Zoning Commission
Public Hearing
September 9, 2014

The meeting was called to order by Chairman Nixon Adams and Acting Secretary Kathy Reeves called the roll.

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

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/ V13-11-20 St. Tammany Parish School Board/Mandeville High School requests a variance to Section 8.1.3, Supplemental Fence and Wall Regulations, #1 Skipper Drive, zoned I/V97-05-10 Mandeville High School requests a variance to Section 8.1.3, Supplemental Fence & Wall Regulations, #1 Skipper Drive, zoned I

Ms. Kidd presented that the case was a six month review update requested by the Zoning Commission. The concern was the landscaping around the two portable buildings at Mandeville High School. The St. Tammany Parish School Board had hired Kyle & Associates who prepared the landscaping improvement plan. Oleander was proposed to be planted around the rear by Purple Martin Lane and English Ivy along the fence. There was a very limited planting area so the English Ivy was planted to provide a green wall. Ligustrums were planted around the baseball field, violets were being replaced, and sections of the sidewalk had been replaced. The only remaining item was along the West Approach, but the City had removed that opening when they were working with the lift stations. All of the requirements had been fulfilled.

The board discussed any reasons to have a future review. There was a question about the toxicity of Oleander, but this issue had not been addressed.

Ally Lawton, Skipper Drive resident, said that Skipper Drive was used for parking during events. There were signs on her side of the street stating that parking was not allowed. She stated that it was almost impossible to get out of her driveway at times. If someone needed an ambulance, such as one of her elderly ill neighbors, it would be very difficult for the ambulance to get in and out of the area. This was a possible safety issue.

Joe Scally, Skipper Drive resident, said the English Ivies would not grow more than 6 inches. It had been stated that the ivy would grow 4-5' in length. When they grow, they will create a very functional green wall. It was also stated that the ivy was planted because it would not bloom or attract bees or other nuisances to visitors. It will provide a thick, green wall.

William Macaluso, 209 Skipper Drive, asked why the plan called for 3-4 'of spacing everywhere except the baseball field where it was 12' spacing. The answer was because the encroachment did not provide much space for planting. To increase the coverage, the planting and fertilization will be increased to help in speeding up the growth.

The board decided to defer to Ms. Gleason and Kyle & Associates for additional planting questions. If the issues were not addressed and complied with, then it would be an enforcement issue. The main issue was to provide some relief to the residents. This was now an enforcement issue, and if there were issues with replanting, etc., then the Planning Department could place the case back on the agenda.

Mr. Quillin moved to reschedule the two meetings in October one meeting on October 21, 2014, seconded by Ms. Bush and was unanimously approved.

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

Kathy Reeves, Acting Secretary

Nixon Adams, Chairman

Zoning Commission
Work Session
September 9, 2014

The meeting was called to order by Chairman Nixon Adams and Acting Secretary Kathy Reeves called the roll.

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

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 only case discussed was V14-08-11 NOLA Beverage Company, LLC requests a variance to Section Section 7.5.10.6 B-3 Design Standards d. Parking (see section 2.4 of the B-3 Design Regulations and Guidelines) vi. On corner lots, required parking may only be located as identified under i above; in no case shall require parking areas or parking lots be allowed without a principal structure for single-family, non-residential or mixed use buildings at the corners of intersections along Girod and Lafitte Streets, Lot 11, Square 18, 448 Girod Street, zoned B-3

Ms. Kidd presented that the owners of the Rusty Pelican Restaurant had purchased the lot across the street with the intention of opening a small café/dessert shop. They were requesting a variance to allow a parking lot on this site until such time they can either move or construct a new building. The applicant had brought in limestone without a permit. They were notified of the violation and a Stop Work order was issued.

In April, 2011, the City Council adopted Ordinance 11-06, which amended the B-3 zoning regulations stating that parking was not permitted on corner lots. The land use policy that was outlined in the B-3 Area Plan adopted in 2007 was implemented in the adoption of Ordinance 11-06. It stated that corners were to be kept active, requiring single-family, non-residential or mixed use building at the corners of intersections along Girod and Lafitte Streets. The goal was to have some type of residential land use.

The applicant was asked what the delay was in getting a building permit. He stated that they were trying to determine if it would be profitable to build or move a small café to the lot. They would like to open a small dessert/ice cream shop/café on the lot, but they were not sure if it would be profitable enough to risk. Pictures of a beachside design were shown as an example.

Mr. Blache said that even though the beachside look would fit in, he wasn't sure if the Design Review Committee would approve the design. Ms. Kidd stated that any new building would also require a Certificate of Appropriateness.

The board asked if there was a pressing need for more parking for the Rusty Pelican. There had been several complaints from the business across the street and they had people towed away. The corner parking issue was a big issue. The board did not wanted corner parking lots. It was stated that not having corner parking lots were hurting Mandeville businesses. The applicant stated that it would take him about six months to determine if he would profitably be able to build on that lot and remove all of the gravel. Mr. Adams said variances were approved for various reasons, but not for reasons that were against policy and would not complement the City. The gravel had been determined to be a nuisance already, inviting people to

park there. The board could not approve use variances. City Attorney would have to be consulted to see if the City allowed the granting of use variances. The gravel would have to be removed.

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

Kathy Reeves, Acting Secretary

Nixon Adams, Chairman