

**Planning Commission
Public Hearing
October 27, 2015**

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

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

Absent: Simmie Fairley and Scott Quillin

Also Present: Louissette Kidd, Planning Director; Mayor Donald Villere; Council Members Ernest Burguieres

The first case discussed was P15-10-07 Recommendation to the City Council regarding Ordinance 15-21, amending CLURO Section 7.7, Table of Permitted Uses by Zoning District and providing for other matters in connection therewith

Ms. Scott presented a change in the B-3 zoning district's Permitted Uses for bars and lounges. It was now approved with a Special Uses Permit and it was requested to change to a Conditional Use Permit. Mr. Adams said the intent was to change the approval from the Planning and Zoning Commission to the City Council. Ms. Scott said Article 4 outlined approvals and findings for the Special Uses Permit. There was also a criteria for Conditional Use Permits where the Planning and Zoning Commission would hold the public hearings, but would make a recommendation to the City Council.

Mr. Adams asked Council Member Burguieres if he had made any changes to the ordinance following the work session. He thought the "whereas" section of the ordinance should further explain why the process was changing. He asked if the purpose was to restrict a further number of bars, lounges and taverns. Mr. Burguieres said the constituents wanted further involvement in the applications for bars. They felt the City Council was more responsive to their needs than the Planning and Zoning Commission. Mr. Adams said he had no problems with giving the City Council the responsibility, but he asked if there were different levels of use and would it be better to have different levels of use classification. Mr. Burguieres said he had received telephone calls from constituents about bars being difficult to coexist with residences. The problem existed in Old Mandeville because of the mix of uses. He had no objections to tweaking the ordinance.

Mr. Blache was uncomfortable on action of the ordinance without including the findings and how it would affect the B-3 district in its entirety. He asked Mr. Burguieres to define the area of B-3 that a bar or restaurant would be approved. Mr. Burguieres said this was not his idea and he was responding to contacts from his constituents about the approval of additional bars and they thought the City Council should have the final decision on approval. He could not respond on a specific request because it was not before the board. The constituents felt they had a better voice through their City Council member and not go to district court that would be costly.

Mr. Clark asked procedurally if the board approved a bar, it was only a bar use and the liquor license had everything to do with the City Council. So, it seemed that the City Council had the ability to shut down a bar use by not approving the liquor license. Mr. Burguieres felt that was inviting a lawsuit. Mr. Clark said the entrepreneurs would likely have the funds to fight the lawsuit. The City Council appeared to have the "sledge hammer" in Old Mandeville with the approval of the liquor license. Mr. Burguieres said if someone invested a considerable amount of money in construction and then could not get liquor license that would be a problem. Mr. Clark asked would you invest the monies on construction in the absence of a liquor license. Mr. Burguieres said the liquor license came at the end

and not at the beginning. He would do construction prior to applying for the liquor license. If it would be stopped, it should be at the beginning before money was invested in the project.

Mr. Thomas said he did not see the value in having a seven member independent board compared to a five member elected board beholden to the constituents and campaign contributors that could be turned over every four years. Mr. Burguieres said it was the same as a Special Use Permit. Mr. Thomas said he did not see the value in the change. Ms. Scott said it was a different zoning classification. Mr. Burguieres said the value was that the constituents wanted a louder voice. Mr. Blache said as an observation and discussion at the previous meeting, looking around the Court Room there were not masses of constituents pushing for the change. He asked if it was an issue or the request of a few of the constituents. Mr. Burguieres said he could not give a percentage, but he knew that people were afraid to speak up because of reprisals so they had a representative do it for them. He was that representative. Mr. Blache said he was asking because the board would have to make a recommendation and the City Council an approval on a big project. Before jumping to any conclusions, he felt the issue should be more thought out. The process had worked well for the last 25 years. He asked Mr. Burguieres if he thought it was a good idea. Mr. Burguieres did think it was a good idea because when you had elected officials directly involved on a controversial topic there would be a more consensual idea of what would happen.

Mr. Adams agreed that the ordinance needed additional work and should eliminate the arbitrary and capricious and how would you differentiate between two different lots. Another issue went back to the reason why Planning and Zoning Commissions were created so politicians were not responsive on a "willy/nilly" basis and there was some certainty to the process. Mr. Clark said it could bring into issue the size and breadth of the B-3 district. Mr. Adams suggested a new category for obnoxious sizes of bars. Mr. Burguieres said if you believed that the citizens should get what they want, it will work out over time. Mr. Adams said there was a comprehensive review of the CLURO and it was not intended to be changed on a weekly basis. Mr. Burguieres said he received complaints on the Comprehensive Plan and the public hearings require much attention to the documents and there was not enough time. There was a growing level of bureaucracy of good and bad points for over 10,000 people. The people he had spoken with felt they were losing control. He was the one speaking on their behalf. The board could make their recommendation and the City Council could decide to agree or not agree with the recommendation.

Mr. Adams suggested that Mr. Burguieres amend the ordinance to include information in the "whereas" section. Mr. Blache agreed with the issue of how to decide what property would or would not be allowed for a bar. The continuing education classes provide information for consideration. Mr. Adams said if there was a characteristic of what the City was trying to prevent then create a different use. Mr. Blache was concerned about a lawsuit of allowing a bar in one place and not another.

Charles Goodwin, 2075 Lakeshore Drive, said the quantity of people could include himself. Where he lived there were ten condos and 20 owners. He had not found anyone that wanted more bars. The people against the issue had proven they were good citizens. If it was the quantity of people then was there some measure to bring it to the people. Mr. Adams said the board did not take a vote of the citizens, but information and there was a law that the board dealt with. There was always a public forum for the citizens to comment. He understood noise, smell and drunk people which were controlled by nuisance laws. Mr. Goodwin said that was

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unenforceable. Mr. Adams said it should be spelled out how it would be controlled. It could be controlled through zoning and creating a zoning district. Mr. Blache said the board had called applicants back to the board when there were problems. Mr. Goodwin asked about how many people were in favor of the Rest-A-While project. Mr. Adams stated that the board had made changes to the project since it was a permitted use and had a site plan review. Mr. Goodwin said there were many things that were permissible, but not desirable. Mr. Clark said at what point in Old Mandeville was too many bars was the question to be asked. Mr. Adams said you could control the number of liquor licenses and it was handled that way in Madisonville on the river for parking reasons. There must be a development process when people were developing their property. Mr. Goodwin said at what point where you taking it away from someone. Mr. Adams said a use was also considered a taking.

Mayor Villere asked if the board could restrict the number of bars in a certain area as a zoning restriction. He understood the concerns about a residence feeling honed in on with surrounding bars. If it could be done, then there would be a protection. Mr. Adams said the CLURO tried to reserve a certain mix that would work for everyone and maintain the character of the town. The Council would have some right to do that. Mr. Blache would like to look at these options.

Tess Dennie, 536 Lafitte Street, said she lived down the street from the Red Barn Pub and when she purchased her home she knew what she was buying. She bought in the B-3 district with a future possibility of converting her home to a business and she would not be converting to a bar. She again expressed her concern about an elected board making decisions after the Planning and Zoning Commission had reviewed the request as a fair, level headed and diverse board. She did not always agree with the board, but felt their actions were in the general interest of the City. The board was knowledgeable enough about the CLURO. If you remove their opportunities, everyone should be careful. She met with the OMBAs board and of the six members, five were constituents and all agreed the Zoning Board did an adequate job and it was not in the best interest for the Council to be making the decisions. They were good, but they were elected officials making decisions. The property owner should have the use of the property in the manner of which they purchased it. Within reason they should have the highest and best use of the property. Mr. Clark asked about her threshold of tolerance for a bar. Ms. Dennie said a 10-20' buffer. There were many ways to buffer noise. She was a real estate agent who sold houses along the interstate. Mr. Clark asked if people who had come into the B-3 district in the last five years had an adequate understanding of B-3 when purchasing. Ms. Dennie said they should and it depended on the agent's explanation and the purchaser should check out the neighborhood in both the day and the night. Mr. Clark said there seemed to be a constituency that felt threatened. He wondered if it was a failure as a City to make it clear to new residents in the B-3 area to understand what was a mixed use district. Ms. Dennie suggested a special use permit for a residence. Mr. Clark said he would not be comfortable living that close to a bar. She could understand living next to a bar, but she would accept it because it was her choice to live there.

Edward Greene, 434 Girod Street, said he thought this was a dangerous path. The idea of taking it away from the Planning and Zoning Commission and putting it in the hands of an elected official was not a good idea. He did not want to ask permission of an elected official and the hearing was part of the CLURO. If a resident was concerned, they should be part of the activity. When following the procedures, the density was adjusted. There was a reason for procedures to get things done. He understood Mr. Burguières having to listen to the action responses. There were always future chances to make changes. The idea of having someone that could be

influenced making these decisions should be what fits the law. To decide where a use could take place would be difficult. It would be tricky to take it from a block to an individual of who lived next to you. He felt this would be going backwards. The argument was the same whether it was the approval of the liquor license or approval of a building. He asked what was the change. Mr. Greene liked the energy and feel in town that we were thriving. He felt the process worked although it did not work for everyone all the time. Mr. Clark asked if there would be a situation where there would be too many bars with the consideration of health, safety and welfare with an increase in traffic. Mr. Greene said there was a tight handle on that in Mandeville and if you talked to people in the Parish there would be a concern to watch out. This was regulated by authority of not allowing people to be drunk when they left an establishment. He would see the Police around his house every few weeks. Mr. Clark was reiterating that Mr. Greene felt there was adequate enforcement. Mr. Greene said it was part of the ebb and flow of life. If there were too many bars people would not go to it and it would not survive. It was a free market society. He knew this by operating a guest house on Girod Street.

Leonard Rohrbough, 2525 Lakeshore Drive, said Mr. Clark had hit health, safety and welfare of the community. Putting a value or measurement was difficult. At what point do you say what was saturation. The B-3 district was a mix of uses, but as time went on with the economy and trend, at this time the board could apply the ordinance and make what adjustments possible. At this time there could be a bar in every building on Girod Street and that was not what everyone wanted. If there was not enough parking they would stop coming; it was economics. It seemed that the liquor license was usually qualified for prior to applying for a zoning permit. Mr. Adams said the City Council still approved the liquor license. Mr. Rohrbough agreed with Mr. Burguieres about not being able to deny a liquor license if the use had already been approved. He said to look at the overall concept of B-3 and put a quantitative amount on it. There was a need for balance and how to enforce it. Restaurants usually closed down before midnight, but a bar would be open until 2 a.m. It was a good idea to try to find a way to say too many were too many and get it into the ordinance.

Mayor Villere asked how many bars or restaurant/bars had really opened in the last five years. He could not think of more than two or three. Opal Basil served wine, the Scotts served wine. Of those that opened, were any destroying the quality of life in Mandeville. It was also stated that McClain's had opened and they served alcohol.

Rick Dennie, 536 Lafitte Street, said it should be specified between a bar and a restaurant. From his experience, it was hard to make a living without selling wine and beer. He wanted a balance too. If you don't want a business, you should move to a subdivision.

Mr. Blache moved to defer the case until the next meeting, seconded by Mr. Thomas and was unanimously approved.

The next case discussed was P15-10-08 Recommendation to the City Council regarding Ordinance 15-29, amending CLURO Section 5.1.15, Unsafe Buildings, and providing for other matters in connection therewith

Ms. Scott presented a clarification from the City Attorney that the clarification was unsafe to the general public and not a specific tenant. Mr. Clark asked who would determine "unsafe" and Ms. Scott said it was determined by the Building Official. There was a criteria when an inspection was performed.

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Ms. Bush moved to recommend adoption of the ordinance, seconded by Mr. Thomas and was unanimously approved.

The next planning case also had a corresponding zoning case and the two cases were discussed in conjunction. The planning case was R15-10-03 Danielle and Ricky Bosse request a resubdivision of lot 11, square 11 into lots 11A and 11B, 348 Girod Street/2008 Madison Street, zoned B-3. The zoning case was V15-10-15 Danielle and Ricky Bosse requests a variance to Section 7.5.10.3, B-3 Site Development Regulations, lot 11, square 11, City of Mandeville, 348 Girod Street/2008 Madison Street, zoned B-3

Ms. Scott presented that Mr. Bosse submitted a revised plan based on the work session discussion moving the property line as close to the duplex as possible. There was an existing driveway and telephone pole and he was able to move the line by 18'. Lot 11A would be 6,829 square feet with a 371 square foot deficiency. Lot 11B would be 6,171 square feet with a 1,029 square foot deficiency. There would still be a rear yard setback variance. Lot 11B would no longer need a rear yard setback. There would be a new driveway with a new culvert.

Mr. Blache moved to approve the revised resubdivision plat and rear yard setback for lot 11B and square footage deficiency as per the submitted plat with the new property lines, seconded by Mr. Thomas and was unanimously approved.

The next case discussed was P15-10-09 Recommendation to the City Council regarding Ordinance 15-27, approving a conditional use permit to allow the use of Administrative Offices and A&E Services as defined under CLURO Sections 6.4.1 and 6.4.17 respectively for the Gray Casualty and Surety Company located in Section 42, T7S, R11E, zoned Planned Commercial District (PCD); approving the site plan and providing for other matters in connection therewith

Ms. Scott presented the Conditional Use Permit and a proposed variance from the work session discussion for the height of a proposed wall. The use would be administrative offices and auto and equipment repair, enclosed for the Gray Casualty and Surety Company. The board discussed at the work session in 1993 at the time of the annexation the property was zoned PCD with specific uses. In 2009, the property was sold and an additional use of religious assembly was approved. In September 2015, the property was sold to the Gray Companies. The uses would support the three divisions of the company. The company had also purchased the existing FARA Building on West Causeway Approach and there were future plans on this site for an additional building as the company moved the operations to the Northshore.

Ms. Scott further presented the fleet maintenance use was proposed as a new building. They were proposing the use of oil change, tire repairs and general maintenance and would be enclosed within the building. There may be some exterior vacuuming at the end of the building. It would not be commercial grade vacuuming. Ms. Scott said the only outdoor services would be vacuuming and some car washing.

The existing go cart rack would be demolished and removed. Building 2 was 4,300 square feet converted to office space. Building 3 was 3,000 square feet and would be fleet maintenance personnel and storage. Building 4 would be new and for the fleet maintenance. They would include language in the ordinance that the building would be constructed with sound mitigation as per the plans dated October 20, 2015. The rear walls would be sound proofed to 50 decibel minimum.

There was an existing fence that would be repaired with a 30' buffer. They would construct a 10' composite material wall. This might be a variance with a 7' fence height restriction. This was proposed for additional sound mitigation and line of sight. Mr. Adams said the immediate neighbor spoke at the last meeting of no objection. That language was now included in the ordinance.

Additionally in the ordinance, there would be a landscape plan review at the time of permitting for compliance. Mr. Adams asked about the sign. Ms. Scott said there had been a proposal for the sign to be located in the GNOEC right-of-way that was denied and it was presently located in the proper place.

From a parking standpoint there was a plan submitted for parking spaces that had added an area on the site plan as a parking bank of 20 spaces for a total of 69 spaces provided. The parking bank would not be constructed at this time, but would comply with the required parking spaces. The other language added was fleet maintenance for company cars only during business hours and included the calculation of parking. Mr. Clark asked what were the business hours. The hours were 8:30 a.m. to 5:30 p.m. Mr. Clark asked about the 50 decibels because of some mechanical equipment and wondered what would happen to the noise. Mr. Adams said the board had found out that decibel levels were hard to control. Mr. Clark requested to include the time to be specific.

Mr. Clark moved to recommend adoption to the City Council with the additional of the business hours of 8:30 a.m. to 5:30 p.m. Monday through Friday and the additionally the proposed language, seconded by Mr. Thomas and was unanimously approved.

The next planning case also had a corresponding zoning case and both were discussed in conjunction. The planning case discussed was P15-10-10 Recommendation to the City Council regarding ORDINANCE NO. 15-30, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A PORTION OF GROUND ON LOVERS LANE CONTAINING .012 ACRES OF LAND, MORE OR LESS, SITUATED IN SECTION 45, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, INTO THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. The zoning case discussed was Recommendation to the City Council regarding ORDINANCE NO. 15-30, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A PORTION OF GROUND ON LOVERS LANE CONTAINING .012 ACRES OF LAND, MORE OR LESS, SITUATED IN SECTION 45, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

Ms. Scott presented the annexation of unimproved land to the rear of 130 Shannon Drive. The parcel was in accordance with the survey by Randall Brown and Associates. The property was originally owned by Ms. Fontcuberta. The owners were proposing to construct a single family residence and would access through the rear of the property. There was a discussion at the work session on new developments with double frontage lots required a dedication of 10'. The City was not requesting a dedication, but would require a 10' setback for any fence construction or limits the fence to 4' to retain some buffer. Mr. Clark asked if the other non-City properties were under separate ownership from the houses. Ms. Scott answered that she was not sure.

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Ms. Scott said the ordinance did not include a zoning designation and the R-1, Single Family Residential designation would be included. Mr. Clark reiterated the recommendation would be for single family residential zoning, fencing 10' from the rear property line and annexation. Mr. Thomas asked about the utility servitude. Ms. Scott said it was discussed at the work session that it ran along the property line and the owner indicated the driveway would be to the rear. Permission from the utility companies would be required to construct across the servitude. Mr. Rohrbough asked about the access to City services on Lover's Lane. Ms. Scott said it was already there.

Ms. Bush moved to recommend adoption of the ordinance for annexation with an R-1 zoning designation, and a 10' setback for a fence, seconded by Mr. Thomas and was unanimously approved.

Mr. Thomas moved to defer the adoption of the minutes of October 13, 2015, seconded by Ms. Bush and was unanimously approved.

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



Lori Spranley, Secretary



Dennis Thomas, Chairman

**Zoning Commission
Public Hearing
October 13, 2015**

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

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

Absent: Simmie Fairley and Scott Quillin

Also Present: Louise Kiddy, Planning Director; Mayor Donald Villere; Council Members Ernest Burguiere, Carla Buchholz, and Rick Danielson

Mr. Adams announced that written notice of decisions regarding the zoning variances will be filed in the Board's office the following day of the meeting at which time applicable appeal time will begin to run.

The next zoning case also had a corresponding planning case and the two cases were discussed in conjunction. The planning case was R15-10-03 Danielle and Ricky Bosse request a resubdivision of lot 11, square 11 into lots 11A and 11B, 348 Girod Street/2008 Madison Street, zoned B-3. The zoning case was V15-10-15 Danielle and Ricky Bosse requests a variance to Section 7.5.10.3, B-3 Site Development Regulations, lot 11, square 11, City of Mandeville, 348 Girod Street/2008 Madison Street, zoned B-3

Ms. Scott presented that Mr. Bosse submitted a revised plan based on the work session discussion moving the property line as close to the duplex as possible. There was an existing driveway and telephone pole and he was able to move the line by 18'. Lot 11A would be 6,829 square feet with a 371 square feet deficiency. Lot 11B would be 6,171 square feet with a 1,029 square feet deficiency. There would still be a rear yard setback variance. Lot 11B would no longer need a rear yard setback. There would be a new driveway with a new culvert.

Mr. Blache moved to approve the revised resubdivision plat and rear yard setback for lot 11B and square footage deficiency as per the submitted plat with the new property lines, seconded by Mr. Thomas and was unanimously approved.

The next planning case also had a corresponding zoning case and both were discussed in conjunction. The planning case discussed was P15-10-10 Recommendation to the City Council regarding ORDINANCE NO. 15-30, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A PORTION OF GROUND ON LOVERS LANE CONTAINING .012 ACRES OF LAND, MORE OR LESS, SITUATED IN SECTION 45, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. The zoning case discussed was Recommendation to the City Council regarding ORDINANCE NO. 15-30, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A PORTION OF GROUND ON LOVERS LANE CONTAINING .012 ACRES OF LAND, MORE OR LESS, SITUATED IN SECTION 45, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

Ms. Scott presented the annexation of unimproved land to the rear of 130 Shannon Drive. The parcel was in accordance with the survey by Randall Brown and Associates. The property was originally owned by Ms. Fontcuberta. The

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owners were proposing to construct a single family residence and would access through the rear of the property. There was a discussion at the work session on new developments with double frontage lots required a dedication of 10'. The City was not requesting a dedication, but would require a 10' setback for any fence construction or limits the fence to 4' to retain some buffer. Mr. Clark asked if the other non-City properties were under separate ownership from the houses. Ms. Scott answered that she was not sure.

Ms. Scott said the ordinance did not include a zoning designation and the R-1, Single Family Residential designation would be included. Mr. Clark reiterated the recommendation would be for single family residential zoning, fencing 10' from the rear property line and annexation. Mr. Thomas asked about the utility servitude. Ms. Scott said it was discussed at the work session that it ran along the property line and the owner indicated the driveway would be to the rear. Permission from the utility companies would be required to construct across the servitude. Mr. Rohrbough asked about the access to City services on Lover's Lane. Ms. Scott said it was already there.

Ms. Bush moved to recommend adoption of the ordinance for annexation with an R-1 zoning designation, and a 10' setback for a fence, seconded by Mr. Thomas and was unanimously approved.

The next case discussed was V15-10-13 David and Kathy Wojda requests a variance to Section 4.3.4.5, Variance Procedures, (6) Non-Conforming Development Site Variances, and Section 7.5.1.3, R-1 Site Development Regulations, lot 96, square H, Golden Glen Subdivision, 477 Devon Drive, zoned R-1.

Ms. Scott presented that the property was developed to the rear of the property and there was a deck and encroachments into the rear servitude. The rear yard setback was minimal. The applicant had a basement that was enclosed to meet FEMA compliance. Because of the location of the house there was an encroachment into the rear yard setback and the proposal was squaring off the house as an expansion of a non-conforming development site. There was a tradeoff of the basement and garage. The wood deck had been removed. Another work session discussion was the driveway. After researching the CLURO and discussions with the Public Work Director, the driveway would be in compliance. Mr. Adams asked if there would be any problems with the neighbor and Ms. Scott said no, there would be a drainage plan. The CLURO will allow the construction. David Wojda, applicant, said if they removed the driveway they would be careful of the property line and make it narrower.

Mr. Thomas moved to approve the variance, seconded by Ms. Bush and was unanimously approved.

The last case discussed was V15-10-14 John D. Polley Etux requests a variance to Section 8.1.1.4, Supplemental Regulations for Accessory Dwelling Units, (10) Minimum Setbacks and (15) Existing Accessory Units, lots 16 and 17, square B, Pine Place Subdivision, 525 Park Avenue, zoned R-1

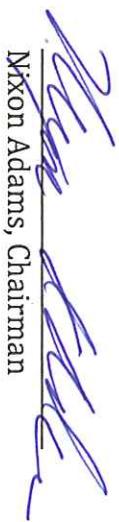
Mr. Blache moved to remove the case from the agenda, seconded by Mr. Thomas and was unanimously approved.

Mr. Thomas moved to defer the adoption of the minutes of October 13, 2015, seconded by Ms. Bush and was unanimously approved.

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



Lori Sprapley, Secretary



Nixon Adams, Chairman

**Planning Commission
Work Session
October 27, 2015**

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

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

Absent: Simmie Fairley and Scott Quillin

Also Present: Louissette Kidd, Planning Director; Mayor Donald Villere; Council Members Ernest Burguieres

Mr. Thomas 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 case discussed was S15-10-02 Crosby Development LLC request final subdivision approval for the Sanctuary Subdivision, Phase 4B, zoned R-1.

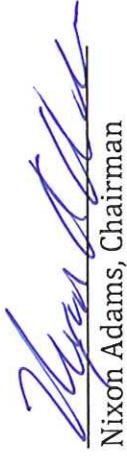
John Crosby, applicant, said 20 years the process of the Sanctuary Subdivision began. He was proud to be part of the City.

Ms. Scott presented a subdivision plat prepared by Randall Brown & Associates for final subdivision approval for Phase 4B consisting of 13 acres with 23 lots, and the extension of Oleander Court. The walk thru for infrastructure was taking place at this time. There were no variances required for the subdivision phase. There would be reports prior to the public hearing. Mr. Crosby said four lots had rear property lines that were curved and were modified to straighten out the lines on the final plat. Ms. Scott said the lots were all in compliance.

Mr. Adams said the Sanctuary Subdivision was a great project and added to the City's tax base. Mr. Crosby would bring the original projections and chart to the next meeting. The project was about ¼ of what they projected. Overall they made many lots larger than planned. There were to be 390 lots on 1,600 acres which include a lot of wetlands. With this phase there would be about 300 lots with an additional 50-60 lots for future development. At the next meeting, there would be a discussion for tentative subdivision approval for Phase 4C which would include some two acre lots. The norm for lot sizes had been one-half to one acre.

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


Lori Spranley, Secretary


Nixon Adams, Chairman

**Zoning Commission
Work Session
October 27, 2015**

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

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

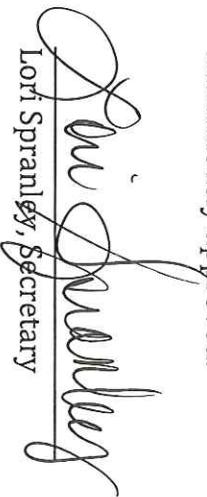
Absent: Simmie Fairley and Scott Quillin

Also Present: Louissette Kidd, Planning Director; Mayor Donald Villere;
Council Members Ernest Burguieres

The only zoning case discussed was Z15-11-11 Recommendation to the City Council regarding Ordinance 15-31, an ordinance of the City Council of the City of Mandeville to rezone from PRD, Planned Residential District to R-1, Single Family Residential District, a parcel of land consisting of 24.115 acres situated in Sections 4 and 44, T8S, R11E, comprising proposed Phase 4C of the Sanctuary described in accordance with a tentative subdivision plan by Randall W. Brown & Associates, Inc. dated October 5, 2015, attached as Exhibit A, hereinafter referred to as "Subject Property"

Ms. Scott presented the area was purchased from the Archdiocese of New Orleans and was zoned as PRD for garden home construction. That idea was abandoned and the owner had requested to rezone the property back to Single Family Residential to present a tentative subdivision application at the next meeting. There would be 29 lots proposed in Phase 4C. The ordinance would amend the zoning back to the single family residential district.

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



Lori Spranley, Secretary



Nixon Adams, Chairman