

The meeting was called to order at 6:00pm by Zoning Chairman Brian Rhinehart

The secretary called the roll.

Commissioners Present: Brian Rhinehart, Nixon Adams, Scott Quillin, Mike Pierce, and Simmie Fairley

Absent: Karen Gautreaux and Claire Durio

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

On the suggestion of Ms. Bartholomew Mr. Rhinehart moved case P22-07-02 to the front of the agenda and Resolution 22-03 to the end of the agenda.

**P22-07-02** – Recommendation to the City Council to adopt the City Council district map based on the 2020 census data

Mr. Adams said that there were many meetings held about this process with himself, Mr. Rhinehart, Chad Whaley from the planning department and Ms. Brinkman in attendance, and the numbers for each district have to be within 5% of each other. The division that is being proposed is the simplest one to bring every district into compliance.

Mr. Rhinehart agreed and said that all the districts were about even and mathematically could not get any closer.

Mr. Adams said that they would be moving the dividing line from Carondelet St. to Galvez St., Ms. Bartholomew said the line would evenly split the subdivision.

Mr. Rhinehart said that the Commission would vote on it at their next meeting, and that the City Council needed three public hearing before they could vote on the matter.

Ms. Bartholomew said that once everything was done the relevant agencies would be notified of the change.

Mr. Adams asked if the process followed the law, Ms. Sconzert replied that it followed section 2.01 in the charter.

Skelly Kreller, Councilman District II: He believes in neighborhoods, half of New Golden Shores is in District 2 and half is in District 3. He clarified that he is not going against the recommendation, just that he believes in neighborhoods.

Mr. Adams said that the census line can get changed, and that they would look into that for the next census.

Mr. Rhinehart said that to keep one neighborhood together another would have to be separated. There is no perfect solution. Mr. Adams agreed that communities should be kept together.

Mr. Kreller said that he was glad to hear that neighborhoods could be combined in the next census. Mr. Rhinehart said that most are, it is just difficult to combine all of them.

Mr. Fairley asked what would change with this recommendation, Mr. Rhinehart replied the only thing that would change would be the West Beach section.

Mr. Rhinehart closed the Planning Commission meeting at 6:15pm to move to the Zoning Commission.

**Resolution 22-03** – A resolution of the Planning and Zoning Commission of the City of Mandeville adopting the 2022/2023 Short Term Work program

Mr. Adams asked why this was being done with a resolution, Ms. Sconzert replied that this is historically how it has been done, Ms. Bartholomew added that it was just a more formal way of doing it.

Mr. Adams asked if it would be voted on next meeting, Ms. Bartholomew replied that it would.

Ms. Bartholomew said she is talking with the St. Tammany Parish planning director as they are in the middle of rewriting their zoning code. The Hazard Mitigation Plan would be updated in 2025 as it is done every five years and the West Wetlands project would be moved to the ongoing category.

Mr. Adams asked if there was any specific recommendation for budget amounts, Ms. Bartholomew said the first two major projects are the CLURO text amendments and the comprehensive plan rewrite, and the comprehensive plan would dictate the other projects. She said the CLURO amendments have been budgeted for \$50,000 and the comprehensive plan has been budgeted for \$150,000.

Mr. Quillin asked if there was a difference between the Harbor Field Plan at number 2 and 8, Ms. Bartholomew said no, one was a duplicate.

Mr. Adams asked if there were any recommendations on the acquisition of critical facilities for specific properties. Ms. Bartholomew said the consult for the resiliency plan was looking into that.

Mr. Adams asked if this would be done before budget, Ms. Bartholomew said that the mayor has set aside some money for land acquisition as it depends on what comes available.

#### **Public Comments**

Mr. Rhinehart said the development across the street had a large buffer and asked what it would be, Ms. Bartholomew said it would be an office/retail complex.

Mr. Adams said that the buffer could disappear, Ms. Bartholomew replied that it was a no cut buffer

Mr. Adams asked if a plan had been submitted for the finished construction, Ms. Bartholomew said a plan was submitted.


Mr. Kreller asked if it would be a spa, Ms. Bartholomew said she did not have verification on each building.

Mr. Rhinehart asked if the current greenbelt would stay mostly the same, Ms. Bartholomew said that was correct.

Mr. Quillin motioned to adopt the minutes from the June 14 and June 28 meetings, Mr. Rhinehart seconded, and all were in favor.

Mr. Quillin motioned to adjourn the meeting, Mr. Fairley seconded, and all were in favor. The meeting was adjourned at 6:56pm.

  
Alex Weiner, Secretary

  
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.

**V22-07-21** – Carol Self requests a variance to CLURO Section 9.2.5.7 Live Oak Protection Requirements & Section 7.5.10.4 Parking & Landscaping Requirements, B-3, Sq. 9 Lot 14A, B-3 Old Mandeville Business District, 1944 Jefferson

Mr. Adams said that it was good the parking was being moved away from the live oaks, Ms. Bartholomew said that they typically do not have people pull straight in for parking, they try to side load.

Mr. Adams asked what the history was for the stuff that was removed.

Carol Self, 1944 Jefferson, Applicant: The house was built in 1942, the old owners laid concrete in the entire rear yard except for two U shaped openings by the trees. The concrete was up to two feet from the trunk. 2,964 sq ft of concrete was pulled up by hand and the tree showed new growth once that was done. She is really invested in keeping the trees healthy and safe and will let the roots decide where the posts for the deck will go.

Mr. Rhinehart said that the house was adjacent to the barbershop which flooded in Katrina and asked if the house did as well, Ms. Self replied that it did.

Mr. Quillin said that the garage is being raised and wondered where the deck would go. Ms. Self said the east side of the house had a carport that went into a garage which is now just a carport. The carport is part of the roofline so it needs to be raised with the house and a deck will be placed under it.

**V22-07-23** – John Durnin requests a variance to CLURO Section 8.1.3 Supplemental Fence and Wall Regulations, Sq. 67 Lot 4, R-1 Single Family Residential, 404 Atalin

Mr. Adams asked if the fence would match the picture, Ms. Bartholomew replied that it would.

John Durnin, 404 Atalin, Applicant: The fence would be made of wood rather than plastic. They want to put the fence there as that is where their patio is located and it is close to the street so they are trying to reduce noise from traffic and believe a 4ft fence would not help as much. They are willing to reduce the height to 6ft with no lattice on top.

Mr. Adams asked if they were located one street below Monroe St., Mr. Durnin said that was correct. Mr. Adams asked what was on the lots next to the house, Mr. Durnin said that a large house was to the west, and to the south is a similar house to theirs.

Carol Barcia, 404 Atalin, wife to John: Said they want to have privacy for their BBQ area and that the fence will be decorative. She also said the house is set back 100ft from the front of the lot because of two live oaks.

Mr. Quillin asked how close the fence would be to the post pictured. Mr. Durnin said that it would line up with the third post, so as to not cover the side entrance to the house.

Mr. Rhinehart said that it would cover the carport, Ms. Bartholomew said that was correct.

Mr. Pierce asked why not have the fence follow the site line of the house, Mr. Durnin said they wanted to keep it open for ventilation. Mr. Quillin added that they lost most of their

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rear yard due to the live oaks in the front.

Mr. Rhinehart closed the Zoning Commission at 6:42pm and returned to the Planning Commission to hear Resolution 22-03

  
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Alex Weiner, Secretary

  
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Brian Rhinehart, Chairman  
Zoning Commission