

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

The secretary called the roll.

Commissioners Present: Nicholas Cressy, Claire Durio, Andrea Fulton, Karen Gautreaux, Brian Rhinehart and Patrick Rosenow

Absent: Scott Quillin

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

Ms. Gautreaux moved to adopt the minutes from the January 13 and January 27 meetings, Mr. Rhinehart seconded, and all were in favor.

Mr. Rhinehart motioned that P26-02-02 and P26-02-03 be behind V26-02-04, Mr. Cressy seconded, all were in favor.

With new business on the Planning Commission moved to the end of the agenda, the meeting moved to the Zoning Commission portion.

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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

**V26-02-04** – 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. Mr. Weiner agreed with the report provided by Ladson Poole. He was able to confirm the posts looked to be hand dug. The timing of the fence being installed and the denials were discussed. Nina Ward 303 West (applicant) explained the fence was started before a permit was applied for and once they found out about needed a permit, work on the fence stopped. The back and side still need to be completed. How removing then replacing the fence could damage the tree was discussed. Mayor's court and the usual process for after-the-fact projects were discussed.

Ms. Gautreaux moved to approve the variance for V26-02-04 Rene Ward CLURO section 9.2.5.2 understanding our discussion that we appreciate the report, but we do want to make sure we tie up all the loose ends through procedure, Mr. Cressy seconded, and the motion passed 4-2 with Ms. Durio and Ms. Fulton against.

Vaughan Sollberger KVS Architecture 235 Girod (applicant's architecture) KVS has been retained by the Wards, their involvement has nothing to do with the fence case, but they will be involved in the future phases of this job. Mr. Sollberger explained some of the future plans for the property.

With new business on the Zoning Commission concluded, Mr. Rhinehart moved to the Planning Commission portion.

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Tina Myers, Secretary

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Brian Rhinehart, Chairman  
Zoning Commission

Claire Durio commenced the Planning Commission portion of the Meeting.

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 case and reviewed the proposed changes. Discussion included advertising requirements, Desire Line feedback not yet given due to the holiday and starting the CLURO rewrite process, and the requirement of a second. Jason Zuckerman (Council at Large) has not reviewed the red lined version, offered insight regarding the motion and the second, explained the intent of this ordinance change. Kevin Vogeltanz (Councilman) spoke about the merits, procedure, and why he supports this change now. There was discussion about changes to be made now versus when it gets back to the council. Larry Grundmann suggested additional information be added. Using policy in the short-term and the urgency of getting this changed sooner than later was discussed.

Mr. Rosenow moved to defer this for two weeks, Ms. Fulton seconded, and the motion passed unanimously.

**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 case and reviewed the proposed changes. Discussion included calculations, how the site is divided, lot area definition and how the change could impact all areas, who shows how the site complies with the CLURO.

Mr. Cressy motioned to recommend approval of P26-02-03 which is the text amendment ordinance 26-03, with the following comments as to 3.3 122 delete the added sentence that's provided elsewhere and to prevent inconsistencies and application in other unintended areas of Mandeville. We would also look at 7.5.15.4 and delete the reference to other site development criteria to be consistent with the other two sections of revisions and the other redline corrections, corrections of section 7.8 versus article 7.7, the deletion of the word permit for the word approval, which appears in two places. Also recommend that 3.3 122 includes the areas that are either underwater extend into the lake or any other water body or subject to periodic inundation as defined in 3.3.12 and areas of the site that are wetland is defined in 3.3 258 are not to be used in the calculations of that section. Mr. Rhinehart seconded and the motion passed unanimously.

**Public Comment**

Mr. Weiner reminded the commissioners about the APA National Conference.

Mr. Gautreaux moved to adjourn the meeting, Mr. Cressy seconded, and all were in favor. The meeting was adjourned at 7:55pm.

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Tina Myers, Secretary

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Claire Durio, Chairwoman  
Planning Commission