Planning Commission
Special Public Hearing
June 8, 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; and Mayor Donald Villere

The meeting was called to discuss the Short Term Work Program. The table had been revised based on the board's comments.

Task 1 –

- Open Space Master Plan – this had been listed as a priority 1 for several years. Policy 1.8 was to coordinate resource conservation. The public open space needed structure on how it should be used, whether it would be passive or active parks, and gardens. The Critical and Sensitive areas were for drainage, and property that the City may want to acquire. The plan would define the use of the space.

Little Bayou Castain – the City should control the land and create boardwalks to the rear of the properties.

There was a discussion to identify the existing open space, create classifications, and set up criteria to remove the land from commerce. This task would remain as a priority 1. A consultant would be needed to formulate the plan and possibly GIS help to create the map layer. A subset priority could include drainage, historical sites, and quality of life for acquisition. Allowable fill on the lots should be included in a development code.

City Comprehensive Drainage Plan – there was a plan completed several years ago and drainage problems were being resolved with a culvert replacement program. The plan was dynamic with more development and drainage water coming from the north at a faster rate. It was suggested to create a map of available lots for the board to review.

Task 2 –

- Subdivision and development fees – remain as a priority 1

Task 3 –

- PreStressed Site - remove this from the plan

Task 4 –

- Comprehensive Transportation Plan – this plan was underway through the Regional Planning Commission. The findings would be delivered in the fall and any preliminary findings would be distributed.

Task 5 –

- Bicycle and Pedestrian Plan – the committee had been reformed, had held several meetings, and it was proposed to meet again in July. It was suggested to include agencies like AARP in the plan. This task would remain a priority 1.

Task 6 –

- Annexations of the Hospital/Pelican Park/Fontainebleau/Nature Center/Infill/West Wetlands. The hospital property should remain as a priority 5 to monitor the development over the next few years. The infill triangle had pockets of land along Highway190 and should remain a priority 1. There was a description needed for the west wetlands and an ordinance should be introduced.

The Parish had purchased the Hospital property with specific plans, but the City would benefit having control on any development on Highway 190. With the strapped finances of the state, there was a concern that they may sell off portions of Fontainebleau State Park for commercial development. It was decided to create Fontainebleau State Park as an individual item with a designation of a priority 3.

Task 7 –

- Development Standards - Height standards should be discussed with Maureen O'Brien, Parish Council Member for the Highway 190 area after there were defined Design Guidelines developed. Annexation of properties on the north side of Highway 190 should also be considered, and should be included in Task 6 and was designated as a priority 2.

Task 8 –

- Town Center - There was a discussion about property being available for sale on the north side of the amphitheater. The price was a large problem, but prices were continuing to increase the acquisition should be considered.

Task 9 –

- Marinas - The priority 4 designation should remain.

Task 10 –

- Area Plan for State Hospital area - There was a large parcel of land to the east that the Parish had purchased that was not part of the mitigation, but was part of the hospital property. The Parish was planning on a medical operation in this area.

Task 11 –

- Comprehensive Plan - The latest amendments to the Comprehensive Plan were in 2007, and the lifetime of a plan was usually 15-20 years. It was designation as a priority 5.

Task 12 –

- Comprehensive Storm Water Plan – this was added to last year's plan. The plan should include sustainable practices, surfacing, green infrastructure issues, maintain water on site, and fill restrictions. The title would be changed to Comprehensive Storm Water/Green Plan.

Task 13 -

- CLURO Amendments - The Supreme Court had reached a decision on temporary signage so this language should be reviewed. A sliding scale of setbacks had been a topic to provide larger lots to have proportionality. A committee should be developed to look at CLURO amendments.

Task 14 -

- The Hazard Mitigation Plan was adopted through the Parish. There was a need to adopt Mandeville's own plan and expand it for our area. This should be considered in the CLURO amendments.

Task 15 -

- Historic Preservation District Design Guidelines - There should be a consultant to work with the committee to develop more defined design guidelines.

Task 16 –

- Update Master Tree Plan - The Parks and Parkways Commission had created a three year work program. It included updating the master tree plan which would be forwarded to the Planning Commission for adoption and forwarded to the City Council by resolution.

Task 17 -

- Protection and Conservation of Vegetation - There were existing rules for tree preservation in the setbacks and the preservation of trees other than live oak trees should be considered. This should be included in the CLURO amendments.

Task 18 -

- Hard Surfaces in Flood Hazard Zones – This should be considered as a CLURO amendment under flood protection or water management.

Task 19 -

- Storm, Flood Drainage Control/Management - This should be included in water management.

Task 20 -

- Drainage Plans - This should be a CLURO amendment in Article 5.

Task 21 -

- Interaction between Survey Community and City GIS - Language should be included in the subdivision regulations. A point of beginning with real world coordinates were needed to draw new parcels. It was suggested to include the surveyor community for comments.

Task 22 –

- GPS Base Station – This should be included in the CLURO amendments under the subdivision regulations.

Task 23 –

- Public Art - There had been a previous discussion about who should decide what, who to honor, and where to put Public Art. It was decided there should be a plan and designated it as a priority 2.

Task 24 -

- Mariner's Village Redevelopment would happen after Port Marigny. The redevelopment of the Four Corners area should also be discussed.

Task 25 -

- Resolving language conflicts - The Comprehensive Plan had encouraged mother-in-law housing in residential areas, but the CLURO forbid it so there should be an amendment. There were concerns of too many cars and noise in allowing that housing. The property would need to be large enough not to appear too dense. This should be considered under the CLURO amendments.

Task 26 -

- The City purchased trash cans, benches, and playground equipment should be coordinated through the Parks and Parkways Commission instead of the Department of
- Public Works. It was reported that there was a bench mold and two employees were making replacements this summer.

Mr. Adams said there were suggestions of reforming the committees to discuss storm water management, critical and sensitive area, an area plan, and CLURO amendments. It was suggested to review the language which would allow the Acadian Millworks to be constructed as entirely residential.

Messrs. Clark, Thomas and Quillin would be on the Critical and Sensitive committee. Messrs. Adams and Fairley and Ms. Bush would be on the CLURO amendment committee.

Messrs. Blache, Thomas and Adams would be on the Area Plan committee which included annexations.

The board agreed to hold the next meeting on June 15th and then have a joint meeting with the City Council. The committees would try to meet before June 15th and requested to have Michael lauer as a resource.

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

Lori Spranley, Secretary

Dennis Thomas, Chairman,
Planning Commission