Zoning Commission
Public Hearing
August 11, 2015

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

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

Absent: Michael Blache and Scott Quillin

Also present: Louisette Scott, Planning Director, and Mayor Donald Villere

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.

There was one public hearing and one work session case related to the same property and both cases were discussed in conjunction. The public hearing case was Z15-08-09 Michael Haydel/Matt D'Agostino request a zoning permit to Section 6.4.63, Restaurant – Sit Down, a part of square 2, 1943 Lakeshore Drive, zoned B-3 V15-08-11 Michael Haydel/Matt D'Agostino request a variance to Article 9, Parking and Landscaping, a part of square 2, 1943 Lakeshore Drive, zoned B-3.

Ms. Scott presented a zoning permit to Section 6.4.63, Restaurant – Sit Down, and the variance was for landscaping with buffer requirements. Based on the discussion from the work session discussion, the rear neighbors had written letters of support not to install a rear fence as required.

The building contained three efficiency apartments and the applicant as proposing a juice/smoothie bar. Under the CLURO a special use permit was required for a sit down restaurant. The applicant was proposing to provide addition seating with an outdoor deck and parking in the rear. The interior contained 1,331 square feet with usable seating of 336 square feet and 505 square feet on the outside. Using a parking ratio of 1:200 there would be 9 commercial parking spaces and 5 residential parking spaces required. The plan provided 10 spaces on the rear of the site and 4 in the front of the building. There was an existing driveway on the east side to access the rear. The variance would be for the porch expansion, the APA compliant ramp for the porch, and the rear dumpster would be encroachments.

The Zoning Permit request was for the use of the restaurant. The question at the work session was the depth of the front parking and would it block the sidewalk. There were bumper stops for the spaces at 18' deep but the requirement was for 18.5'.

Mr. Thomas asked if the porch expansion was taking away space for parking. Mr. Sollberger said the building setback and the porch would go to the property line. Mr. Sollberger said the landscape area in front of the deck was within the property line.

Mr. Adams said the overall issue was getting rid of the front end parking from Barley Oak to Rip's because of automobiles sticking out into the street. Mayor Villere said another option was to add 2' of sidewalk in front of Barley Oak and the Lake House to accommodate vehicles being off the roadway. Ms. Scott suggested installing two spaces with angle parking. The parking bays on the south side of Lakeshore Drive were not counted.

Ms. Bush moved to approve the special use permit contingent upon the variance approval, seconded by Mr. Fairley, and the motion was unanimously approved.

Ms. Scott continued with her presentation of the variances for the east and west side buffers, and the fence requirement in the rear buffer.

Mr. Sollberger said they would install low landscaping as a vehicle buffer to allow the breezes from the lake. Ms. Scott said the buffer requirement was one Class A and one Class B tree. Mr. Thomas was concerned about headlights shining onto the rear property. Mr. Sollberger said they could install wheel stops or landscape timbers. Mr. Adams requested the rear parking lot be design in a way to retain its appearance.

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

Lori Spranley, Secretary

Nixon Adams, Chairman

Zoning Commission
Work Session
August 11, 2015

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

Absent: Michael Blache and Scott Quillin

Also present: Louisette Scott, Planning Director, and Mayor Donald Villere

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