Planning Commission
Public Hearing
May 24, 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, Dennis Thomas, Scott Quillin, and Nixon Adams

Absent: Simmie Fairley

Also Present: Louisette Kidd, Planning Director; Council Member Elect Laure' Sica and Mayor Donald Villere

Short Term Work Program

The board agreed to set up a special meeting. Several dates would be emailed for consideration.

Mr. Quillin moved to adopt the minutes of May 4, 2016, seconded by Mr. Thomas and was unanimously approved.

Mr. Clark moved to adopt the minutes of May 10, 2016, seconded by Mr. Blache and was unanimously approved.

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

Lori Spranley, Secretary

Dennis Thomas, Planning Chairman

Zoning Commission
Public Hearing
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Absent: Simmie Fairley

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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 V16-06-15 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 variance request to allow the separation of lot 72 from lots 70 and 71, which was improved with a residence. Lot 72 measured as a 51' frontage. There was a discussion at the work session requesting a measurement of the distance from the house to the edge of lot which was 23.5'. With a 10' setback, if the 13.5' was included in lot 72, the frontage would be deficient by 1.5'. If the house was demolished, there would be two compliant lots. The lots were platted at 60', but the average lot size of the ownership during the CLURO rezoning was used which was 80'.

Chris Morris, realtor for the applicant, said since the residence was located on lots 70 and 71; the request was for a variance to separate lot 72. If the variance was not granted, the corner lot would be out of commerce with the thought that it was best to allow a buildable lot. Ms. Scott read the submitted reasons for the request and it would be attached to the minutes. It was noted that the msl listing stated it was a tear down building and there could be three home sites. Ms. Morris said the listing would be corrected to two sites.

Mr. Quillin moved to deny the request for no hardship shown for the separation and did not meet the total square footage, seconded by Ms. Bush and was unanimously approved.

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 allow greater than 6" of fill outside of the roofline to a distance of 6' and to fill in low spots on the lot. The property measured 100' on Carondelet Street, contained 17,700 square feet and was located in Fill Subarea A and the Drainage Overlay District. The site plan indicated a 32' front yard setback, on the north side a 16' setback, on the south side a 10' setback, and a rear setback of 46'. There were low spots on the lot from the removal of the trees. The plan indicated a measurement of 4.5' msl for the foundation. The drainage area of the two low areas from the stump removal was 3' msl.

At the work session there was a discussion of the concerns about the amount of fill to accomplish positive drainage without adversely impacting the neighbors, and the commission requested that the City Engineer review the site. Mr. Thomas remembered fill having been added to the lot before Hurricane Katrina.

plan was the approval of experts and the plan shed no water on the neighbor but to the front with three inverts. There was confusion about fill and it was recommended to have Mr. McHugh stake out the corners of the house.

Mayor Villere asked the board to consider tabling the case until the next meeting to allow the City Engineer to meet with the applicant and his engineer to review a plan offering a lower slab elevation and mucking out part of the fill. Mr. Quillin withdrew the motion, and Mr. Clark withdrew his second.

Mr. Thomas moved to table the case, seconded by Mr. Blache. A revised drainage plan based on the input from the discussion and engineer's recommendation would need to be submitted. The motion passed unanimously to table the case until June 14th.

Mr. Quillin moved to adopt the minutes of May 4, 2016, seconded by Mr. Thomas and was unanimously approved.

Mr. Clark moved to adopt the minutes of May 10, 2016, seconded by Mr. Blache and was unanimously approved.

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

Lori Spranley, Secretary

Nixon Adams, Zoning Chairman

Zoning Commission
Work Session
May 24, 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, Dennis Thomas, Scott Quillin, and Nixon Adams

Absent: Simmie Fairley

Also Present: Louisette Kidd, Planning Director; Council Member Elect Laure' Sica and Mayor Donald Villere

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 V16-06-17 Waverly Calamia requests a variance to section 8.1.3, Supplemental Fence and Wall Regulations, lots 11 and 12, square 51, 1811 Montgomery Street, zoned R-1

Ms. Scott presented a previous case in March requesting an 8' wooden privacy adjacent to a site with unsightly equipment. The 8' fence would be placed along the property line for a length of 45'. At the March public hearing there were five members present and the case was denied on a vote of 3-2. Ms. Scott had spoken with Mr. Deano who said Mr. Calamia could request a reconsideration since it was not a zoning request. The request was made to be able to have the vote of the full board. Ms. Scott said if the denial had been determined by the full board then the appeal would appear before the 22nd JDC.

There was a similar discussion on this request in March that the adjacent property had a home occupation business with an apartment. The appearance of the building was more commercial, but the concerns were for the unsightly equipment that the staff would check for removal. The 8' fence would be placed along a portion of the property visible from the back porch.

The next case discussed was V16-06-18 Northlake Investors Partnership, LLP/May Investments, LLC request a variance to Section 7.5.1.3, R-1 Site Development Regulations, lots 33-B through 33-F, square 3, Sandra Lee Drive, Olden Golden Shores Subdivision, zoned R-1.

Ms. Scott presented a request to reduce the side yard setbacks from 10' to 5' on one side for a total of 15' instead of the required 20'. The property was resubdivided into five lots typical of the lot sizes in Old Golden Shores.

Tommy Wong, owner, said their family owned the property since the 1980s. Many years ago, the property was rezoned from commercial to residential. The 15' setback would allow the new homes to have a consistent look and feel of the neighborhood. He had spoken to several neighbors and most were in agreement with the 15' setback.

There was a discussion that the increased setback also involved the placement of driveways and drainage. It appeared that lots 33B and 33C were at a disadvantage of 67' because of the curvature of the street. This was another case of the seller making a request without a review of a proposed building plan. Mr. Wong said they had requested a rear fence on the property as a condition of the sale since it was adjacent to the Trey Yuen parking lot.

Fred May, purchaser, 802 Tete Lours, said his daughter and son-in-law live across the street from the lots. He presented that his company constructed upscale houses in Mandeville. He thought there would be harm to the neighbors if the lots were not developed correctly. The plan was to construct four bedroom and two bath houses. The extra 5' would allow for a double car garage and the bedrooms to be spread out. Also, the new rules did not allow mechanical equipment to be exposed in the setback.

Barbara Drott, 183 Sandra Lee Drive, said most of the subdivision was developed with carports or single car garages. It appeared that the neighborhood was becoming more rental property, and she would like a guarantee that the houses would not become rentals. Mr. Adams said anyone could rent their homes and there were no guarantees.

Thomas Craig Toomey, 111 Sandra Lee Drive, said he was approached by Mr. Wong and generally he was in favor of the 15' setback because that was how the subdivision was developed. He requested that the 5' setback be placed on the same side on all of the lots to create a total 15' buffer between the lots.

Lisa Serio, 172 Sandra Lee Drive, said she had no objection. Her house was built in 1967 with a 5' setback on one side and a carport on the other side.

Lovelle Blitch, realtor, said she had worked with Mr. May for five years and had a history with the Wong family. She understood the importance of property values and aesthetics. Everyone knew that new home construction could improve and maintain the property values within a subdivision and that should be the goal. The hardship was if the property was not constructed by a wise builder, the structures would not meet the same character of the subdivision. The 20' setback could force two story structures where one story houses could be appealing.

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

Lori Spranley, Secretary

Nixon Adams, Zoning Chairman

Planning Commission
Public Hearing
June 15, 2016

The meeting was called to order by Chairman Dennis Thomas and the secretary called the roll.

Present: Michael Blache, Ren Clark, Dennis Thomas, Scott Quillin, Simmie Fairley, and Nixon Adams

Absent: Rebecca Bush

Also Present: Louisette Kidd, Planning Director

The special meeting was called to discuss the revisions from June 6, 2016 meeting. The next meeting will be a joint meeting with the City Council. Ms. Scott said she would submit budget figures based on the Priority 1 items.

Mr. Clark asked about the Mariner's Village rezoning and redevelopment. Mr. Adams said the property was zoned as a Planned District which could become any type of district/use. There was vacant land around the major road that could become office space. There could be a comprehensive rezoning with an area plan, but that may require a revision to the Comprehensive Plan. The Four Corners area should also be reviewed for a way to make it more attractive.

Task 16 –

- Comprehensive Storm Water Management Plan – This should be a priority 2 and moved to Task 2.

Task 2 –

- Subdivision and Associated Fees – There should be an adjustment to the fees. There were different fees for residential and commercial permits. Commercial development also is reviewed by the Design Review Committee and a cost for that service should be considered.

Task 15 –

- Public Art – This item was not under the purview of the Parks and Parkways Commission. There should be guidelines for locations and types of art. There was a discussion about what group would be responsible and under state statutes the Planning Commission addressed public art. This should include the poetry and little book library boxes. The task would be designated as a priority 2.

Task 7 –

- Development Standards between City and Parish – This was a priority 1 and would be moved to the first page and would be designated as a priority 3 to accomplish this year.

Task 4 –

- Bicycle and Pedestrian Plan – The bike plan was underway.

Task 8 –

- Mariner's Village Redevelopment - Develop a PCUD zoning district to protect the City and provide the most oversight.

Ms. Scott said the Traditional Neighborhood Development was not a zoning district and asked the board to consider creating it as one.

Mr. Quillin said Port Marigny was still a priority to the City Council and should be included in the plan as a priority 2.

Task 1 –

- Open Space Master Plan - Ms. Scott said it would be included in the budget with an estimated cost of $40-50,000 and a designation as a priority 1.

Task 3 –

- Comprehensive Transportation Plan – This was underway.

Task 5 -

- Town Center – the City Council would roll the budget amount forward.

Task 6 –

- Annexation - no funding was required.

Task 7 –

- Development Standards – There would not be a cost unless we language drafting was necessary.

Task13 –

- CLURO Amendments – There was $40,000 budgeted from last year.

Task 2 –

- Subdivision Regulations – There was $15,000 budgeted from last year.
- The Open Space Plan funding would be included.
- The Area Plan for Mariner's Village or the Four Corners could be budgeted at $25,000 for each project to begin the plan.

It was decided at the joint meeting to have a PowerPoint presentation for each task with associated budget costs.

It was also decided to move the move the Mariner's Village line item to Task 4.

Mr. Adams said should the City Council make approvals on Port Marigny contrary to the Comprehensive Plan; the board had the right to obtain legal counsel.

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

Lori Spranley, Secretary

Dennis Thomas, Chairman,
Planning Commission