

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 and Patrick Rosenow

Absent: Nicholas Cressy (absent at roll call, present at 6:09)

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

Mr. Rhinehart motioned to defer Planning and do Zoning first, Mr. Quillin seconded, all were in favor.

With new business for the Planning Commission moved to the end of the agenda, 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

**V26-02-04** – Rene Ward requests a variance to CLURO Section 9.2.5.2. Vegetation Protection Zones, West Beach Parkway, Square 8 Lot 3, R-1 - Single Family Residential District, 303 West

Mr. Weiner presented the case. It was asked when the fence was installed and why it was installed without a permit. Nina Ward 303 West (applicant) the fence was installed to keep their dogs in the yard. Ms. Ward is not sure when the fence was installed, believes it was after Christmas and is not sure if the same post holes were used. Penalties for work without a permit were discussed. The location of where the fence is currently and where the fence was previously located was discussed. If the tree was damaged during the new fence installation as well as possible further damage if the fence is removed was discussed. Measurements from the base of the tree to the existing fence, measurements from the existing fence to the sidewalk and an arborist report were requested for the next meeting. Measurements from the base of the Live Oak to the new fence and the new fence from the sidewalk were requested.

With new business for the Zoning Commission concluded, Mr. Rhinehart moved to the Planning Commission portion of the meeting.

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Tina Myers, Secretary

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Brian Rhinhart, Chairman  
Zoning Commission

Claire Durio commenced the Planning Commission portion of the Meeting at 6:19pm.

Mr. Rhinehart motioned to move address P26-02-03 first then back to P26-02-02, Ms. Gautreaux seconded, all were in favor.

#### New Business

**P26-02-02** – A text amendment to CLURO Article 4, Sections 4.3.3.5, 4.3.3.7, 4.3.3.9, 4.3.3.10, and 4.3.3.11 Procedures and Fees for Conditional Use Permits and Planned District Zoning and related matters

Mr. Weiner presented the proposed changes. The wording for calculating the parking and common areas was discussed. A better-defined unit of measurement, what would be included in the calculation and how to calculate mixed structures such as commercial and residential in one building was discussed. Regulations in other zoning districts were discussed. Deferring this request until Desire Line has reviewed the proposed changes and provides feedback was suggested. Jason Zuckerman 1354 Villere (Councilman at Large) explained why this should be changed now and not wait for the CLURO rewrite. Councilman Zuckerman explained the intent of the ordinance. It was discussed how to clarify and rephrase the ordinance to ensure it is easily understood by the public. How parking spaces would be calculated, overlapping parking and streets being part of the site or not being part of the site calculations were discussed. Ms. Bartholomew explained the need to change the chart in section 7.5.15.5 that lists the types of use and criteria. Mr. Rhinehart recapped the next steps as define the area, define residential and have Desire Line review it.

Larry Grundmann 301 Mariners Isle suggested proceeding carefully so that changing one area does not result in unintended consequences elsewhere.

**P26-02-03** – A text amendment to CLURO Article 3, Section 3.3 General Definitions, amending Article 7, Section 7.5.13 PM-1 Marina District – Waterfront Lots, amending Section 7.5.14 PM-2 Marina District – Non-Waterfront Lots, and amending Section 7.5.15 PD – Planned District and related matters

Mr. Weiner presented the proposed changes. Ms. Bartholomew explained the current process for conditional use applications and more than just this section needs to be changed. Who is responsible for preparing the ordinance and the requirement for a second when it gets to council was discussed. Jason Zuckman 1354 Villere (Councilman at Large) explained how the proposed process would work. The reason behind requiring a motion and a second and if it is necessary was discussed. The CLURO rewrite timeline and how that process should go was discussed. Larry Grundman 301 Mariners Isle gave suggestions for the process and to add another section for amendment. The commission requested Desire Line's input.

#### **Public Comment**

Mr. Weiner reminded the commission about the APA conference in Detroit from Friday April 24<sup>th</sup> through Tuesday April 28<sup>th</sup>.

Mr. Gautreaux moved to adjourn the meeting, Mr. Rhinehart seconded, and all were in favor. The meeting was adjourned at 7:31pm.

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Tina Myers, Secretary

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Claire Durio, Chairwoman  
Planning Commission