Planning Commission
Work Session
May 10, 2016

The meeting was called to order by Zoning Chairman Nixon Adams and the secretary called the roll.

Present: Michael Blache, Rebecca Bush, Ren Clark, Scott Quillin, Simmie Fairley, and Nixon Adams

Absent: Dennis Thomas

Also Present: Louisette Kidd, Planning Director; and Council Member David Ellis

Short Term Work Program

Ms. Scott presented that last year's document had been provided to the board for review and she requested the board forward any additions and change of priority to her for an update to the document for further review. There was a discussion about a timeline to assure that the Finance Director incorporated any of the board's preliminary costs requests.

The first item was the development of a Master Plan. This item was about land acquisition and water management and was similar to numbers 3 or 12. There would need to be a contract with a consultant for storm water management. Ms. Scott announced that meeting dates for both the budget and Port Marigny should be established at the Council meeting.

It did not seem that many of the priority 1 items were moving forward except for the Port Marigny project which took 8 months to complete. The Transportation Plan was underway. The Bicycle Committee had been reformed and would be moving forward with the Port Marigny meeting being complete. Number 6 was about moving forward on annexation of certain City owned properties.

Enforcement

Ms. Scott reported:

Mayor Villere had signed a contract for an Enforcement Officer who would start on signage violations. She said a CLURO change could include a tiered level of violation fees.

Ms. Casanova had contacted George Cella's attorney to reopen the case with a revised site plan.

St. Timothy's site was being evaluated.

Temporary signs were being reviewed for interpretation. Mr. Lauer had forwarded information on how to determine the latest Supreme Court ruling which may require a modification of the language.

Pelican Pointe carwash had flags up on the weekend and were removed on Monday so the staff would look into that.

Mr. Fairley moved to adopt the minutes of April 5, 2016, seconded by Mr. Adams and was unanimously approved.

Mr. Blache moved to adopt the minutes of April 20, 2016, seconded by Mr. Clark and was unanimously approved.

Mr. Adams moved to adopt the minutes of April 26, 2016, seconded by Mr. Fairley and was unanimously approved.

Mr. Quillin moved to adjourn the meeting, seconded by Ms. Bush and was unanimously approved.

Lori Spranley, Secretary

Dennis Thomas, Chairman, Planning Commission

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Mr. Adams announced that 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.

The first case discussed was V16-05-15 Gerald Michael O'Connor requests a variance to Section 4.2.4.5, Provisions for Legally Non-Conforming Lots of Record, lots 70, 71, and 72, square 32, Beachview Subdivision, 634 Carroll Street, zoned R-1X80.

Ms. Scott presented a request for the separation of lot 72 from lots 70 and 71. Lots 70 and 71 measured 60' x 120' and lot 72 measured 51' x 120'. Lots 70 and 71 were developed with a house that was identified in the recent historic survey the home as having been constructed in the 1960s and was listed as significant. The total frontage of all three lots was 171'. Lot 72 was only 6,120 square feet instead of the required 9,600 square feet as well as the deficient frontage being 51'. Mr. O'Connor stated in his application that the request was to raise the value of the property since it was an outdated building and would sell or construct 2-3 new structures. If the house was removed, there could be 2 lots that could be approved through an administrative resubdivision which would be in character of the neighborhood. If the request was not allowed, the applicant stated he would perform a minimal renovation. The email would be entered into the record as an attachment.

There was a discussion that the request was to allow the separation of lot 72 as non-conforming since all three lots were in single ownership. The hardship was being described as financial. The board requested to know the distance from the north side of the house to the property line. It was noted that a similar request was recently denied by the board.

The next case discussed was V16-05-16 Christopher and Ann Marie Pierce requests a variance to Section 5.2.3.2, Drainage Overlay District and Fill Sub Area A, lot 3-B, square 89, zoned R-1.

Ms. Scott presented a variance request to SubArea A for greater than 6" of fill and to be placed outside of the roofline of the house. The proposal was to construct a single family residence on a lot measuring 100' x 177.65'. There was a dispute about 10' at the rear of the property of which that area was not part of this consideration. Christopher Pierce, applicant, stated from the crown there was one high area. The top of the proposed slab was 4.5' with an existing lowest grade of 2.3' to 3.9' being the highest. The fill under the foundation would be one grade. The request was to extent the fill to 6' from the foundation.

Mr. Adams asked if the top of the slab would be even with the highest elevation of the area. Mr. Pierce said the highest spot was 3.9' and the slab would be brought to that elevation. Ms. Scott said there were areas defined as low because of stump removal which was 2.1' in the rear and bringing them to 3'. The street was 2.8'. Mr. Pierce said the lot was full of water all of the time.

Mike Piazza, architect, submitted pictures of the standing water five days after the rain. After Hurricane Katrina there were uprooted trees and the roots were now rotting. Kelly McHugh's drainage plan was showing swales on both sides, but the property needed fill to make

it work. Mr. Adams asked about drop drains. Mr. Pierce said there were existing drains at the street. Ms. Scott requested to discuss the plan with the City Engineer and compare it with the intent of the CLURO.

There was a discussion about achieving the slope for drainage and having the slab above the normal terrain. Mr. Clark asked Mr. Pierce if he understood the regulations when he purchased the property, and Mr. Pierce stated he purchased the property in March, 2015 prior to any changes in the regulations. The board was in agreement to receive a report from the City Engineer and requested that he be present if possible.

Ted Hanks, 199 Carondelet Street, was concerned about the displacement of water being on his property. At this time, water was retained for 2-3 days. He had flooding 4 times from the water coming up from the drain onto 3/4rd of his yard and almost up to the slab.

Jay Weil, rear border neighbor, objected to fill because all of the neighbors had to use boats at some times. If the rear end of the property was elevated, it would force more water to his property. He stated there was a natural swale from his rear through their property and to the Reardon property. Mr. Weil said there was red clay on the land indicating fill had been previously added. Mr. Piazza said it was filled before he purchased it the property. There was a discussion that the flooding was in the rear part of the Weil's lot up to the fence line and it was agreed when the lake did not overflow, there was drainage.

Greg Reardon, 2613 Lakeshore Drive, said in the early 1970s it was a swamp area and now the elevations of 3.3' was the same as his house. There had been fill placed on the lot. As a Block, if they could devise a plan to remove the water that should be discussed. He said the slab should be raised to protect from the nuisance floods. Ms. Scott said she would ask the City Engineer to look at all of the properties. Mr. Reardon said he could not hear any water flow in the drain in front of the Weil's house and it was stated there would be a request for the Public Works Department to look into it.

It was requested that the City Engineer show in a rain event how the water was supposed to flow. It was stated that Mr. Reardon and Mr. Weil had installed sump pumps to move the water to the front of the lot for drainage.

Mr. Quillin moved to adjourn the meeting, seconded by Ms. Bush and was unanimously approved.

Lori Spranley, Secretary

Nixon Adams, Chairman, Zoning Commission