

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

Also Present: Alex Weiner, Planner; David Parnell City Attorney; Tina Myers, Secretary

Ms. Gautreaux moved to adopt the minutes from the April 14 and May 12 meetings, Mr. Rhinehart seconded, and all were in favor.

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 reviewed the proposed changes. Including the Planning Commission may require in section 8.4.2.3. was suggested. No public comment was given.

Mr. Rosenow motioned to approve, with the suggested changes, Ms. Fulton seconded, and the motion passed unanimously.

**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 deficiencies and changing a conforming lot into a non-conforming lot was discussed. The right of way is on the lot that would be deficient. Wallace Nesbit (applicant) The subdivision is deficient but the right of way next door is about fifty feet with trees. If the proposed subdivision would be complaint with the setbacks and the reason for the request were discussed. No public comment was given.

Mr. Quillin motioned to deny, based on shortage of available width for the front of the lot, Mr. Rosenow seconded, and the motion passed unanimously.

**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. Ms. Durio read the case into the record and noted the applicant requested to postpone.

Ms. Gautreaux motioned to postpone, Ms. Fulton seconded, and all were in favor.

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.

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

**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 discussion included how removing one tree from the request changed the number of replacement trees, the net gain of new trees as well as when the pool will be installed and waiting until that permit is pulled before the removal of the trees for the pool area. There was no public comment given.

Ms. Durio moved to approve with the condition that the four trees to be removed for the future pool not be allowed to be removed until there's a permit for a pool, Ms. Gautreaux seconded, and the motion passed unanimously.

**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. There was a brief recap that this is a renovation of the existing deck, and no trees are being removed. No public comment was given.

Mr. Quillin moved to approve, Ms. Gautreaux seconded. Mr. Quillin amended his motion to include per the conditions as stated with the arborist, Ms. Durio seconded the amendment, and all were in favor. The motion was restated, Mr. Quillin motioned to approve per the arborist's recommendations, Mr. Rosenow seconded, and the motion passed unanimously.

**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. Brief mention of the location of the addition and it not impacting any of the trees. No public comment was given. Ms. Durio moved to approve, Ms. Gautreaux seconded, and the motion passed unanimously.

**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. Fencing requirements, the public comment submitted via email and the fill being limited to the coping around the pool was discussed.

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

**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. The surrounding fencing and properties were discussed. The proposed location of the fence covering a generator and not impacting the sight for traffic was also discussed. No public comment was given. Ms. Gautreaux motioned to approve V26-05-15, Ms. Fulton seconded and the motion passed unanimously.

**Public Comment**

Ms. Gautreaux motioned to adjourn the meeting, Mr. Quillin seconded, and all were in favor. The meeting was adjourned at 6:52 p.m.

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Tina Myers, Secretary

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Brian Rhinehart, Chairman  
Zoning Commission