

**Planning Commission  
Public Hearing  
May 13, 2014**

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

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

Absent: Dennis Thomas

Also present: Louissette Kidd, Planning Director

The first case discussed was P14-05-04 Recommendation to the City Council of the City of Mandeville with respect to Parcel P-7-1, consisting of 1.0 acres zoned as PCUD, Planned Combined Use District, located in north Corporate Village, said property situated in Section 46, T8S, R11E, City of Mandeville, in St. Tammany Parish, LA; approving the site plan, the conceptual landscape plan and conceptual architectural elevations; and providing for further matters in connection therewith.

Mr. Adams announced this was a holdover case. Ms. Kidd said the board had approved the variance and subdivision pending the approval of the Planned District's conceptual architectural elevations and landscape plan. All parties thought the ordinance read that the Planning Commission could approve the plans, but the language in the body of the ordinance stated it must be City Council approval.

Mr. Quillin moved to recommend approval of the site plan, seconded by Ms. Bush and was unanimously approved.

The next item discussed was the Adoption of Resolution 14-02 for the 2014/2015 Short Term Work Program

Mr. Adams asked if there were any questions about the items listed and their priorities. Mr. Quillin said he was surprised by the subdivision application fees being a Priority 1. Ms. Kidd said it was about time availability. Mr. Adams said the fees were to be compensatory. Ms. Kidd said there were no subdivisions planned and could be adjusted before multiple phases were heard.

Mr. Blache understood the need to prioritize and asked to bring the Town Center to the forefront. He wanted to look at some high points, and he felt the density levels were out of touch from his research. He felt that parking would need to be reviewed as well. There should be a better plan for businesses to thrive and resident's accommodation for living. It should not be pushed off for 2-3 years.

Mr. Adams said the board was recommending four Number 1 priorities with complete funding. Some of Mr. Blache's issues were different from the Town Center study and was a CLURO change that might be able to be considered in the next set of updates. Mr. Quillin asked for an order of funding, and Mr. Blache did not want it to become a lesser than Priority 1 task. Ms. Kidd asked to clarify the discussion because Task 11 was the CLURO amendments where Phase 1 was struck out and thought Phase 2 was everything else. It had been intended to roll all of the amendment into Phase 2 when she found out the money was moved to the General Fund. The City Council was favorable to a budget adjustment. Phase 2 would include the sign ordinance and site development criteria in the Town Center. Included in the memo for the budget numbers was to revisit the entire process of the Town Center. At that time, density and parking could be included as a CLURO amendment and Mr. Adams suggested making it more expansive in language. Mr. Blache said he wanted to touch on the high points that could be amended in the CLURO.

Mr. Adams said budget estimates could be included in phase 2. The Transportation Plan was a different priority task as well as the Critical and Sensitive Areas which might require an RFP. The Town Center plan would go back to the planning process in 1999 where it was adopted and created as an Overlay District with design criteria. The B-3 Area Plan in 2007 changed the area from and Overlay District to a Zoning District and firmed up the site criteria. There were some gaps in the development design guidelines and standards. The Northshore Community Foundation commissioned the Town Center plan that was intended to have regulations at the end of that planning process to affect the process, but it did not work out that way. The board adopted regulations in the CLURO to affect the vision, but they needed to be redefined. Ms. Kidd had received a call from Andres Duany who was willing to come back for free. There were two different processes depending on the consultant hired. Since 1999 some of the visions may have changed. He agreed it was time to revisit the Town Center overall. Mr. Clark asked if the area was built out except for the south. Ms. Kidd said General Pershing on the north side was not built out. There was the Acadian Millwork site, apartment buildings and much green. Mr. Blache said to remove the eyesores. Ms. Kidd said the City could not do that. There could be tweaks in the CLURO, but overall a master plan was needed. Mr. Blache said he was asking for CLURO amendments, and Ms. Kidd said that was included in Phase 2.

Mr. Quillin moved to approve the 2014/2015 Short Term Work Program, seconded by Ms. Bush. Mr. Adams clarified that included the discussed clarifications and it was agreed that it was included.

Mr. Blache asked how eligible would the City be for studies. Ms. Kidd said she did not know how much grant money was available. The Regional Planning Commission may be working in the region with transportation plans. Mr. Quillin asked about partnerships with the GNOEC. Ms. Kidd said there would need to be a City RFP for that if funded by the City Council. At the last meeting, it was agreed to move forward with Planning Works and she needed direction especially on the CLURO amendments. It was her understanding that the board was moving with Mr. Lauer for the Phase 2 amendments. If not, she would need to know for a different direction.

Mr. Adams said it was his understanding that the board could pick their consultant for the CLURO amendments, but the Traffic Study should be a different consultant. Mr. Quillin said it was his understanding that Mr. Lauer would handle Phase 2 of the CLURO amendments and the other priorities needed to be an RFP with other funding.

Mr. Blache asked if signage was a part of Phase 2. He felt the board needed more expertise to protect against violating first amendment rights. Mr. Adams said Mr. Lauer was able to write signage. There were some easy tweaks. The extra real estate signs were part of his complaint. Ms. Kidd asked if signage should be separate. Mr. Blache said no, he just wanted to make sure Mr. Lauer could handle this.

Mr. Quillin said in the BE IT RESOLVED paragraph there was nothing dealing with traffic. Ms. Kidd said she was struggling with that since there was not an amount for a funding request. Mr. Quillin said she could work out the wording but include the information. Mr. Clark said it was not the board's job to get estimates, but recommended as necessary. Ms. Kidd suggested including it as estimated, and list all Priority 1 items in the Be It Resolved. Mr. Clark did not want to include budget estimates. Mr. Adams said at the joint meeting, the board had heard the

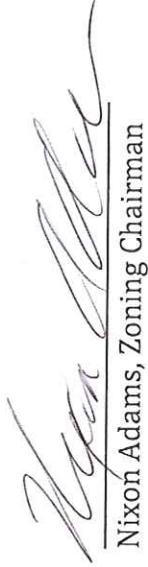
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numbers and no one objected. Ms. Kidd said the City Council had copies of the estimates and would not include the dollar estimates in the resolution.

Mr. Quillin moved to adopt the Resolution as amended, seconded by Ms. Bush and was unanimously approved.

Mr. Clark moved to adjourn the meeting, seconded by Mr. Fairley and was unanimously approved.

  
Lori Spranley  
Secretary

  
Nixon Adams, Zoning Chairman

**Zoning Commission  
Public Hearing  
May 13, 2014**

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

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

Absent: Dennis Thomas

Also present: Louisette Kidd, Planning Director

Mr. Adams announced that written notice of decisions regarding zoning variances will be filed in the Board's office the following day of this meeting at which time applicable appeal time will begin to run.

The first case discussed was V14-05-06 St. Tammany Parish School Board requests a variance to Section 8.1.4, Supplemental Regulations for Temporary Buildings to allow the installation of two portable classroom buildings, and Article 9, Parking and Landscaping, Mandeville High School, 1 Skipper Drive, zoned I.

Mr. Adams stated the variance request by Mandeville High School was to place two portable buildings on the site. Ms. Kidd presented the variance also included parking and landscaping. As previously discussed, there was a proposal behind Mandeville High Boulevard for the placement of two classrooms to the rear of the school adjacent to the existing portables. There had been a land swap and additional parking was installed. There was a reduction in the parking deficiency from 147 spaces in 2008 to 114 spaces at this time. Mr. Blache asked how many classrooms were in each portable. Cameron Tipton, St. Tammany Parish School Board, said there were single classrooms. Ms. Kidd said the School Board was improving a non-conforming situation with parking.

There was a discussion about installing additional screening along the back side of Mandeville High Boulevard and Ms. Tipton would work with Ms. Gleason about plantings along Purple Martin adjacent to the fence. Mr. Adams asked about paving the parking lot. Ms. Tipton said that was not currently on the plan. Mr. Adams asked in ten year if there was a plan to replace the portables and Ms. Tipton stated it was not on the plan. Ms. Kidd said the staff would look at the right-of-way and ask Crosby Development about a land swap. Ms. Tipton said a landscape plan was submitted.

Ms. Kidd said the status of the softball fence planting was discussed at the last meeting. The ligustrums from Highway 21 were dug and were now being planted. The School Board was working with Ms. Gleason to complete the project. The School Board was also in the process of replanting the baseball field. There had been a discussion about painting the fence and making sure the gaps in landscaping were replanted, and the school was addressing this issue.

Ms. Bush asked if this case had anything to do with the fence planting. Ms. Kidd said when cases come before the commission and there were non-compliant issues, the board would review the compliance plan. Although the softball fence variance was new coming into compliance, the baseball fence variance had been in place for some time and was a maintenance issue.

Mr. Blache asked if there was a problem with advertising and the answer was no. Mr. Blache also asked for a timeline for completion. Ms. Kidd said there was no timeline on the main fence, the baseball field did not include painting and there was landscaping but there were gaps. Mr. Adams asked about weather restrictions on the planting. Ms. Kidd said the School Board could continue to plant. The School

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Board's intention was to paint as soon as school was out, as well as completing the planting. The process would be finished by the end of summer. As soon as the modular buildings were in place, the screening would begin.

Susie Wilson, 203 Skipper Drive, said the ligustrums were being parked on so they were not growing. Some time ago, a gentleman had to have his truck pulled out by the sidewalk. There were tire marks in the greenbelt. The ligustrums planted against the green fence were large. There was parking on the sidewalks that caused problems when it rained. There was a tarp over a dirt pile for the mounds. She would like the tarp removed because she felt it was an eyesore. She was concerned about a mosquito problem along West Causeway Approach with the mud. The sidewalk was being blocked with mud. The sign on the fence had been installed without a permit. Ms. Kidd said the installed signs did not require a permit. Ms. Wilson said she felt the Baseball sign did require a permit.

Mr. Adams hoped that what was planted at this time helped her problems. Ms. Wilson said they were small and being parked on. Some neighborly courtesies were expected. Her point was that she was asking for the area to be cleaned up. She had also called about speeding signs. Off of West Causeway Approach there were 8-9 houses to see a speed limit zone sign. She stated there were private companies that were speeding and she was calling and reporting them.

Will Macaluso, 209 Skipper Drive, said several times since the last discussion on the softball field that he had spoken with the School Superintendent who was helpful. The painting of the fence was accomplished by a phone call and it was well received from his perspective. He had told Mr. Bundy that the painting was a nice gesture of goodwill and that it looked good and was a great start. The green wall was still not in compliance with the variance. There was an area of no ligustrums on Skipper Drive in the front. There were 42 ligustrums, but not along the street. Ms. Kidd said the planting was not finished. They were required to plant along that area and Mandeville High School would give an update. Ms. Gleason was working with the school and was continuing to work toward completion. Mr. Macaluso said he appreciated the way things were going, but it was not finished. He was glad to see it moving along, but he expected compliance. He felt that his calls to the City had been less than satisfactory responses.

Mr. Blache was requesting a report at the end of the summer. Mr. Clark said he understood Mr. Macaluso was agitated, but what was his score. Mr. Macaluso said it was now more moderated with the relatively recent painting. It was not required, but the school had agreed to the request. Mr. Clark asked if his expectation was not met. Mr. Macaluso said it was getting there and Mr. Bundy was keeping him up to speed on the progress. He could see the planting, but not seeing it on Skipper Drive was upsetting. He felt getting answers from the City was difficult.

Mr. Blache said he wanted a report by September. Mr. Quillin asked about parking on the grass, green space and sidewalk by trucks to see over the fence. He had seen the haphazard parking. He asked if the area was intended as parking or green space. Mr. Bundy said it was intended as green space. They had begun talking about it. He could take care of the students parking in that area but would need to do something permanent to keep everyone out of that area. He thought the planting would have been already been completed and stated it would definitely be complete by the end of the summer. Mr. Blache asked about the ditch being City property. It was suggested a culvert would help with the planting.

Mr. Blache moved to approve the variance and required an update at the first meeting in September regarding the planting and painting, seconded by Mr. Fairley and was unanimously approved.

Mr. Clark moved to adjourn the meeting, seconded by Mr. Fairley and was unanimously approved.

  
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Lori Spranley, Secretary

  
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Nixon Adams, Chairman

**Zoning Commission  
Work Session  
May 13, 2014**

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

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

Absent: Dennis Thomas

Also present: Louisette Kidd, Planning Director

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 V14-05-07 Mandeville BTS, LLC/ Paradigm Investment Group, LLC requests a variance to Article 10, Sign Codes, 22505 Florida Street, zoned B-2

Ms. Kidd presented that the Back Yard Burger site was purchased by Hardee's and they would be meeting with the Design Review Consultants on Thursday of that week. At the time of construction, Back Yard Burger did not completely screen the mechanical, and Hardee's had submitted plans to raise the parapets to screen the rooftop mechanical equipment. A permit was issued and the contractors started removing the front canopies. There was some confusion by the company thinking the canopies were part of the sign package. The proposed canopies would not be allowed. There would be options being submitted, and that was not part of the variance request.

Hardee's was proposing a new attached sign. The CLURO allowed on single tenant premises one attached and one monument sign. The regulations were recently amended to remove the 20% bonus on monument signs.

The property frontage was 178 linear feet, and the allowance was to install 89 square feet of monument signage and 18 square feet of attached signage. The proposal was for a one sided monument sign of 47.5 square feet, which was 41.5 square feet less than allowed. The proposed attached tenant signage of 45 square feet was located by the drive-up window, which was 27 square feet more than allowed. Hardee's was requesting a variance for the 27 square feet. Mr. Adams said the overall signage was less than the allowance. Ms. Kidd said the board would review the citywide signage under Phase 2 of the CLURO amendment. There were suggestions as long as the signage was not exceeding the total allowable signage, designate "xx" amount for usage. The main entrance was located on the parking lot side of the building. Wendy's, which was the adjacent building, was also under redevelopment.

Mr. Adams said the site could include good landscape along Highway 190. Ms. Kidd said the landscaping would be reviewed by Ms. Gleason. Mr. Adams summarized that the request was for a total of 92 square feet, which was over the allowable 89 square feet. He would like the total signage to be less than the total allowed. Mr. Quillin said if the request was for only attached signage, it could be a larger sign. The O'Reilly's signage was huge and he would like it split up. Mr. Adams said it was not just the ratio, but the total amount of signage. It was stated there was a correction that the monument sign was 40.6 square feet and the attached signage was 45 square feet for a total of 86 square feet which was less than the 89 square feet.

Mr. Quillin said this was not out of line with other establishments in the area. Mr. Adams said the board would review the sign ordinance, and he did not want to hurt the overall signage but reduce some of the monument signage size. Mr. Clark asked why there was a need for both a building and monument sign because people knew what they were looking at. He did not understand visual clutter. Mr. Adams said the City went from freestanding and facade signs to monument signs and they wanted to treat everyone the same for visibility. Ms. Kidd said technically this was not a monument sign and it would have to be modified to include a base and flush it to the ground.

Mr. Clark moved to adjourn the meeting, seconded by Mr. Fairley and was unanimously approved.

  
Lori Spranley, Secretary

  
Nixon Adams, Chairman