**Planning Commission**
**Public Hearing**
**July 12, 2016**

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

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

Absent: None

Also Present: Louisette Scott, Planning Director; Mayor Donald Villere; and Council Members John Keller, Laure' Sica and Clay Madden

Mr. Adams moved to adopt the minutes of June 8, 2016, seconded by Mr. Quillin and was unanimously approved.

Mr. Adams moved to adopt the minutes of June 28, 2016 as amended, seconded by Mr. Fairley and was unanimously approved.

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

Lori Spranley, Secretary

Dennis Thomas, Chairman,
Planning Commission

**Zoning Commission**
**Public Hearing**
**July 12, 2016**

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

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

Absent: None

Also Present: Louisette Scott, Planning Director; Mayor Donald Villere; Council Members John Keller, Laure' Sica and Clay Madden

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Mr. Adams moved to adopt the minutes of June 28, 2016 as amended, seconded by Mr. Fairley and was unanimously approved.

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

Lori Spranley, Secretary

Nixon Adams, Chairman,
Zoning Commission

**Zoning Commission**
**Work Session**
**July 12, 2016**

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

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

Absent: None

Also Present: Louisette Scott, Planning Director; Mayor Donald Villere; Council Members John Keller, Laure' Sica and Clay Madden

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 Z16-06-01 Recommendation to the City Council regarding Ordinance 16-01 to effect the rezoning of lots 15 and 16 in a portion of square 51, Lamarque Street, from the existing zoning of R-1, Single Family Residential, to B-1, Neighborhood Business District; and providing for other matters in connection therewith.

Ms. Scott presented a rezoning request for lots 15 and 16 in square 51, located at 820 Lamarque Street from an R-1 to a B-1 zoning. As an overview, Ruby's was an adjacent neighbor and was also zoned B-1. The property was zoned B-2 prior to the 1993 Comprehensive rezoning and the southern half of the square was rezoned to R-1. In 2004, lot 17 which was adjacent to the north of this lot was rezoned from an R-1 to a B-1 zoning. The property was improved with a metal building constructed as a single family residence with an art studio on the first floor. Ben Lyons had purchased the property and stated the building was more functional as a business than a residence and since it was adjacent to Ruby's he had requested the rezoning. To the south, lots 13 and 14 were vacant. To the west was Waverly Calamia's property, which was the nearest R-1 use backing up to the property. The property consisted of a second floor residence and a home occupation business on the first floor with no signage.

Ben Lyons, applicant, 132 Marigny Avenue, said since 2003 he had used the property as a shop to construct metal drain pans which was about a 20 hour per week job.

Ms. Scott said in 2003 Mr. Lyons' business was permitted as a home occupation and it must comply with the regulations. Mr. Thomas asked if the change to the B-1 zoning would open it up to more commercial uses. The residential use would not be allowed when the tenant moved. Mr. Adams asked to identify the uses for the property. Ms. Scott said the business at this time was operating legally. With the home occupation, the primary employee lived upstairs and worked in the warehouse on the first floor.

There was a discussion of creating the lot as either a planned district and limiting the uses or office/residential. Mr. Lyons stated a future use could be a catering kitchen. He thought a commercial use would be better with Ruby's and their parking lot being adjacent and a package liquor center around the corner. He said he could only carry a commercial insurance policy because it was a metal building. Ms. Scott suggested increasing the buffers to the adjacent residence.

Council Member John Keller asked if the neighbors had expressed any objections. Ms. Scott answered that none had been received. Mr. Lyons said he had spoken with Mr. Calamia and the owner of a house under construction and both had indicated they had no objection.

Mayor Villere said if there was a transition zoning, a Planned Combined Use District would work well with a less intense use. Mr. Adams said planned districts were not usually this small, but this issue would come up in other places. Ms. Scott said the east side of town was vulnerable to these transition zonings. The board requested a comparison of uses.

Mr. Lyons was in agreement with the board and action was not needed immediately. He was looking for better uses for the building outside of a home occupation.

The next case discussed was SUP16-06-05 Barry and Kathleen Bird Brupbacher request a special use permit for Section 6.4.42, Lodging (Transient) – Bed and Breakfast Residence, lot 3-B, square 48, 1925 Livingston Street, zoned R-1.

Ms. Scott presented a request for a Special Use Permit to allow a bed and breakfast with the use of two rooms in a residence. The property was located between Marigny Avenue and Girod Street. The property immediately to the west was zoned B-3 and to the east was zoned R-1. The residence was set back 26' and included a parking area of crushed limestone. The proposal was to rent the area downstairs as a bed and breakfast unit and the parking requirement was in compliance for four parking spaces. The criteria was met for providing a common bathroom (in this case it was a separate bath), a continental breakfast, parking in the side or rear yard and no exterior signage.

Mr. Blache said there were internet businesses that did not meet the bed and breakfast criteria and asked if they should be included in the short term work program.

The board requested an outline of the adjacent uses to be presented at the public hearing.

Mr. Brupbacher had discussed his project with several neighbors and Gibb Farrish was in opposition to the project even though their property was located in the B-3 zoning district. The owners at the corner of Marigny Avenue and Livingston Street stated no objection and would happy to have visiting family stay close. The parking had been constructed to commercial standards. The rear yard was underground drainage with PVC lines.

Jeff Lyons, 515 Lamarque Street, said he had no objection to the use as a B&B. The property was well maintained and he thought it would enhance the neighborhood.

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

Lori Spranley, Secretary

Nixon Adams, Chairman,
Zoning Commission

and the Office/Residential zoning allowed multi-family uses and many projects were now being built. There were changes to the character of the area in the Historic District and there was some urgency to review the zoning and land use in that area. This should be a considered a Priority One task.

**Task 12 – Four Corners**

The four corners of N. Causeway and Highway 22 would be redeveloped in the future and an area plan should be developed for the uses and patterns. There would be the need for a consultant for this project.

**Task 13 – Town Center**

This was in regard to land acquisition.

**Task 14 – Hazard Mitigation Plan**

The City had a plan through the Parish that should be adopted into the Comprehensive Plan. The City was working with GEC on the Shoreline Plan and Silver Jackets on structure elevations.

**Task 15 – Master Tree Plan**

The Parks and Parkways Commission had the plan listed as a Priority One on their three year plan.

**Task 16 – Historic Preservation District**

Guidelines, demolition, and demolition by neglect were issues that needed to be addressed. Council Member Pulaski said this task should be a Priority One.

**Task 17 – Public Art**

Several commissions had brought up the interest in public art.

**Task 18 – Marina Operators**

The marina owners were presently happy with the regulations and the operations.

**Task 19 – Comprehensive Plan**

An updated plan would take place in the next five years.

**Task 20 – State Hospital**

This was an ongoing task to for review. Before the Parish had purchased the property, the state wanted to sell property on Highway 190 for commercial businesses.

There was a further discussion about the marina in Mariner's Village needing maintenance because the bulkhead was failing and surrounding land was slipping into the marina. There should be a review and evaluation of the zoning and uses in this area.

The budget amounts for each task were discussed and outlined below:

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|---|---|
| Open Space Master Plan | $50,000 |
| Subdivision Fees and Regulations | $15,000 |

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|---|---|
| Four Corners | $25,000 |
| CLURO Amendments | $40,000 |
| Mariner's Village review | $25,000 |
| Historic Preservation District | $15,000 |

There had been a discussion at the recent budget meeting of a cost of $570,000 for contract labor and it was clarified that did not include professional services.

Council Member Madden asked since Mandeville was a Tree City USA if additional signs could be posted with one each on the East and West Causeway Approach roads.

Council Member Pulaski asked where he would find the estimates for the Parks and Parkways Commission's funding. Ms. Scott said she had a breakdown that would be forwarded to the City Council that included the maintenance contracts, gardens and proposed projects.

It was decided that adoption of Resolution 16-02 should be included in the next meeting agenda.

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

Lori Spranley, Secretary

Dennis Thomas, Chairman
Planning Commission

**Planning Commission/City Council**
**Joint Public Hearing**
**July 12, 2016**

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

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

Absent: None

Also Present: Louisette Scott, Planning Director; Mayor Donald Villere; and Council Members John Keller, Laure' Sica, Clay Madden and Mike Pulaski

Ms. Scott presented her memo explaining the Comprehensive Planning process and outlining the goals and policies under the Short Term Work Program. Each year there was a review and a list of Priority One projects to be accomplished in that year. An update to the Comprehensive Plan would be about 5-7 years away.

**Task 1 – Transportation Plan**

The plan was underway with the Regional Planning Commission with a report due by the end of the summer. The plan would include a roundabout at East Causeway Approach and Monroe Street. The City had paid $75,000 as their portion of the study. The study boundaries were from the Tchefuncte River to Big Branch, and I-12 to the lake.

**Task 2 – Bicycle and Pedestrian Plan**

The committee had been reconstituted, but had not met since January because of the Port Marigny meetings. A meeting would be scheduled in next 30 to 45 days. Mayor Villere said there was a proposed bike plan on West Causeway from the Shadows Subdivision to Moore's Road and the City was working with the state on a design plan for the Enhancement Grant. Mr. Madden asked to include OMBA's sidewalk request into consideration. It was stated that the Bike Committee focused on the lakefront and connect ability in the B-3 district first. It was requested to include the City Council on any committee meeting dates.

**Task 3 – Open Space Master Plan**

This plan would include the green infrastructure. There were three established Planning and Zoning subcommittees, and the Critical and Sensitive Committee would evaluate this plan. The budget figure was estimated to be $50,000 until the committee met with a scope of work. The plan would dovetail with the Parks and Parkways Commission on the use of public land.

**Cypress swamps** – the plan was completed for the project at the end of Lakeshore Drive. Funding for the project was being sought.

**West Wetlands** – it was requested to send a map of this area to the City Council. With the deteriorating coastlines, the area of the Wastewater Assimilation Project could allow others to also be able to use the area and there were opportunities for grants for reforestation. This project could dovetail into the Open Space Master Plan.

**Task 4 – Comprehensive Storm Water Management Plan**

The intent was to keep water in its place and manage it in a coastal community. This could be part of the Open Space Master Plan.

**Task 5 – Fees**

The subdivision and development fees needed to be reviewed.

**Task 6 – CLURO Amendments**

When the CLURO amendments were adopted in 2015, the opinion of the Supreme Court was pending on signs. The decision was made and the City must now assure that the code was in compliance.

**Open Space Requirements** - as there was redevelopment in Old Mandeville, scale and proportion had changed with the elevation requirements and larger homes were being built to the full footprint. There should be a review of setback requirements for buildings of certain sizes. There should also be a review of the fill provisions for clarity of the regulations.

**Accessory Dwelling Units** – the Comprehensive Plan encouraged the units, but it was not included in the CLURO.

**Town Center Land Uses** – this should be discussed with the future redevelopment of the Acadian Millwork site.

**Hard Surfaces** – permeability.

**Landscape Regulations** – there were other significant trees that could be encouraged for preservation beyond the live oak tree.

**Marina District** – there should be a review people living on their boats.

**Task 7 – Subdivision Regulations**

This task was moved to a Priority One with the intent of having the survey community submit their information in a digital platform. The current pattern of development was suburban and the regulations should allow for other types of patterns. The budget estimate was $15,000 for the subdivision regulations and $40,000 for the CLURO amendments. The CLURO amendments would include a consultant to review and draft language and facilitate the public hearings. There was a discussion about putting out an RFP to review local planners. One of the subcommittees would review the CLURO amendments and could determine what sections should be addressed.

**Task 8 – Annexation of Priority One Areas**
**Task 9 – Coordinate Standards with the Parish**

This was the infill areas on the north side of Highway 190. There were differences in the City and Parish regulations and the Overlay District no longer existed. Height was a big issue. Mayor Villere said the Parish was open to considering Design Guidelines on the properties contiguous to the City.

**Task 10 – Mariner's Village**

This would be a review for any future development to assure it would be compatible with the City's character.

**Task 11 – Zoning North of Monroe Street**

There were larger lots and older single family residences in the Carroll and Coffee Street area that were in disrepair or were demolished. This was a zoning transition area