

The meeting was called to order at 6:00pm by Planning Chairwoman Karen Gautreaux

The secretary called the roll.

Commissioners Present: Karen Gautreaux, Brian Rhinehart, Nixon Adams, Scott Quillin, Mike Pierce, and Claire Durio

Absent: Simmie Fairley

Also Present: Cara Bartholomew, Director Planning Department; Lauren Brinkman, Planner; David Parnell, City Attorney; Alex Weiner, Secretary

Mr. Quillin made a motion to adopt the minutes from the May 10 and May 24 meetings, Mr. Rhinehart seconded, and all were in favor.

**V22-06-19/R22-06-04** – Seth Cunningham requests a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations and to resubdivide an existing contiguous lot into lots 153 and 154, Sq. 7, Sq 7 Lot 153A, R-1 Single Family Residential District, 261 Carole Dr

Mr. Adams said that these are already separate lots when you look at the documents at the courthouse and asked why they were being resubdivided again. Ms. Bartholomew said that the applicant would not go through the resubdivision process, the lots would just be acknowledged as different lots.

Ms. Durio said it was a division more than a resubdivision, Mr. Adams said it would be a variance to the contiguous lot rule.

Mr. Adams asked if the existing house would need a variance for the side yard setback, Ms. Bartholomew said that it would.

Mr. Rhinehart asked if a future house on the new lot would require a variance, Ms. Bartholomew said that the footprint is big enough that she did not believe it would.

Mr. Rhinehart asked for similar cases if the lots were already recorded. Ms. Bartholomew replied that they were and that the contiguous lot rule only applied to recorded lots, they would not be creating new lots.

Ms. Durio asked if the lots met the requirements, then the applicant would not have to come before the commission. Ms. Bartholomew replied that was correct. Ms. Durio said that they would then be making more non-conforming lots by dividing the lot.

Mr. Adams said the entire subdivision had 9,000 sqft lots which were legal back when it was created. Ms. Durio said that a variance would be needed for the rear and side yard to bring the site into compliance.

Seth Cunningham, Applicant: Said he is not sure why a variance is needed as the lots are already separate. Ms. Durio replied that a variance is needed because of the lot size. The Commission does not want to create lots where variances are required in order to build on.

Mr. Adams added that when the house was built it was approved for the current location.

Mr. Pierce said that many examples of small lots can be found, but he is not sure that they are relative since the CLURO changed.

**SUP22-06-01** – Lotus Holdings requests a Special Use Permit to allow a restaurant per the Table of Permitted Uses, CLURO Section 7.8, Sq. 18 Lot 8, B-3 Old Mandeville Business District, 424 Girod St.

Mr. Adams said the parking is based on the interior or exterior serving area, whichever is greater.

Jason Zuckerman, architect of the project: Said that off the top of his head he was not sure which was greater, but he will look into it.

Mr. Adams asked what was on the south side, Mr. Zuckerman said it was an antique shop.

Ms. Gautreaux said that she was concerned about the proximity to residents. Mr. Zuckerman said that they will provide all the required screening. He does want to add some staff parking and a handicapped parking spot. He is not seeking any variances and will go before the Historic District Commission for the exterior.

Mr. Adams asked if the existing drive is one lane or two lanes, Mr. Zuckerman said it was one lane.

Ms. Durio asked if there was a residence on the other side of the property, Mr. Zuckerman replied that it was a B&B and they had spoken to the owner who seemed excited about the project.

Ms. Durio asked about the history of the house as there was no kitchen in it. Mr. Zuckerman said that it was a significant historical structure and has had commercial use in the past, so it was not going from residential to commercial use.

Mr. Rhinehart asked if the variance would run with the property, Ms. Bartholomew said the buffer is only required for uses that require a special use approval, so not every use would need the buffer.

Ms. Durio said that they were not being classified as a tavern, but they were serving alcohol, Mr. Zuckerman said that it would be a restaurant-limited service. It would operate as a grab and go style without a full kitchen.

Lisa Landry, Owner: Said it would be a mixed use of coffee and cocktails with tapas and sandwiches. They were not trying to pull a fast one over the Commission and would have over 50% of what they served be food and non-alcoholic beverages.

Ms. Durio asked what the hours would be, Ms. Landry said they would close at 10:00pm

Mr. Adams thought it was a nice use for the property.

Ms. Durio asked if the Special Use Approval would follow the property if there was a change in ownership, Ms. Bartholomew said that it runs with the owner.

Mr. Adams asked if the gravel drive went directly to the sidewalk, Mr. Zuckerman said that there was a concrete apron on the end to help prevent gravel spilling out onto the street. It is not setup for extensive public parking but works for employee and owner parking.

Mr. Quillin asked if the pervious/impervious calculations have been done, Ms. Bartholomew said they were on sheet 00.00 and that the site area is 12,890 sq ft, the maximum impervious coverage was 9,668 sq ft, and the actual impervious coverage was 8,037 sq ft.

Ms. Gautreaux commented that there was a large parking lot close to the property. Mr. Zuckerman said it was a couple blocks down on Madison/Girod.

Ms. Durio asked if there were any plans on music, Ms. Landry replied there was not.

Tony, Business partner to Ms. Landry: They are not planning on upsetting the area and want to be happy here.

Mr. Quillin asked if items like that can be part of the approval, Ms. Bartholomew said they could be.

Mr. Quillin requested the square-footage of the outside seating.

Ms. Bartholomew said that the B-3 Regulations limit the outdoor noise.

Ms. Durio asked if there were any objections to limiting the noise for 7 days a week, Ms. Landry said she had none.

**SUP22-06-02** – Nick Powers requests a Special Use Permit to allow a tavern per the Table of Permitted Uses, CLURO Section 7.8, Sq. 48 Lot A, Town Center District, 639 Girod St.

Ms. Bartholomew said this was a minor expansion that did not affect the original approval. It was just brought before the Commission to keep them in the loop.



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Alex Weiner, Secretary



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Karen Gautreaux, Chairwoman  
Planning Commission

Brian Rhinehart commenced the Zoning Commission Meeting.

Mr. Rhinehart read the Notification of Filing Case Addendum - 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.

**V22-06-20** – Frank Stuart requests a variance to CLURO Section 5.2.3.2 Drainage Overlay District and Fill Sub-Area A, Sq. 1, Lot 3, B-3 Old Mandeville Business District, 2047 Lakeshore Dr.

Mr. Adams asked if this would be located behind the structure, Ms. Bartholomew said that it would be at the rear of the property.

Mr. Quillin said that if it was at grade then there would be no issue, Ms. Bartholomew said that was correct.

Mr. Adams said it was similar to other cases and asked how the pool drained, Ms. Bartholomew said that the Planning Department did not review the drainage but that it was done by Public Works and the City Engineer.

Ms. Durio asked if this was located next to the Lakehouse, Ms. Bartholomew said it was.

Mr. Rhinehart asked if a V-Zone report was needed, Ms. Bartholomew said it was and the applicant was in the process of getting that.

Frank Stuart, Applicant: Said that the neighbors he spoke with had no issues, and would get that it writing for the next meeting and that there would be decking on each side extending 8ft.

**Public Comments**

M. Rhinehart asked how the redistricting was going, Ms. Bartholomew said that they would probably have to convene one more time.

Ms. Gautreaux motioned to adjourn the meeting, Mr. Quillin seconded, and all were in favor. The meeting was adjourned at 6:46pm.

  
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Alex Weiner, Secretary

  
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Brian Rhinehart, Chairman  
Zoning Commission