

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

The secretary called the roll.

Commissioners Present: Claire Durio, Andrea Fulton, Karen Gautreaux, Scott Quillin,
Brian Rhinehart

Absent: Nicholas Cressy, Patrick Rosenow

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

New Business

None

With no new business on 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.

Old Business

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. Suggestions from the last meeting were discussed. The height of the fence, where the fence would start and if it would taper down to a lower height was discussed. Barry Hart 102 Copal would prefer a twelve-foot fence but would agree with a ten-foot fence.

Mr. Quillin motioned for a maximum ten-foot-high fence that ends at the front of the adjacent house, if the city decides to taper it North of that to a seven-foot fence or lower, Ms. Durio seconded. Ms. Fulton motioned to amend to include requirement of tapering, Ms. Durio seconded the amendment, and the amendment passed unanimously.

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. Five replacement trees are required by code and that will be factored in with the new construction permit. No public comment.

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

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. At the last meeting additional photos of the slope were requested. Ms. Durio said when she walked past the property it does drop off right there. The property next door losing trees and similar fences in the area were discussed. The type of fence and the slope were discussed. Jeanne Harris (applicant's daughter) gave the reason for the fence and explained how the fence would look and it would be similar to other fences in the area. Ms. Harris explained the hardship and the reasons for wanting the fence in that location and at that height. There was discussion of the change in materials affecting the height request.

Ms. Durio moved to approve, Ms. Fulton seconded, and the motion passed 4-1 with Mr. Quillin against.

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 for the location and this being a second house on one property was discussed. An accessory dwelling unit is allowed on this property, the variance is for the location, if this did not have all three elements it would be considered an accessory building not an accessory dwelling and it would allowed to be closer to the property line. Ramon Posadas said his client wants to use this unit when he is in town. The neighboring properties were discussed. The option to remove part or all the deck, shifting the structure and administrative flexing was discussed.

Ms. Durio moved to approve a ten-foot rear setback and the requested side yard setbacks, Mr. Quillin seconded, and the motion passed unanimously.

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. There was a brief recap of the last meeting. The current state of the tree was discussed. Patricia Netherlan 406 Cedarwood is in favor of the tree being removed. Carol Rome 408 Cedarwood (applicant) told the commission about the conversation with the arborist James Gilmore and the effects the roots are having. Working the fence around the tree was discussed. Linda Gros 432 Cedarwood explained how the tree effected the St. James property. Carol Rome 408 Cedarwood explained how the roots are a hazard.

Ms. Gautreaux moved to deny the request, Ms. Durio seconded, and the motion passed unanimously.

With all business for the Zoning Commission Public Hearing concluded, Mr. Rhinehart closed the Zoning Commission at 7:23pm to move into the Planning Commission Work Session.

Tina Myers, Secretary

Brian Rhinehart, Chairman
Zoning Commission

The meeting was called to order at 7:23pm by Planning Chairwoman Claire Durio
Commission and staff attendance was unchanged for the Work Session.

Mr. Quillin moved to adopt the minutes from the October 14 and 28 meetings, Mr. Rhinehart seconded, and the move passed unanimously.

New Business

P26-01-01 – Recommendation to the City Council regarding Ordinance 25-31 to revoke the dedicated portion of Harold St. between Monroe St. and Livingston St. in accordance with the legal description and survey prepared by Kelly J. Mchugh & Assoc., Inc. Dated October 27, 2025; declaring that portion of street as surplus and no longer needed for City use; disposing that portion of street at private sale, authorizing the mayor to execute all necessary documents; and assigning the property as R-1, Single Family Residential District providing for other matters in connection therewith.

The reason for this revocation was briefly discussed. Noah Reon 540 Colbert owns property around Harold Street and has been trying to get ownership. Mr. Reon stepped aside to give the staff his contact information so the previous revocation could be followed up on.

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

V26-01-01 – Robert Brent requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, Old Town of Mandeville, Square 56 Lot R, R-1 Single Family Residential District, 1733 Montgomery

Mr. Weiner presented the case. This house being restored and legally non-conforming and the home being restored was briefly discussed. No public comments.

V26-01-02 – Erik Soine requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Old Town of Mandeville, Square A Lot 73-A-2-2, B-1 - Neighborhood Business District, 3014 E Causeway Approach

Mr. Weiner presented the case. The no cut buffer and making sure that stays in place was discussed. The location of and number of the replacement trees were discussed. Paul Senac 4 St Ann (applicant's contractor) said they will follow every ordinance to protect existing trees that are to remain and will make sure they don't cut anything that's not supposed to be cut.

V26-01-03 – Ramy El Khoury requests a variance to CLURO Section 8.1.5. Supplemental Regulation of Accessory Buildings and Structures, Old Town of Mandeville, Square 51 Lot 8A, R-1 Single Family Residential District, 1823 Montgomery

Mr. Weiner presented the case. The size of the lot and setbacks were discussed. Kelly Johnson (applicant's architect) explained the owner's reason for the request; they wanted side by side parking but there just wasn't enough width. The side-by-side parking also would have been too close to the property line.

Public Comment

After the administrative kickoff meeting for the CLURO rewrite public hearings will start to be scheduled.

Mr. Rhinehart moved to adjourn the meeting, Mr. Quillin seconded, and all were in favor. The meeting was adjourned at 7:47pm.

Tina Myers, Secretary

Brian Rhinhart, Chairman
Zoning Commission