the garbage cans down the alleyway into the back patios. Rick Bruner 418 Cedarwood, owner of the condo in front of the tree, is against the removal of the tree. Other solutions for the alleyway such as steppingstones and pruning the tree were discussed.

**Public Comment**

The commission was reminded to complete their required Continuing Education, Sexual Harassment and Ethics training are due at the end of the year.

Mr. Quillin moved to adjourn the meeting, Ms. Durio seconded, and all were in favor. The meeting was adjourned at 8:18pm.