

The meeting was called to order at 6:00pm by Zoning Chairman Brian Rhinehart

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, arrived at 6:06 p.m.)

Also Present: Cara Bartholomew, Planning Director; Elizabeth Sconzert City Attorney; David Parnell City Attorney; Alex Weiner, Planner; Kathy Reeves, Secretary

New Business

**SUP26-04-01** – Diamond Properties, LLC represented by Michael Powers requests Special Use Approval to allow Outdoor Dining pursuant to CLURO Section 8.2.3.1., Chinchuba, Lot Q, B-2 - Highway Business District, 3317 Hwy 190

Mr. Weiner presented the case. The commissioners clarified the size of the pergola will not block Jersey Mike's, the business right next door. Mike Powers (applicant) described the expectations of the upcoming construction area. \*Mr. Cressy arrived at this point\* Ms. Gautreaux motioned to approve SUP26-04-01, Mr. Quillin seconded, and the motion passed unanimously.

**V26-04-08** – Christian and Kristen Bartholomew request a variance to CLURO Section 7.5.2.3. R-1X Site Development Regulations and Section 9.2.5.7. Key Native Tree Species Protection Requirements, Magnolia Ridge, Square D Lot 88A, R1X8A - Single-Family Existing Small Lots, 621 Magnolia Ridge Dr. E

Mr. Weiner presented the case. The reason for the number of trees being removed, a possible shift of the building and the species of the trees were discussed. Christian & Kristen Bartholomew (applicants) explained the trees they want to remove and potential replacements. There was discussion about keeping one of the Magnolia trees and the replanting requirements. Mr. Cressy motioned to approve with the amendment to keep the ten-inch Magnolia and to allow the setback, Mr. Quillin seconded, and the motion passed unanimously.

**V26-04-09** – Brandon and Diana Matherne represented by KVS Architecture, requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Old Town of Mandeville, Square 88 Lot 7, R-1 - Single Family Residential District, 300 Wilkinson

*\* Elizabeth Sconzert left and David Parnell arrived at this point\**

Mr. Weiner presented the case. The trees and the overall canopy of the property as well as what would be preserved and what would be removed were discussed. Public comment was given by Rebecca Rohrbough. Ms. Gautreaux motioned to approve, 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 6:34 p.m. to move into the Planning Commission Work Session.

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Tina Myers, Secretary

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Brian Rhinehart, Chairman  
Zoning Commission

The Planning Work Session meeting was called to order at 6:34 p.m. by Planning Chairwoman Claire Durio

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; Kathy Reeves, Secretary

New Business

**P26-05-05** – A text amendment to CLURO Article 8.4 Traffic Impact Analysis Provisions and related matters. Proposed Ordinance 26-13

Mr. Weiner presented the case. During the discussion, clarification was provided for the timing of the fee payment and the change to level of service. Fadi Madi with Digital Engineering explained the benefit of the LA DOTD functional map system compared to the Mandeville Master Street Plan is the way the maps get updated. Clarification for the engineer's stamp and wording to ensure the requirements were understood were also discussed. There was no public comment given.

**R26-05-01** – Nesbit Clesi, LLC represented by Wallace Nesbit requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, and to subdivide lot 2 into Lots 2A & 2B, Old Town of Mandeville, Square 86 Lot 2, R-1 - Single Family Residential District, 1230 Monroe

**Case V26-05-11** was taken up with this case. Mr. Weiner presented both cases. The size of the proposed new lots and the surrounding lots were discussed. Ms. Fulton asked if narrowing the larger lot so the smaller one could be widened was an option. Wallace Nesbit (applicant) explained because of the existing house the lot line cannot be moved over to meet the width requirement for the other lot. Public comment was given by Leonard Rohrbough.

**R26-05-02** – Matthew Frank Costa requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, and to subdivide lot 4A into lots 4A1 and 4A2, West Beach Parkway, Square 9 Lot 4A, R-1 - Single Family Residential District, Square 9 Lot 4A

**Case V26-05-13** was taken up with this case. Mr. Weiner presented both cases. It was noted that five public comments in opposition were received. Surrounding lot sizes were discussed. Mr. Quillin requested an updated map showing the current lot lines. Matthew Costa and Edward Deano (applicants) compared the lot sizes in the area and in a subdivision nearby and explained why this request fits the neighborhood. Public comment was given by Dennis Thomas.

With all new business for the Planning Commission concluded, 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

**V26-04-07** – Stephanie Liffman requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements and Section 7.5.1.3. R-1 Site Development Regulations, Old Town of Mandeville, Square 84 Lot A2, R-1 - Single Family Residential District, 1230 Villere

Mr. Weiner presented the case. The number of trees being removed and the location of the replacement trees were discussed. Ms. Gautreaux asked about the setback request. Steven Liffman (applicant) explained the reason for the setback request is because the plans are based on the original setbacks. Which trees would be removed, and the location of the replacement trees were discussed. Public comment was given by Catherine Nosewicz.

**V26-05-10** – Richard and Casey Junot request a variance to CLURO Section 9.2.5.2. Vegetation Protection Zones, Old Town of Mandeville, Square 29B Lot 4A, R-1 - Single Family Residential District, 200 Lafayette

Mr. Weiner presented the case. It was confirmed the footprint is not changing. It was noted they are working around the tree, not removing it. Mr. Quillin requested as they do the foundation work that there is an arborist onsite. Matthew Vogel with Studio MV (applicant) explained how they plan to do the work to not hurt the trees.

**V26-05-11** – Nesbit Clesi, LLC represented by Wallace Nesbit requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, and to subdivide lot 2 into Lots 2A & 2B, Old Town of Mandeville, Square 86 Lot 2, R-1 - Single Family Residential District, 1230 Monroe

This case was discussed in the Planning Commission portion of the meeting with case R26-05-01.

**V26-05-12** – Tara Vail requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, West Beach Parkway, Square 2 Lot 10, 11 and 12, R-1 - Single Family Residential District, 2744 South St.

Mr. Weiner presented the case. Vaughan Sollberger (applicant's architect) explained the reason for this layout, the location for addition and why requesting a variance is necessary.

**V26-05-13** – Matthew Frank Costa requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, and to subdivide lot 4A into lots 4A1 and 4A2, West Beach Parkway, Square 9 Lot 4A, R-1 - Single Family Residential District, Square 9 Lot 4A

This case was discussed in the Planning Commission portion of the meeting with case R26-05-02.

**V26-05-14** – William and Caroline Alquist request a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, West Beach Parkway, Square 1 Lot 1-A, R-1 - Single Family Residential District, 2801 Lakeshore

Mr. Weiner presented the case. One public comment was received. It was confirmed this request does not need setback variance as the location is compliant with regulations. Mike Allen Aquarius Pools (applicant) asked if the commission had any questions and explained he worked with the homeowner on moving the pool to the rear yard.

**V26-05-15** – Shannon Anderson requests a variance to CLURO Section 8.1.3. Supplemental Fence and Wall Regulations, Old Town of Mandeville, Square 37 Lot 92A, R1X72 - Single-Family Existing Small Lots, 641 Adair

Mr. Weiner presented the case. Fence material, location and where the measurements start from were discussed. Measurements from Additional photos of the site and street view were requested for the next meeting. Shannon Anderson (applicant) explained the reason for the variance request and future plans for the property.

### **Public Comment**

Ms. Bartholomew announced June 9<sup>th</sup> from 5:00 p.m. to 6:00 p.m. there will be an open house with Desire Line for the CLURO revision. Desire Line will also do a presentation on June 11<sup>th</sup> for the Council meeting. There was brief discussion receiving public input.

Ms. Gautreaux motioned to adjourn the meeting, Ms. Durio seconded, and all were in favor. The meeting was adjourned at 7:44 p.m.

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Tina Myers, Secretary

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Brian Rhinehart, Chairman  
Zoning Commission