

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

The secretary called the roll.

Commissioners Present: Nicholas Cressy, Andrea Fulton, Scott Quillin, Brian Rhinehart and Patrick Rosenow

Absent: Claire Durio and Karen Gautreaux

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

Mr. Quillin motioned to have the work session before the public hearing, Mr. Cressy seconded and the motion passed unanimously.

New Business

As there was no new business for the Planning Commission Work Session, Mr. Rhinehart moved to the Zoning Commission.

Tina Myers, Secretary

Claire Durio, Chairwoman
Planning Commission

Brian Rhinehart commenced the Work Session of the Zoning Commission 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

V26-06-20 – Ashley Gardner & Michael Dubreuil request a variance to CLURO Section 7.5.2.3. R-1X Site Development Regulations for setback encroachment, Old Town of Mandeville, Square 32 Lot 3, R1X50 - Single-Family Existing Small Lots, 2315 Jefferson

Mr. Weiner presented the case. The addition will be in line with the existing structure on the side and will extend beyond the existing structure four feet in the rear. The commissioners would like comments from the neighbors. Justin Sullivan (applicant) provided the reason for the addition. The reason for the encroachment in the rear instead of matching up with the existing house was discussed.

With all new business for the Work Session concluded, Mr. Rhinehart closed the Work Session at 6:10 p.m. to move into the Public Hearing.

Tina Myers, Secretary

Brian Rhinehart, Chairman
Zoning Commission

The Public Hearing meeting was called to order at 6:10 p.m. by Zoning Chairman Brian Rhinehart.

Commission and staff attendance were unchanged for the Public Hearing.

New Business

CU26-06-01 – Chef C’s Properties, LLC represented by Colin Smith requests Conditional Use Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8 Old Town of Mandeville, Square 19 Lot 7A, B-3 - Old Mandeville Business District, 526 Girod

Mr. Weiner presented the case. It was confirmed this property meets all requirements for a whole house rental, including parking for both the rental and the food market. Mr. Quillin moved to approve CU26-06-01, Ms. Afton seconded, and the motion passed unanimously. It was clarified this is a recommendation to City Council.

With all new business for the Planning Commission concluded, Mr. Rhinehart 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

V26-06-16 – Top Pick Investments, LLC represented by Justin Sullivan requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Old Town of Mandeville, Square 47 Lot 19, B-3 - Old Mandeville Business District, 623 Lafitte

Mr. Weiner presented the case. The condition of the tree and the law changed during this construction were noted. Justin Sullivan (applicant) explained the condition of the tree was not great when construction started but they wanted to save it but that just did not work out. Both city arborists went to the site and assessed the tree. Mr. Cressy moved to approve as applied, Mr. Rosenow seconded and the motion passed unanimously.

V26-06-17 – Robert and Karen Bordes request a variance to CLURO Section 8.1.5. Supplemental Regulation of Accessory Buildings and Structures and Section 5.2.3.3. Fill Sub-Area B, Old Town of Mandeville, Square 43B Lot C, O/R - Office/Residential District, 724 Carroll **(APPLICANT REQUESTED TO POSTPONE)**

Mr. Rhinehart read the request into the record and stated the applicant requested to postpone. Mr. Cressy moved to grant the request, Ms. Fulton seconded and the motion passed unanimously.

V26-06-18 – St. Tammany School Board requests a variance to CLURO Section 9.1.4. Minimum Off-Street Parking Requirements by Use and Section 9.2.5.7. Key Native Tree Species Protection Requirements, Old Town of Mandeville, Square A73A Lot A, I - Institutional District, 519 Massena Mandeville Elementary

Mr. Weiner presented the case. After a site visit it was determined a total of three trees would need to be removed. Nine trees would need to be replanted. Two parking options on Maple Street were shown, one with ninety-degree parking and the other as sixty-degree parking. Adding parking on Maple Street would require the school's fence to be moved. It was confirmed this is a renovation of two existing structures, not additions. Martin Tovrea (applicant) required tree protection will be provided during construction with the help of an arborist. Mr. Tovrea also explained how they plan to control some flooding at the school. Mr. Cressy motioned to approve the application with the caveat that parking become angled, per the photo, Mr. Rosenow seconded and the motion passed unanimously.

V26-06-19 – Anthony Robito III requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations for setback encroachment, Fontainebleau, Lot 243, R-1 - Single Family Residential District, 1498 Rue Beauvais

Mr. Weiner presented the case. It was confirmed the city received notice that neighbors were in support of this request. The original and changed setback rules were explained. Mr. Quillin motioned to approve as stated, Mr. Cressy seconded and the motion passed unanimously.

A26-06-01 – Mary Ann Simoneaux requests an appeal to the Zoning Commission regarding the decision of the Planning Director and the Public Works Director regarding compliance of a drainage plan located at 339 Marigny, Old Town of Mandeville, Square 13 Lot 15, R-1 - Single Family Residential District, 339 Marigny

Mr. Weiner presented the case. Discussion included the photos submitted by the appellant, permitting, the video submitted by the owner of 339 Marigny, past and present drainage issues in that area. Mary Ann Simoneaux (appellant) explained the documentation she submitted and how the work done at 339 Marigny has impacted her property. Leo Hemelt (appellant's representative) explained the how the garden has impacted drainage. Clif Siverd with Public Works explained at the time of his inspection for the house construction, what he observed did not go against the approved drainage plan. The

plantings on the left side of the house did not need a permit based on what Mr. Siverd seen. The grades shown on the survey indicate the properties are draining as expected. Public comment was given by Kevin Vogeltanz. There was further discussion regarding the drainage plan, the amount of fill brought in and the way the property drains. Mr. Cressy motioned to grant the appeal, Mr. Quillin seconded and the motion was denied unanimously.

A26-06-02 – Hermitage Subdivision HOA represented by Jason Matlock requests an appeal to the Zoning Commission regarding the decision of the Planning Director and the Public Works Director on the interpretation of CLURO Section 5.2.6.1. Installation of Culverts, Hermitage on the Lake, R-1 - Single Family Residential District, Hermitage Subdivision

Mr. Rosenow recused himself from this case. Mr. Weiner presented the case. Mr. Cressy summarized the request and what was discussed at the last meeting. Jason Matlock (applicant) explained most owners have culverted the ditches and this subdivision does not have drainage issues. Discussion included taking each application case by case versus the entire subdivision at once, the subdivision was originally designed for open ditches, the requirements to get approval to culvert more than forty-foot. It was clarified the city cannot compel each property owner to apply for more than forty-foot culverts. Public comments were made by Harold Mustin, Chris Bruno and Kevin Vogeltanz. It was clarified if the HOA is applying for the whole subdivision to be culverted at one time, a drainage study for the whole neighborhood would be required. Mr. Cressy moved to approve the applicant's appeal, Mr. Quillin seconded and the motion was denied unanimously.

Public Comment

Mr. Quillin motioned to adjourn the meeting, Mr. Cressy seconded, and all were in favor. The meeting was adjourned at 8:07 p.m.

Tina Myers, Secretary

Brian Rhinehart, Chairman
Zoning Commission