

**Planning Commission
Public Hearing
June 23, 2015**

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

Present: Nixon Adams, Simmie Fairley, Ren Clark, Dennis Thomas, Michael Blache, and Rebecca Bush

Absent: Scott Quillin

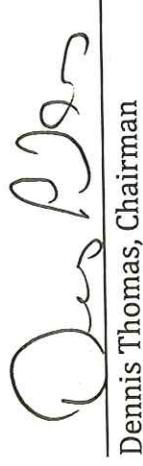
Also present: Louissette Scott, Planning Director; and Council Members Rick Danielson and David Ellis

Mr. Clark moved to adopt the minutes of October 15, 2014, seconded by Mr. Fairley and was unanimously approved.

The minutes of August 18, August 19, August 26, September 9 and October 21, 2014 were deferred until the next meeting.

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


Lori Spramley, Secretary


Dennis Thomas, Chairman

**Zoning Commission
Public Hearing
June 23, 2015**

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

Present: Nixon Adams, Simmie Fairley, Ren Clark, Dennis Thomas, Michael Blache, and Rebecca Bush

Absent: Scott Quillin

Also present: Louisette Scott, Planning Director; and Council Members Rick Danielson and David Ellis

Mr. Clark moved to adopt the minutes of October 15, 2014, seconded by Mr. Fairley and was unanimously approved.

The minutes of August 18, August 19, August 26, September 9 and October 21, 2014 were deferred until the next meeting.

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



Lori Spranley, Secretary



Nixon Adams, Chairman

**Planning Commission
Work Session
June 23, 2015**

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

Present: Nixon Adams, Simmie Fairley, Ren Clark, Dennis Thomas, Michael Blache, and Rebecca Bush

Absent: Scott Quillin

Also present: Louissette Scott, Planning Director; and Council Members Rick Danielson and David Ellis

Short Term Work Program

There was a discussion that the budget would be introduced on July 9th and Ms. Scott had submitted a department budget based on the priority listing. One of the priorities was for an Open Space Master Plan consultant which could be \$35,000 to \$50,000. These figures were estimates from discussions with consultants.

Ms. Scott said item 12, Four Corners Area and review of the development regulations were added to the list. Mr. Adams said when he was attending a recent seminar, it was discussed that the life span of a shopping center was 20 years, but in recent years had been shortened to 15 years. Several Mandeville centers were older than that. There was a discussion that many of the older centers were ready for redevelopment, and the City should pursue developers. Mr. Ellis said Mayor Villere was pursuing developers at the West Marine/Coscino's center. Mr. Adams said the City was lucky to have people who want to shop locally. Mr. Ellis said utilities were a benefit. Mr. Adams said the businesses opt to annex because of the infrastructure.

Mr. Adams said if the 4 Corners was not financial stable there would be a financial problem. The board also wanted to make sure the PreStressed site was developed correctly. Mr. Clark said retail was in a transition and the sales tax dollars were uncollected on the Internet.

It was decided to hold a joint meeting with the City Council on Tuesday, June 30th, at 6:30 p.m.

Task 1 – Subdivision and development fees

This was listed as a priority 2 last year. The fees should be reviewed for an increase with an example of the City variance fee was \$75 and the Parish fee was \$200. The board was in agreement to reviewing the fees. The board was in agreement to change this to a priority 1.

Task 2 - PreStressed

This was listed as a priority 2 last year. The owner/developer had held charrettes and was ready to submit. Mr. Adams said this should remain on the list. Mr. Clark said Mr. Oubre was working on a development code and asked if the board would require help in evaluating the plan. Ms. Scott said a consultant should be hired to review the Traffic Plan and the board should make a request for funding. Mr. Danielson said the Pittman's would introduce their ordinance at the July 9th meeting and it would be referred to the Planning and Zoning Commission. The Traffic Study was complete and there would be a resolution on the Council agenda to hire a consultant. His thought was to hire the consultant from the beginning process and to work with the Council after the recommendations. The board felt it was a goal to hire a consultant for their expertise. Ms. Scott said there might be a budget adjustment needed for this year's funding. Mr. Danielson was in agreement if necessary. Mr. Adams asked if the Council was vetting consultants. Mr. Danielson answered yes, and it should be further discussed at the joint meeting.

There was a discussion that the Comprehensive Plan should be reviewed in the next year since these plans were now reduced to 10-15 years. Mr. Thomas asked what matrix was used to determine the need for the new water town. Mr. Danielson said water pressure.

Task 3 – Transportation Plan

The money had been budgeted and the study should begin in September. This item should remain as a priority 1.

Task 4 – State Hospital Property

This was moved to a priority 5. It was decided to leave this task as a priority 5 for monitoring.

Task 5 - Annexations

There was remaining infill as Priority 1. The west wetlands were listed as a 3, and the north area was listed as a 5. It was decided to move the west wetlands from a 3 to a priority 1.

Task 6 - Open Space Master Plan

The cypress swamp permit had been submitted to the DEQ and the City was waiting for funding. The CLURO looked at critical and sensitive areas that needed to be mapped. It was decided to roll the first two items into one task. The board agreed it as a priority 1 task.

Task 7 – Height Standards

The CLURO amendments were addressing height standards which included sign height. This would be changed to a priority 1.

Task 8 – Marinas

This was brought forward because there would be a marina included in the PreStressed project. Mr. Clark asked if the maintenance of the channels could be a Corps responsibility. It was decided to move this from a priority 2 to a priority 4.

Task 9 - Town Center

This was completed with the CLURO recommendations. There could be land acquisition and implementation so the board decided to leave this task as a priority 1.

Task 10 – Bicycle and Pedestrian Plan

The board decided to move this item to a priority 1. There was a discussion to reconstitute the committee and appoint new board members.

There was a discussion about completing the Transportation Plan and then moving onto a Drainage Plan. This was suggested to become a task with a priority 3. Ms. Scott suggested it could be listed as Public Utilities and Services as a priority 1. A review and evaluation of the Information Element of the Comprehensive Plan should be added as a priority 2.

Planning Commission
Work Session
June 23, 2015
Page 3

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


Lori Spranley, Secretary


Dennis Thomas, Chairman

