Planning Commission
Public Hearing
October 11, 2016

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

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

Absent: Bill Sones

Also Present: Catherine Casanova, Landscape Inspector

The first planning case also had two corresponding zoning cases and all of the cases were discussed in conjunction. The planning case discussed was P16-10-04 Recommendation to the City Council regarding Ordinance 16-14 to effect the annexation of 6.365 acre tract of land known as the remainder of Square 118 and a portion of former Orleans Street (now closed) into the corporate limits of the City of Mandeville designating and assigning the property for purposes of zoning as B-2, Highway Business District and providing for other matters in connection therewith. The zoning cases discussed were Z16-10-02 Recommendation to the City Council regarding Ordinance 16-14 to effect the annexation of 6.365 acre tract of land known as the remainder of Square 118 and a portion of former Orleans Street (now closed) into the corporate limits of the City of Mandeville designating and assigning the property for purposes of zoning as B-2, Highway Business District and providing for other matters in connection therewith and V16-10-27 Keith and Lynda Young, Greystone Manor LLC, request a variance to Article 9, Parking and Landscaping, for a 6.365 acre tract of land known as the remainder of Square 118 and a portion of former Orleans Street (now closed), 935 Clausel Street, to be zoned B-2.

Mr. Adams stated there was a lengthy discussion at the work session on the annexation and variance request. The only remaining issues were that the project had begun construction in the Parish and the Parish and the City had differing buffering requirements.

Ms. Casanova presented the submitted landscape plan bringing the site as close to compliance as possible. The greenbelt along Clausel Street was only calculated on the area that would not remain natural. The rear buffer zone indicated all required Class A, Class B trees and shrubs required with the installation of a 7' fence which was in compliance except for the parking spaces that encroached into the 30' buffer. The Florida Street greenbelt would remain natural and that was not included in the landscape plan. Jackson Avenue was not a developed street so there was no greenbelt planting in that area. The only deficient area was the 5' landscape strip around the building which tapered down to 1' on one side and 1.5'-2' on the other of the building. The plans were approved under the Parish regulations.

Mr. Adams said with it being a large site, there would not be a parking problem. Ms. Casanova said the applicant proposed to construct a fence on the north side adjacent to the neighbor as well as planting numerous Class B trees and confederate jasmine to create a natural screen rather than bamboo. Mr. Blache said the neighbor was closer than he thought and it was good to have planting as a buffer. The planting was shown on the landscape plan.

Vaughan Sollberger, 235 Girod Street, architect, said Adam Perkins had prepared the landscape plan with Ms. Casanova. There were a few adjustments that could be made for the façade planting.

There was a discussion about which was the short side of the property to determine the front facade. Ms. Casanova said Clausel Street was shorter so Mr. Adams said that

would be the front of the property. Mr. Clark asked about how much of the property was located in the Drainage Overlay District. Mr. Sollberger said he did not know because the property was located north of Florida Street. They discussed that the parking was on grade and the surface was gravel. The survey indicated that a portion of the lot was flood zone C and through a corner of the building was located in flood zone AE EL9. There was a discussion about the impact of future development and Mr. Clark said there were hybrid soils and a potential for wetlands. Mr. Adams said it would have to follow the laws of the Drainage Overlay District. Mr. Sollberger said the only soil brought in was under the pad of the building. There was a slope on the south and east sides of the property, and the ditch on Clausel Street was deep. They had conferred with Nic LeBlanc to keep it correct with Mandeville's flood zoning.

Ms. Bush moved to recommend adoption of Ordinance 16-14 for the annexation as a B-2 zoning district which would be consistent with the Parish zoning district and was located in the Priority 1 annexation area, seconded by Mr. Fairley and was unanimously approved.

Mr. Blache moved to approve the variance to allow an encroachment in the buffer area around the building and for the parking contingent upon the City Council adoption of the annexation, seconded by Mr. Thomas with the motion passing 5-1 with Mr. Clark voting against.

Mr. Blache moved to adopt the minutes of September 13, 2016, seconded by Mr. Adams and was unanimously approved.

Mr. Blache moved to adopt the minutes of September 27, 2016, seconded by Mr. Adams and was unanimously approved.

The election of Chairman was deferred until the next meeting to have a full board present.

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

Lori Spranley, Secretary

Dennis Thomas, Chairman
Planning Commission

Zoning Commission
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Mr. Adams announced that 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.

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Mr. Blache moved to approve the variance to allow an encroachment in the buffer area around the building and for the parking contingent upon the City Council adoption of the annexation, seconded by Mr. Thomas with the motion passing 5-1 with Mr. Clark voting against.

The second zoning case discussed was SUP16-10-07 Carl and Jill Buhler requests a Special Use Permit to Section 6.2.4, Two-Family Residential, lots 30, 32 and 34, square 39, zoned R-3.

Mr. Adams presented the board had voted on the previous case of the two live oak trees and there was a Special Use Permit required for two separate units which required additional advertisement.

Mr. Blache said the idea of granting the type of variance was because the hardship was to protect the trees. Mr. Clark said the Buhler's were honest about all parts of the case including that they would also be using the accessory building as well as their tenants.

Mr. Fairley moved to approve the Special Use Permit to allow the construction of two separate buildings, seconded by Mr. Clark and was unanimously approved.

Mr. Blache moved to adopt the minutes of September 13, 2016, seconded by MR. Adams and was unanimously approved.

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

Lori Spranley, Secretary

Nixon Adams, Chairman
Zoning Commission