

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, Claire Durio, and Simmie Fairley (Absent at roll call, present at 6:01pm)

Absent: Scott Quillin and Mike Pierce


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

Mr. Rhinehart motioned to adopt the minutes from the July 12 and July 26 meetings, Ms. Durio seconded, and all were in favor.

Because CU22-08-01 has a corresponding zoning case, Z22-08-01, Ms. Gautreaux adjourned the Planning Commission to move to the Zoning Commission in order to hear both cases at the same time.



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.

Mr. Rhinehart made a motion to amend the agenda and move case Z22-08-01 and the corresponding conditional use case, CU22-08-01, to the front of the agenda. Ms. Gautreaux seconded, and all were in favor.

Z22-08-01 – Tiffanie Hartenstein requests the rezoning of a Planned District to Planned Combined Use District and to establish site development criteria and allowable uses within the district, Plot 12-X Sq. 12 Section A, Golden Shores Subdivision, PD Planned District, N Causeway Blvd

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CU22-08-01– Tiffanie Hartenstein requests Conditional Use Approval to allow Light Manufacturing (Enclosed) per the Table of Permitted Uses, CLURO Section 7.8, Plot 12-X Sq. 12 Section A, Golden Shores Subdivision, PCUD Planned District, N Causeway Blvd

Ms. Durio asked if there would be any uses permitted by right. Ms. Bartholomew replied that any use in a Planned District would be through the conditional use process, meaning it would have to go before both the Planning and Zoning Commission and the City Council.

Mayor Madden, 224 Live Oak: He wanted to address how the administration treats applications. Anyone who wants to can come in and have a meeting with Ms. Bartholomew and her staff and make an application. He clarified that he will have a position at the proper time as the applicants have not had a chance to go through the process and give their reasons for the project.

Mr. Adams asked what the parking requirements would be, Ms. Bartholomew said that for Light Manufacturing (Enclosed) it was one space for every 400 sq ft of gross floor space for a total of 75 spaces or 63 if the commission allowed for the split calculation.

Ms. Durio asked if the Planned District was one owner for the property, Ms. Bartholomew said that it is one property.

Mr. Adams asked if the list of uses was being proposed for the property. Ms. Bartholomew replied that any of those uses would be allowed on the property, but there is only one use being proposed. The list was based on the B-2 list of uses.

Mr. Rhinehart asked if the property was not classified as Light Manufacturing (Enclosed) but rather as Wholesale Storage would the parking be reduced, Ms. Bartholomew said yes, it would be 1 space for 5,000 sq ft.

Mr. Adams noted that access would be a challenge with the existing roads. That along with the location being part of the gateway corridor would need to be addressed. He said he would also like the applicant to address the twelve criteria components for the project.

Ms. Durio asked what the surrounding businesses were zoned, Ms. Bartholomew said it was a mixture of B-1 and B-2

Justin Greenleaf, Architect on the project: The owners looked at other properties and felt that this one was the best. He clarified that they were not asking to rezone the property from residential to something else but were establishing criteria for a Planned District. The use is Light Manufacturing (Enclosed) due to the shipping and receiving aspect, the development will not be a manufacturing facility. He said that they were willing to remove

manufacturing from the proposed allowed uses. He said that a good example of the proposed project was the Global Star behind the Movie Tavern in Covington. They are not putting a warehouse on the lakefront; it is going to be an office with a shipping and receiving aspect to it. They are also not developing the entire site, only about 1.5 acres and will be leaving the southern and northern areas alone.

Ms. Gautreaux clarified that the southern area would be undeveloped, Mr. Greenleaf confirmed that would be correct.

Ms. Durio asked if the area would be buildable for any subsequent owners, Ms. Bartholomew said that it would be unless the commission or council wanted to restrict it.

Ms. Durio questioned if the development would have a loading dock due to the shipping and receiving aspect, Mr. Greenleaf said it was a possibility.

Mr. Adams asked what the zoning south of Copal St. was, Ms. Bartholomew replied that it was Open space with a causeway servitude. Mr. Adams asked about the proposed park on the corner of Copal St.

Justin Hartenstein, 4401 Division St, Property Owner: Would offer their services to help clear and prep the land for a park to be built if so desired. They want to give back to the area.

Mr. Adams asked if Mr. Hartenstein had looked at the twelve criteria points, Mr. Hartenstein replied that he had.

Mr. Rhinehart asked if the application were to move forward, could part of the conditional use be that the wetlands not be developed. Ms. Bartholomew read CLURO Section 4.3.3.9 Conditions of Approval which states: The Planning Commission may recommend and the City Council may establish conditions of approval. Conditions may include, but shall not be limited to, requirements for special yards, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures; requirements for street improvements and dedications, regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; regulation of hours or other characteristics of operation; requirements for maintenance of landscaping and other improvements; establishment of development schedules or time limits for performance or completion; and such other conditions as the Commission or City Council may deem necessary to insure compatibility with surrounding uses to preserve the public health, safety, and welfare, and to enable the Commission to make the findings required by the preceding Section.

Mr. Rhinehart asked if they restricted the wetlands for this development would it run with the property. Ms. Bartholomew replied that any conditions would run with the land.

Ms. Durio asked how the use was compatible with the abutting sites. There is residential on one side and the surrounding businesses are zoned B-1 and B-2. Mr. Greenleaf said they were not looking to build a huge monstrosity and are only looking to do a two story building which can fit under 30ft.

Ms. Durio said that being 10ft off of the street does not seem compatible. Mr. Greenleaf said that there is a frontage road there to access the causeway, and they are trying to give the neighbors more of a buffer. He said they are willing to work with the commission on the requirements.

Mr. Adams asked if they would do a traffic study, Mr. Greenleaf said if it was requested.

Mr. Rhinehart asked if the number of parking spots was absolutely needed. Mr. Hartenstein said that they have 27 employees and are building their own road for access. The current

location has 30 parking spaces, 40 would probably be ideal.

Ms. Durio asked where the road being constructed would come out and if they have a showroom. Mr. Hartenstein said they do have a showroom. Ms. Durio asked if they have people come and visit the business, Mr. Hartenstein said that people come occasionally but not often.

Ms. Durio asked if there are low consumer visits why is there so much visibility, Mr. Hartenstein said the location was chosen to have a high quality of life for the staff and to attract outside talent. They are coming into this sincerely and want to be part of the community. He did acknowledge the concerns and said they were legitimate.

Ms. Durio said the real question is whether the location and building are compatible with what is here. Mr. Hartenstein said the first thing people see when they come off the causeway to the right is an office area larger than what is being proposed.

Mr. Rhinehart asked what the number and type of trucks coming in would be. Mr. Hartenstein said that most of the distribution is done through warehouses and third-party logistic companies across the country who send out the products so a large and robust shipping and receiving area is not needed. The size of the trucks would be regular sized FedEx and UPS trucks with larger, tractor trailer sized trucks coming in maybe twice a month.

Ms. Durio asked if the warehouse would be 15,000 sq ft, Ms. Hartenstein replied it would be.

Mr. Adams asked what the hours of operation would be, Mr. Hartenstein said they would be from 9:00am – 5:00pm.

Mr. Adams said he wanted to see a traffic study, Ms. Bartholomew said they would defer to the DOTD and City Engineer as she is unsure if there is a threshold requirement. Mr. Hartenstein said he is not against a study done.

Mr. Rhinehart asked what the volume of the UPS trucks would be, Mr. Hartenstein said there would be two a day. One in the morning to drop stuff off and one in the evening to pick stuff up. They trucks would be standard sized ups trucks. He said they are also adding an ingress road to help with access which has been reviewed by GNOEC.

Mr. Rhinehart said that the manufacturing happened elsewhere but asked if the assembly happened on location. Mr. Hartenstein said the parts come pre-assembled. No assembly happens on site and there is no plans for any in the future.

Ms. Durio asked if any fabrication occurred on site. Mr. Hartenstein said they do prototypes with 3-D printers but that it all. There is no equipment on site for fabrication.

Skelly Kreller, Councilman District II: Learned about the proposed project on July 13th during his weekly meeting with the mayor. He was under the impression that the project was in the preliminary stages and said that it was clear the mayor was behind the project. Dr. Kreller said he will not express an opinion until all questions have been satisfied.

Nicole Stanley, 154 Cindy Lou: Her neighbors across the street would lose their rear coverage. The neighborhood lost a lot of trees in Ida, and she can already see the causeway from her house. Her main concern is that the neighborhood did not receive a lot of notice and said that there are lots of areas that are not R-1 adjacent. She does not want the neighborhood adjacent to a factory.

Lynne Dongieux, 3933 Monroe St.: 18 wheelers try to turn around and knock over the street sign by her house. This area should be donated and turned into a park as the

adjacent open space is already being considered for a park.

Louis Robein, 211 Esquinance: This area is where people live, and does not need a business.

Kevin Vogeltanz, 160 Cindy Lou: Hope that the applicants bring their business here, just not to this location. It is not an appropriate place to zone something Light Manufacturing. This is the most politically charged way of doing this and it is impossible to do the things they want to do without zoning it at the best desirable way. The applicants have also not provided any details in good faith to go forward.

Shawn Perret, 171 Live Oak: Thinks that the applicant should come to Mandeville, just not to this specific location. He recommended tabling any vote until a traffic study and conceptual site plan come before the public. He thinks the 10ft setback should be a 25ft setback and wants more public notice.

Theodore Ralph, 198 Cindy Lou: Traffic for the causeway destroyed the front of the subdivision after the causeway installed a road after Katrina. He says the architect drawing of the road is not accurate. It is a dangerous intersection, and he has designed an intersection that would work.

Rachel Vogeltanz, 160 Cindy Lou: Read section 1.2.4 of the CLURO which is titled as the character of the community and reads as follows: Mandeville has a rich, cultural and historical background. Many structures remain in testimony to this heritage. Since its incorporation in 1840, Mandeville has been a place to live and work in retreat from the stress, congestion and pollution of the metropolitan city. It is important that the land use regulations of the community create a framework for residential and commercial development that is compatible with this heritage. To that end residential development should be as nearly compatible with that which presently exists, giving consideration to preserve ample lot sizes, adequate setbacks, appropriate height restrictions and preservation of existing vegetation to the greatest degree practicable. In addition, efforts should be made to preserve those structures and settings that exist in Old Mandeville which have historic, cultural and architectural significance. It is also important to note that commercial enterprises are necessary for the servicing of the needs of the community and for its fiscal stability. To that end commercial enterprises should be encouraged which best fit the needs and character of the city, and enhance the desirability of Mandeville as a place in which to both live and work. She also said that this was the only facility like this along the lakefront. She thinks a park would be great and is not sure people want a park next to a warehouse.

Andrew Doyle, 151 Cindy Lou: He lives next to the site and is a licensed landscape architect. He does not want to lose the forest. He asked if the project moved forward would the community be able to request any provisions. Ms. Bartholomew said they could make a request to the commission but there would be no guarantee it would be accepted.

Ms. Durio said that the commission does want to hear from everyone, that is the point of the public hearing. She said if you did not get the chance to speak or ran out of time to send an email and it will get forwarded to the commissioners.

David Lawton, 220 Fountain: The vision of Mandeville is a place with a tree canopy, and it should be maintained. This would have a bad impact on the surrounding neighborhood. The extra 10ft would not make a difference. This is not the place for a big company. He asked why not separate the office and distribution center, another 40 – 50 cars would be a disaster during rush hour. This is an idiotic planning idea.

James Tucker Scott, 156 Shannon: This type of infrastructure change would have a devastating impact on the surrounding area, and should be located someplace elsewhere.

Danny Talbut, 628 Chateau Andelot: This is a great opportunity to think about what the architect and the company bring to the table. A community like this wants to see what this company can bring to the area.

Max Tijerno, 125 Cindy Lou: His family has lived here for about 2 years, and the tree line drew them here. He said that little notice was given. He enjoys having the barrier to the causeway and the area does not flood. He can already see the causeway in the winter and wants to avoid looking at a parking lot.

Charlie Caplinger, 226 Esquinance: The problem is not with Oracle, but with the site. It is a bad spot to develop, there are lots of wetlands and flood issues. They should consider another site.

Jason Huff, 236 Cindy Lou: He is observing what he is seeing, and he wants to know the why behind it. He says there is a clear ulterior motive, and he wants to know it. He asks the commission to be observant when making decisions.

M'Liss Tijerino, 125 Cindy Lou: She will probably be the greatest affected. Concerned about the long term affects. Home values will decrease, and change will happen to the flooding and greenspace leading to higher insurance rates. She is looking 10 to 50 years down the line, they will lose old oaks and animals in the area. The amount of delivery trucks will increase and she would move out if business got too big.

Chriss Cayazoux, 322 Copal: He welcomes all entrepreneurs, but this is the most historic area in the parish. They have the oldest oaks, which are a cultural icon to the area. The property should be bought for the family and the business should be located elsewhere.

Mr. Adams said he would like to see a traffic study and a better site plan. Mr. Greenleaf said they will provide what is requested if moving forward. He wanted to reiterate that this is a unique client that was only developing a small area of the land, and that there was no guarantee that a different owner would do the same.

Ms. Bartholomew also brought up that this was not a typical scenario as the parameters of the site were also being decided at the same time instead of already being established.

Mr. Adams said the site plan should address some or all of the concerns. Ms. Durio added that if the applicant is not in a position to do a site plan, then they could provide information on how the project meets the twelve criteria points.

Mr. Rhinehart stated that they would break for a bit to let the residents who were here for the above cases leave the room.

SUP22-08-03 – Clay & Ivy Concepts LLC requests a Special Use Permit to allow a restaurant per the Table of Permitted Uses, CLURO Section 7.8, City of Mandeville, Sq. 10 Lot 1C, B-3 Old Mandeville Business District, 2021 Claiborne St.

Mr. Rhinehart said that it was a great use, but parking was a concern. He was not sure what a solution would be. Mr. Adams said that was part of living in a historic area.

Mr. Rhinehart asked if they were in compliance because of the parking available nearby, Ms. Bartholomew said they could be in compliance by exception if the parking is nearby or by right if the parking spaces are adjacent to the property.

Mr. Rhinehart asked if they were in compliance with everything else, Ms. Bartholomew said they were and the commission was only looking at the special use approval.

Bryan Kitto, 118 Marine Blvd, Applicant: The plan is to introduce a restaurant to the City, and he picked an area in the Historic District that was common to pedestrian traffic.

Mr. Adams commented that this was the most historic block of Mandeville.

Mr. Kitto said he was looking to restore the grounds to what they once were and wanted to introduce something fun to the area behind the building. He is not looking to build a parking lot.

Mr. Rhinehart asked what the intent would be for music. Mr. Kitto said there was already a stage on the property and people want to eat outside. The music would be a guitar or keyboard to offer some acoustic sounds during the evenings. The restaurant would be open until 9:00pm on the weekdays and 10:00pm on the weekends. It would just be small live music, nothing like a ticketed event. He could possibly do something with a special event permit.

Mr. Rhinehart asked if they would be serving alcohol, Mr. Kitto said they would be.

Mr. Adams asked what type of food would be served, Mr. Kitto said it would be Caribbean BBQ.

Amy McLellan, 2031 Claiborne: She has been in the neighborhood for 14 years and moved here because of the quaint area. Her concern is with the music next to her home, as she can already hear the music when it is at the trailhead. She is also concerned with the parking situation as the nearby lot is shared with the surrounding businesses. She raised concerns about the bar aspect so close to her home, and with the value of her property going down being located right next to a restaurant. She is also concerned with the outdoor eating space being raised up and able to see into her backyard.

Mr. Rhinehart asked for clarification on what the applicant was requesting, Ms. Bartholomew said he was asking for the special use approval for the restaurant and the parking exception of 11 parking spaces.

Mr. Kitto said there were other parking spaces on the landscape plan, but he removed them at the request of the City. Ms. Bartholomew clarified that there were three spaces located in front of the building, and the City would rather conserve greenspace.

Mr. Kitto said that they would be building a sound wall on the deck on the side of 2031 Claiborne, Ms. Bartholomew brought up that the noise ordinance prohibited anything after 10:00pm.

Mr. Kitto said they were only meant to be really busy on the weekends.

Ms. Gautreaux clarified that the music would be more acoustic in nature, Mr. Kitto said that was correct and they were not building sound onto the stage.

Ann Downs, 2028 Jefferson: Said she can speak from experience from being so close to the Grapeful Ape that you cannot control people there to drink, when they leave, they are loud. She is also concerned with parking as there is a finite amount.

Ms. Gautreaux asked if the restaurant would be open for lunch, Mr. Kitto said it would, they would be opening at 11:00am. He also said he understood the concerns about parking.

Mr. Rhinehart said that you should not add more if there is already a problem, Mr. Kitto said they would be focusing on pedestrian traffic and people already in the area.

Hope Lewandowski, 307 Morningside: Mandeville is known for being a safe area. If the commission votes yes then they are choosing a bar over quality of life and would be responsible for forcing people out of their homes. This is not the location for a bar.

Ms. Bartholomew clarified that the applicant is asking for a restaurant not a bar and read

the definition of a restaurant from the CLURO which is as follows: A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, where the customer consumes these foods while seated at tables or counters where alcoholic beverages may be served to dining patrons from a service bar (not accessible to patrons) and where there typically is not a rapid turnover of clientele. Special events center services considered to be allowed accessory uses to sit-down restaurants.

Mr. Rhinehart said he understood the distinction between the two, but it seems narrow sometimes.

Mr. Adams said that drunk patrons were not a Planning and Zoning issue, but a nuisance law violation.

Mr. Kitto asked what the Grapeful Ape was, Ms. Bartholomew replied that it was a wine bar on Jefferson St. Ms. Bartholomew also added that the Grapeful Ape was classified as a Tavern and received outdoor dining as part of their special use approval.

Mr. Kitto said he would like to work within the parameters, and if the commission had any comments to email them to Cara who would pass them along.

V22-08-24 – 900 Causeway Mandeville, LLC requests a variance to CLURO Section 7.5.9.4. Parking and Landscaping Requirements, Poitevent Tract E Lot E-2, B-2 Highway Business District, 900 N Causeway Blvd

Mr. Adams said the building has been screwed over by the road changes, Ms. Bartholomew said that it now sits on the property line.

Mr. Rhinehart said the most appropriate use would be for office space.

Ms. Durio asked what the use would be, Ms. Bartholomew said it would be retail on the bottom and office on top.

Hank Smith, Architect of the project: The idea is to have the new building on the same footprint as the existing building and use some of the existing materials in the construction. The primary use would be low impact retail downstairs with the upstairs acting as office support for the retail store. A jewelry store is intended for the space.

Ms. Durio clarified that there would be only a small addition to the greenbelt, Mr. Smith said that was correct and he could rearrange it if the commission wishes.

V22-08-25 – Byron and Kelly Herpich request a variance to CLURO Section 5.2.3.2 Drainage Overlay District and Fill Sub-Area A, City of Mandeville, Sq 4 Lot 7A, R-1 Single Family Residential, 1709 Lakeshore Dr

Ms. Durio asked how high it would be. Matt Voelkel, Architect on the project said that it would be 30 inches high.

Mr. Voelkel also added that the property owners purchased the lot behind their house as well, they just have not resubbed it into one lot. They want to raise the pool as the property has flooded six times so far.

Ms. Durio asked if the only raised area would be the pool edge, Mr. Voelkel said that was correct.

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Ms. Gautreaux motioned to adjourn the meeting, Ms. Durio seconded, and all were in favor. The meeting was adjourned at 9:03pm.



Alex Weiner, Secretary



Brian Rhinehart, Chairman
Zoning Commission

Public Comments

Alex Weiner

From: Tom & Debbie Ringo [REDACTED]
Sent: Monday, August 8, 2022 8:43 AM
To: Alex Weiner
Cc: Clay Madden; Rebecca Bush
Subject: Z22-08-01

Mr. Weiner,

I am writing today to voice my opposition to the proposed rezoning by Tiffany Hartenstein west of the Causeway approach. This area is a mature green space which provides a beautiful view coming off the causeway, as well as a noise buffer for the surrounding neighborhoods. The right answer is for the city to purchase the land and preserve it as green space for the local community and every single person who uses the Causeway.

Thank you,
Tom Ringo
767 Claire Dr
[REDACTED]

Alex Weiner

From: shian [REDACTED]
Sent: Sunday, August 7, 2022 10:25 PM
To: Alex Weiner

Absolutely opposed to the rezoning in that area.
Shirley Lobb

[Sent from Yahoo Mail on Android](#)

Alex Weiner

From: Shelley Richardson [REDACTED]
Sent: Sunday, August 7, 2022 8:08 PM
To: Alex Weiner
Subject: Opposition

To whom it may concern,

I am writing to express my opposition of the commercial zoning/any future commercial plans in the location adjacent to Old Golden Shores. I am a current resident in The Sanctuary. When we built our home, we not only were required to keep a significant amount of trees on our land, we encouraged it. I have participated in the Mandeville Re-Tree program for several years. Please do not allow this area to become like Metairie - all concrete. There are more appropriate areas that are already zoned commercial for this business to move to, within St. Tammany parish. Please leave our residential areas for just that - residents.

Best,

Shelley Hoddinott Richardson

Alex Weiner

From: Sam Smalley [REDACTED] on behalf of Sam Smalley
[REDACTED]
Sent: Monday, August 8, 2022 8:58 PM
To: Alex Weiner
Subject: No to Oracle Lighting

Please do not allow a section of property that takes away from the esthetics of our neighborhood. Please do not let this happen.

Sent from Surface Duo

Alex Weiner

From: R. K. Edwards [REDACTED]
Sent: Monday, August 8, 2022 12:17 PM
To: Alex Weiner
Subject: Proposed Office & Warehouse Development at the Causeway Access & Copal

I'm writing to give you my thoughts on the proposed development. This is Robert Edwards at 109 Holly Street in Mandeville.

I applaud the efforts to bring businesses to the Northshore. I also believe we have zoning for a reason and we should stick with it 99% of the time. This is an office/warehouse/distribution business with a 75 car parking lot in a residential area backing up to On Golden Shores and Lewisburg. This type of business should go in the industrial area of the Northshore. The parish or city should be giving them a sweetheart deal in an area zoned for this type of business and continue to build areas for these types of businesses to bring them to the Northshore. There's also a traffic issue already on the access road and Monroe street at peak times. This type of business will only make that a lot worse.

Get the city and parish focused on adhering to the zoning codes and creating more space for industrial businesses outside the residential areas. This is a constant annoyance on the Northshore.

RK Edwards

Alex Weiner

From: Renee Meeks [REDACTED]
Sent: Monday, August 8, 2022 5:36 PM
To: Alex Weiner
Cc: Danny Meeks
Subject: Oracle Lighting Zoning Request

Mr. Weiner,

I am writing on behalf of my husband, Danny Meeks and myself to voice our **strong concern** over granting the Oracle Lighting proposed zoning request. To grant this request would severely impact the peaceful quality of existence we have enjoyed in Old Golden Shores for the last 33 years. Of course many neighbors have lived here longer than we have, and it would be a great injustice to us all if the granting of this proposal would impact the value of our properties.

We implore the council to vote NO on this proposal, especially at a time when far too many Northshore neighborhoods and businesses have been thoughtlessly approved, many impacting the traffic and flood issues the Northshore is as of the last few years having to deal with.

Kindly,

Renee Meeks
Meeks and Associates, LLC
Director of Human Resources

3401 W. Esplanade Ave. South,
Suite 3
Metairie, LA 70002
Telephone: [REDACTED]
Facsimile: [REDACTED]
Email: rmeeks@meekslawllc.com

Alex Weiner

From: Renee's Email [REDACTED]
Sent: Monday, August 8, 2022 8:27 PM
To: Alex Weiner
Subject: STONGLY OPPOSE ORACLE LIGHTING

I am writing to STRONGLY OPPOSE the following items on the agenda for the August 9, 2022 Planning and Zoning Committee meeting:

CU22-08-01 and Z22-08-01, Tiffanie Hartenstein requests Conditional Use Approval to allow Light Manufacturing (Enclosed) per the Table of Permitted Uses, CLURO Section 7.8, Plot 12-X Sq. 12 Section A, Golden Shores Subdivision, PCUD Planned District, N Causeway Blvd; and requests the rezoning of a Planned District to Planned Combined Use District and to establish site development criteria and allowable uses within the district, Plot 12-X Sq. 12 Section A, Golden Shores Subdivision, PD Planned District, N Causeway Blvd.

Please protect Mandeville! Please protect our live oaks, native foilage and precious wildlife. Please protect our neighbors from being flooded. Please protect our neighbors from pollution and noise pollution. Please protect our children from the employees' vehicles, delivery trucks and vehicles getting fitted for their LED lights that are coming in and out of a family community. Please protect our neighbors from being flooded/ Please protect the beautiful view from the Causeway.

Character of Community: Mandeville has a rich, cultural and historical background. Many structures remain in testimony to this heritage. Since its incorporation in 1840, Mandeville has been a place to live and work in retreat from the stress, congestion and pollution of the metropolitan city. It is important that the land use regulations of the community create a framework for residential and commercial development that is compatible with this heritage. To that end residential development should be as nearly compatible with that which presently exists, giving consideration to preserve ample lot sizes, adequate setbacks, appropriate height restrictions and preservation of existing vegetation to the greatest degree practicable. In addition, efforts should be made to preserve those structures and settings that exist in Old Mandeville which have historic, cultural and architectural significance. It is also important to note that commercial enterprises are necessary for the servicing of the needs of the community and for its fiscal stability. To that end commercial enterprises should be encouraged which best fit the needs and character of the city, and enhance the desirability of Mandeville as a place in which to both live and work.

Thank you,
Renee Caceres
Old Golden Shores

Alex Weiner

From: Rebecca Swaim [REDACTED]
Sent: Monday, August 8, 2022 2:02 PM
To: Alex Weiner
Subject: Oracle rezoning meeting

Dear Mr Weiner,

I am writing to you today in regards to the rezoning of land behind the Old Golden Shores subdivision. I live at 155 Cindy Lou Pl, a part of the Old Golden Shores community . As a neighborhood, we are vehemently against this property being rezoned to allow Oracle Lighting to build. Rezoning this area will destroy precious green space, including live oaks and wildlife. It will dramatically increase the noise pollution from the Causeway, increase our traffic which is already congested and will undoubtedly decrease our property value. Flood control is also a major concern. It would also open pandora's box to allow other large commercial buildings to be built along the lakefront, including green space that is right in our neighborhood. I moved from Metairie almost a decade ago because I didn't like how everything was built on top on each other. Now, I fear our lovely lakefront will resemble the south shore's lakefront where large corporations line the water. This is not what we want for Mandeville. Please vote no to rezoning this area at the meeting tomorrow at city hall. Thank you for your time.

Sincerely,

Rebecca Swaim

Sent from my iPhone

Alex Weiner

From: randy waesche [REDACTED]
Sent: Monday, August 8, 2022 2:38 PM
To: Alex Weiner
Subject: OGSCA- Action Items from Meeting, Lakefront Rezoning

Dear Mr, Weiner,

As a long-term resident of the Northshore, I appreciate your needs to balance job creation with residential harmony. There will always be conflict of interest in the opposing demands unless the city effectively plans ahead for the inevitable conflicts.

The site being proposed for rezoning is a reflection of that conflict. I understand and appreciate the new business moving to Mandeville. It is necessary for a healthy and sustainable community, but, as the expression goes, not in my backyard.

Please embrace the development, but find a more suitable location away from one of the oldest residential communities in Mandeville.

Thank you,

Randy Waesche

Alex Weiner

From: Rachel Thyre [REDACTED]
Sent: Monday, August 8, 2022 6:12 PM
To: Alex Weiner
Subject: CU22-08-01 and Z22-08-01, August 9, 2022 Planning and Zoning Agenda

Dear Mr. Weiner,

I am writing to STRONGLY OPPOSE the following items on the agenda for the August 9, 2022 Planning and Zoning Committee meeting:

CU22-08-01 and Z22-08-01, Tiffanie Hartenstein requests Conditional Use Approval to allow Light Manufacturing (Enclosed) per the Table of Permitted Uses, CLURO Section 7.8, Plot 12-X Sq. 12 Section A, Golden Shores Subdivision, PCUD Planned District, N Causeway Blvd; and requests the rezoning of a Planned District to Planned Combined Use District and to establish site development criteria and allowable uses within the district, Plot 12-X Sq. 12 Section A, Golden Shores Subdivision, PD Planned District, N Causeway Blvd.

I am a resident of Old Golden Shores neighborhood, about a block away from this proposed project. I am also a board member and liaison to the City Council for the Old Golden Shores Civic Association. I have spoken with many fellow Old Golden Shores residents, and all of us strongly oppose this requested rezoning for the following reasons:

First, and perhaps most important, the proposed Oracle Lighting project—a 30,000-square-foot commercial building, including a warehouse and zoned for Light Manufacturing, placed in close proximity to one of the oldest residential neighborhoods in our city, just off the causeway on the Mandeville lakefront, is absolutely NOT in keeping with the character of Mandeville. Section 1.2.4. of the City of Mandeville’s Comprehensive Land Use Regulations Ordinance provides:

Character of Community: Mandeville has a rich, cultural and historical background. Many structures remain in testimony to this heritage. Since its incorporation in 1840, Mandeville has been a place to live and work in retreat from the stress, congestion and pollution of the metropolitan city. It is important that the land use regulations of the community create a framework for residential and commercial development that is compatible with this heritage. To that end residential development should be as nearly compatible with that which presently exists, giving consideration to preserve ample lot sizes, adequate setbacks, appropriate height restrictions and preservation of existing vegetation to the greatest degree practicable. In addition, efforts should be made to preserve those structures and settings that exist in Old Mandeville which have historic, cultural and architectural significance. It is also important to note that commercial enterprises are necessary for the servicing of the needs of the community and for its fiscal stability. To that end commercial enterprises should be encouraged which best fit the needs and character of the city, and enhance the desirability of Mandeville as a place in which to both live and work.

There are no other commercial properties of this type anywhere on the lakefront in Mandeville, nor should there be. As we approach our beautiful city from the causeway coming from Metairie, we want to see trees and houses. We cannot and should not be greeted with a 35-foot-high commercial storage and manufacturing facility. We want our community to remain a “retreat from the stress, congestion and pollution of the metropolitan city.” To allow this rezoning and change the character of the lakefront would be a huge loss for all residents of the North Shore, not just Mandeville or Old Golden Shores.

The following are some of the additional concerns of Old Golden Shores residents:

-The mature trees on the lot at issue currently provide a buffer for the residents on Cindy Lou/Esquinance whose back yards would back up to this proposed project. Loss of those trees would significantly increase the noise and pollution from the causeway, not to mention destroy their back yard views.

-This lot is a habitat for many mature trees and species of animals. If their habitat is destroyed, those animals will have nowhere to go but into our neighborhood.

-There is a city-owned lot adjacent to the proposed project site that is being considered for a neighborhood park. We would love to have a park in this area for our children to play in, but placing a commercial warehouse, with shipping/deliveries/manufacturing, trucks coming in and out, adjacent to a children's park makes that park undesirable. Parents will not want their children playing so close to a high-traffic, polluted area.

-The project proposes to use the small service road for ingress and egress, but that service road is often a source of congested traffic whenever the causeway closes. Using that service road for dozens of employees at the proposed project, not to mention delivery trucks, will aggravate that congestion and make it impossible for residents of Old Golden Shores and Lewisburg to get in and out of our neighborhood.

-Our residents also have serious concerns about flooding/drainage impact, traffic, and lighting. Given all of the above, and the fact that this proposal represents a serious departure from anything that has been done on our Mandeville lakefront, we do not understand why we were not informed about anything until a few days before the Planning and Zoning meeting, and we feel blindsided.

We ask the Planning and Zoning Committee to do the right thing and DENY this rezoning and permit request. Thank you for your time and your service to the City of Mandeville.

Sincerely,

Rachel Vogeltanz
City Council Liaison, Old Golden Shores Civic Association


Alex Weiner

From: Nancy Picard [REDACTED]
Sent: Monday, August 8, 2022 5:14 PM
To: Alex Weiner
Subject: Oracle rezoning request

I live in Lewisburg directly past Old Golden Shores and get to my house through OGS. At least one of our neighbors has been seriously injured in the past year at the intersection with the north service road and Monroe St. The number of Parking spaces in the Oracle proposal speaks to the increased traffic that will ensue, not to mention a manufacturing incursion into a residential neighborhood. I strongly object to the rezoning.

Sent from my iPhone

Alex Weiner

From: Melissa T [REDACTED]
Sent: Sunday, August 7, 2022 6:39 PM
To: Alex Weiner
Subject: Opposition to Oracle Lighting

Good evening.

I am writing to express my opposition to the warehouse/industrial/business proposing to build near the lake here in Mandeville. Please protect our green space, and do not approve of this.

Melissa Taylor

Alex Weiner

From: Melissa Harvey [REDACTED]
Sent: Sunday, August 7, 2022 6:38 PM
To: Alex Weiner
Subject: Development next to Mandes

To whom this may concern

I am a resident of sanctuary subdivision on the west approach. I came across a Facebook post regarding a development in mandeville next to Mandes restaurant. This area is already very busy with minimal infrastructure. It cannot handle a development of this size. I am vehemently opposed to this development.

Melissa C. Harvey RN, BSN

Alex Weiner

From: Maria Roberts [REDACTED]
Sent: Monday, August 8, 2022 12:35 PM
To: Alex Weiner
Subject: Oppose Mandeville rezoninf

Good afternoon.

Through this email I want to convey that I oppose the zoning change in Mandeville

"▶▶▶ ON THE MANDEVILLE P&Z 8/9 AGENDA: Oracle Lighting is trying to relocate their business from Metairie to Mandeville. This is proposed to be a two-story commercial building, 30,000 square feet, behind the Old Golden Shores houses that are in the bend of the road where Cindy Lou turns into Esquinance; they are seeking approval for 75+ parking spaces; and the building would be used 50% for offices and 50% storage/shipping, which would include a warehouse. "

Mandeville would benefit from protecting green areas. Great for the health of the community

Sincerely
Maria Roberts MD
Resident of Mandeville and also physician in Mandeville LA

Alex Weiner

From: Mallorie Guzman [REDACTED]
Sent: Monday, August 8, 2022 8:19 PM
To: Alex Weiner

I oppose the building of oracle on the lakefront

Alex Weiner

From: Katie [REDACTED]
Sent: Saturday, August 6, 2022 5:24 PM
To: Alex Weiner
Subject: Oracle Lighting Development

As a longtime resident of Lewisburg, I am writing to share my strong opposition to the proposed Oracle Lighting Development. The neighborhoods of Lewisburg & Old Golden Shores were made aware of the possibility of this development through a post by Mayor Clay Madden to the neighborhoods' joint private Facebook page. It was presented as being a fairly benign development with the business wishing to be good neighbors, bringing their business to the serenity and safety of our community, providing better home proximity to many of their employees, etc... While I appreciate these good intentions, I have numerous concerns, primarily: How does a 2-story 30,000 sq ft building with parking for 60+ vehicles make sense in that location? Much of that is wetlands. While the Mayor states this business would preserve more of the wooded area/tree line than required, the impact extends far past concern for the tree line. At face value, this business has chosen a large plot of land in a flood zone, on marsh land, at the foot of what has thus far been a well preserved & wooded neighborhood. I haven't even touched on potential drainage impacts, traffic, increased noise pollution, wildlife displacement & an overall disruption to the lifestyle choice myself & my neighbors have willingly purchased into by residing in Lewisburg & OGS. I understand & respect the due diligence that must be afforded to this potential development & look forward to our community welcoming Oracle in a location that better serves Mandeville, respects the need to preserve our fragile coastline & takes into account the abundance of available vacant business properties. I for one do not want the entrance to my neighborhood to be the site of a warehouse.

Respectfully,

KG

Lewisburg homeowner

Sent from my iPhone

Alex Weiner

From: kathleen smith [REDACTED]
Sent: Sunday, August 7, 2022 9:18 PM
To: Alex Weiner
Subject: New warehouse proposal

I object to the proposal of the building of the warehouse o the lakefront. It will destroy the beautiful neighborhoods that make up this wonderful neighborhood.

Alex Weiner

From: Jim Hart [REDACTED]
Sent: Monday, August 8, 2022 5:15 PM
To: Alex Weiner
Subject: Proposed zoning change for oracle industries

Mr. Weiner, on behalf of my neighbors and friends who live on the Northshore of lake Pontchartrain, I want to stress our dissatisfaction that Mandeville is even considering this zoning change. Looking at Oracle's current facility in Metairie, it should be evident that approving this zoning change would devalue both the property near and behind it. We feel it is inconsistent with the residential family atmosphere which makes the Mandeville/Northshore area so desirable and successful! Please disapprove this zoning change!

Sincerely,

Jim Hart and concerned residents of Greenleaves.

[Sent from the all new AOL app for iOS](#)

Alex Weiner

From: Jason Gristina [REDACTED]
Sent: Monday, August 8, 2022 5:52 AM
To: Alex Weiner
Subject: Proposed Oracle Lighting Development

I fully oppose this development and do not think it is the necessary location for a commercial building/warehouse of that size. This will have an impact on flooding, animal displacement, noise, etc. The undeveloped land is in a residential location and would negatively affect the neighborhood. Mandeville has always been a beautiful sanctuary away from the South Shore. Please preserve the beauty of our area.

Thank you,
Jason Gristina
Lewisburg/OGS resident

Alex Weiner

From: Janet Fabre Smith [REDACTED]
Sent: Monday, August 8, 2022 10:51 AM
To: Alex Weiner
Subject: Opposition to zoning change next to Old Golden Shores at Lakefront

Alex, Please record my strong opposition to the request for a zoning change of the property next to Old Golden Shores. The request is for a zoning to change to allow for light manufacturing and I believe this project will destroy the nature of the area and be a terrible "welcome mat" for everyone driving off the Causeway and into Mandeville.

Please don't make this permanent and irreversible mistake.

Thank you.

Janet

Janet Smith
1164 Rue Chinon
Mandeville

Alex Weiner

From: Jane Kolb [REDACTED]
Sent: Monday, August 8, 2022 4:14 PM
To: Alex Weiner
Cc: [REDACTED]; 'Jim Hart'; 'Mary Jane W. Becker'; 'Louis Robein'; 'Tina LaBeaud'
Subject: Oracle Abomination

Dear Mr. Weiner,

I can't believe how irresponsible our officials have been with the land use in our beautiful parish. I have lived here since 1961 and cannot fathom the amount of concrete that has taken over this area. Why does a business wishing to relocate have to destroy more virgin land when there are many vacant concreted areas already available?

The aesthetics of having this abomination at the entrance to our fair city and parish is beyond belief. I cannot believe our elected officials are too ignorant to realize what to me is common sense.

Please let common sense prevail in this matter.

Peace,

Jane Kolb
205 Fountain St.
Mandeville, LA 70448

Alex Weiner

From: Hannah Harville [REDACTED]
Sent: Sunday, August 7, 2022 8:34 PM
To: Alex Weiner
Subject: Oracle Lighting Rezoning

Hello,

I am a resident of Old Golden Shores and I oppose the Oracle Lighting request for Rezoning.

Hannah Harville

Alex Weiner

From: Gwendolyn Thompson [REDACTED]
Sent: Monday, August 8, 2022 1:56 PM
To: Alex Weiner
Subject: CU22-08-01. Rezoning. Opposition

I am requesting that my opposition to CU22-08-01 be noted of record. My husband and I own 100 Live Oak in Old Golden Shores and 211 Esquinance St in Lewisburg, which adjoins Cindy Lou Place along the lakefront.

I am opposed for the following reasons:

Destruction of live oak tree(s); increased traffic into our neighborhood area causing: noise, air pollution, crowding of streets, destruction of large area of wetlands, & zoning totally incompatible with the historic and family oriented composition of Old Golden Shores and Lewisburg. The request for light manufacturing with 52 parking spaces is appalling. I have other reasons that I will put on record at the meeting(s) on this matter.

Gwendolyn F Thompson

Sent from my iPhone
Gwen Thompson

Alex Weiner

From: [REDACTED]
Sent: Monday, August 8, 2022 9:53 PM
To: Alex Weiner
Subject: No to oracle

I oppose the Oracle lighting factory on the Mandeville lakefront.

Sincerely, Mandeville resident,
Grace Terrio

Alex Weiner

From: [REDACTED]
Sent: Monday, August 8, 2022 4:49 PM
To: Alex Weiner
Cc: Clay Madden
Subject: Opposition to Oracle Lighting's Proposal

Good Afternoon, Mr. Weiner,

I am writing in regards to Oracle Lighting's proposed purchase of 8.2 acres of vacant land and development of a warehouse at the foot of the Causeway. I am asking the Mandeville Planning & Zoning Commission to vote against this rezoning and development at the August 9th meeting. I am opposed to this development because it would be a permanent change to the beautiful historic landscape at the entrance of our wonderful community and would add increased industrial traffic in a predominantly residential area. Mandeville prides itself on being a Historic Lakefront Community but allowing this development would forever change the landscape of our peaceful town.

There are other existing properties that could be repurposed in St. Tammany Parish. Oracle Lighting should look in another area of the parish that would be more appropriate for this development. Please don't let Mandeville become a concrete jungle like Metairie.

Sincerely,
Gia Fenasci

Alex Weiner

From: Gary Waguespack [REDACTED]
Sent: Monday, August 8, 2022 9:11 PM
To: Alex Weiner
Subject: Hearing on Tuesday, August 9, 2022 re: CU22-08-01 and Z22-08-01

My wife and I live at 105 Cindy Lou Place in Mandeville. We received your "Notice of Public Hearing" letter and thank you for same. We would like to voice our **objection** to (i) CU22-08-01 Tiffanie Hartenstein requests Conditional Use Approval to allow light manufacturing and (ii) Z22-08-01 Tiffanie Hartenstein requests the rezoning of a Planned District to Planned Combined Use District and to establish site development criteria and allowable uses with the district, Plot 12-X Sq. 12 Section A, Golden Shores Subdivision, PD Planned District, N. Causeway Blvd. for the following reasons:

1. this will cause a lack of hurricane protection for the houses in this quadrant of Old Golden Shores;
2. the uncertainty of potential flooding issues that may be caused by this development;
3. the destruction of wildlife habitats that presently exist in this location;
4. it will certainly contribute to an increased noise level;
5. it will be an eye sore for everyone who enters into Mandeville off of the Causeway; and
6. it doesn't fit with the City of Mandeville's own mission statement, i.e., as quoted on The City of Mandeville's website: *"The City of Mandeville, gateway to St Tammany Parish and the northshore, enjoys a lifestyle that is quite different from its more populous south shore neighbor, New Orleans. Moving at a slower pace, Mandeville embraces the serenity of its rich natural environment. With its one and one half miles of Lake Pontchartrain shoreline, Mandeville has always been a waterfront and water-oriented community blessed with a temperate climate amid a lush canopy of live oaks, magnolia, cypress and pines. The waterways, Bayou Chinchuba, Bayou Castine and the Ravine aux Coquilles, that flow through Mandeville abound with wildlife: squirrels, rabbits, opossums, raccoons, deer, plentiful freshwater and salt water species of fish and abundant bird and waterfowl communities."*

We request that you submit our objections on the record at the public meeting/hearing on Tuesday, August 9, 2022. Thank you for your attention to this matter.

If you should have any questions, please do not hesitate to contact us.

Gary and Lesley Waguespack

105 Cindy Lou Place

Mandeville, LA 70448

Phone: [REDACTED]

Alex Weiner

From: Erin Ross [REDACTED]
Sent: Monday, August 8, 2022 11:31 AM
To: Alex Weiner
Subject: Proposed Rezoning in Lewisburg

Good morning Alex,

As a lifelong resident of Mandeville and the New Golden Shores neighborhood, I would like to express my opposition of the possible rezoning of the Lewisburg/Old Golden Shores neighborhoods. We cannot to allow any commercial property to build upon that mature green space.

Thank you,
Erin Ross of 615 Barbara Pl, Mandeville, LA 70448

Alex Weiner

From: Elizabeth Cox [REDACTED]
Sent: Monday, August 8, 2022 5:28 PM
To: Alex Weiner
Subject: Lakefront Property rezoning to manufacturing

Hi Alex,

I am a Mandeville resident and firmly disagree with the proposal to rezone the lakefront property adjacent to the causeway as manufacturing. This building is a terrible idea and not in line with what we expect to see on our historic property. Please reject this proposal.

Thank you,
Elizabeth Cox

Alex Weiner

From: Dena Richardson [REDACTED]
Sent: Monday, August 8, 2022 2:17 PM
To: Alex Weiner
Subject: Lakefront Rezoning - Old Golden Shores

Hello Mr. Weiner,

I hope your day is going well.

I am writing out of concern for the proposal of commercial zoning at the entrance of my neighborhood in Old Golden Shores.

I fear this will increase flooding and damage to our properties.

Another concern is the abundant wildlife that occupy the area. This small strip of forest and swamp is a sanctuary for these creatures and should be protected. I encourage the zoning to be named as such.

Thank you so much for your time and see you Tuesday.

Dena Richardson

Product Development

ELIKO RUGS



Custom Handmade Rugs

Antique and Vintage Rugs

102 Madison Avenue 4th floor

New York City . 10016 . [REDACTED]

Alex Weiner

From: Christopher Cappo [REDACTED]
Sent: Monday, August 8, 2022 4:44 PM
To: Alex Weiner
Subject: Proposed Oracle Lighting HQ and WH

Dear Mr. Weiner:

The proposal is to change the zoning of the entire wooded area leading up to the Causeway offices to "light industrial" and the company looking to buy the land intends to build an office building and warehouse there, with about 65 parking spots.

There's a lot of concern from residents of Old Golden Shores because this will have a very significant impact on all the properties on Cindy Lou, both in terms of noise, flooding, and visual impact.

The proposed access to this project would be the Causeway office access road at the junction of Copal and the service road.

This may cause very substantial problems with traffic on the Causeway service road, an area where there are already serious traffic problems between 3 PM and 5 PM at the Monroe St intersection.

While I would be in favor of accretive businesses, not in this area. Additionally, this will be an eyesore at the beginning of the neighborhood.

The change in zoning, while requested by one company, runs with the property. Under the requested zoning, if the property is sold to someone else they would be allowed, under the zoning classification to build a structure up to 100,000 ft.²

Overall, this looks like it will have a very bad impact on our neighborhood as well as on the Old Golden Shore neighbors.

Christopher Cappo
CEMI-USA

C: [REDACTED]
T: [REDACTED]
F: [REDACTED]

christopher.cappo@cemi-usa.com
www.cemi-usa.com

[159 Plantation Road](#)
[Harahan, LA 70123](#)

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Alex Weiner

From: Chip Rich [REDACTED]
Sent: Sunday, August 7, 2022 6:04 PM
To: Alex Weiner
Subject: CASE NUMBER: CU22-08-01/Z22-08-01

Good afternoon Mr. Weiner:

As an adjacent property owner on the lakefront, please register my opposition to the proposed rezoning for the overarching reason that a Light Manufacturing use is completely inappropriate for a property on Mandeville's lakefront.

Regards, Chip Richardson

Lamar M. Richardson
Attorney at Law
110 Moore's Road
Mandeville, LA 70471
[REDACTED]

Chiprich@bellsouth.net

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Alex Weiner

From: Bridget Jarvis [REDACTED]
Sent: Monday, August 8, 2022 3:32 PM
To: Alex Weiner
Cc: Jill McGuire
Subject: Planning and zoning

Dear all, I would like to express my personal opposition to the idea of rezoning and cutting down more trees for yet another commercial purpose. I'd like to propose that Oracle Lighting or any other business that would like to relocate to the north shore please invest in and move into one of the many vacant commercial spots already available. It is not at all that I am opposed to new business, but I am opposed to yet another commercial building being built in our community.

I would like this letter read before or distributed to everyone on the planning and zoning committee And entered into the minutes.

Jill, could you please see that this is forwarded to all city Council members please.

Thank you for your time.

Bridget Jarvis
[REDACTED]

Sent from my iPhone

Alex Weiner

From: Rhonda Gremillion [REDACTED]
Sent: Monday, August 8, 2022 10:59 PM
To: Alex Weiner
Subject: Oracle Lighting

I am opposed to Oracle Lighting building next to the residential property in Old Golden Shores. There is more suitable property in Mandeville, Covington, Abita Springs, etc. It will cause flooding issues and traffic congestion in the area.

Thank you,

Concerned citizens

Blaine and Rhonda Gremillion

Sent from my iPhone

Alex Weiner

From: April Cuny [REDACTED]
Sent: Sunday, August 7, 2022 10:54 PM
To: Alex Weiner
Subject: Opposition of Oracle Lighting

To whom it may concern:

My name is April Pillow and I reside at 134 Sandra Lee Drive in Old Golden Shores. I am writing to express my opposition of the proposed Lighting business on N. Causeway behind Cindy Lou Drive.

I believe traffic flow leading to the causeway and into the already very congested four way stop into Old Golden Shores will be greatly impacted.

Also, the amazing view that this subdivision has come to love will be forever changed. This area is residential with just a few small businesses that are well established. Please do not allow this area to be zoned for this business.

Thank you,
April Pillow

[Sent from Yahoo Mail for iPhone](#)

Alex Weiner

From: Andrew Doyle [REDACTED]
Sent: Monday, August 8, 2022 2:29 PM
To: Alex Weiner
Subject: Opposition to CU22-08-01

Alex,

I am writing today to express my concerns about the proposed rezoning of *Section 7.8, Plot 12-X Sq. 12 Section A, Golden Shores Subdivision, PCUD Planned District, N Causeway Blvd* to light manufacturing (M-1) at tomorrow's Planning and Zoning Meeting. My name is Andrew Doyle and I live at 151 Cindy Lou Place. As a licensed landscape architect, I am involved in lots of projects throughout the area that aim to respect and improve the resilience of our region's native ecosystems. I moved to Mandeville because I appreciate our landscape, and I bought my house specifically because of the native forest that it abuts. While I will acknowledge that I knew when I purchased my house that this forest was on privately owned land, I did not foresee an industrial development as the cause for its demise. Municipalities all over our region are taking steps to reverse land development patterns that isolated us from our Lake. New Orleans is in the process of reopening Pontchartrain Beach, Lacombe is currently installing Living Shorelines project to restore a natural coastline and combat erosion, Jefferson Parish installed a wetlands system near the Bonnabel Boat Launch. Yet we're here today to speak out against a proposal that would replace a native forest in the floodplain of the lake, with an industrial land use at our city's gateway. Mandeville is a small, coastal town that was founded because of its location on the banks of Lake Pontchartrain, and we have a responsibility to protect it, because it is our most valuable asset. It's not this business I'm against, just its proposed location.

My hope is that the City rejects this request for rezoning. However, if it is granted I would very much appreciate an opportunity to provide recommendations and input on the provisos that would be attached to the Conditional Use Agreement. My goal with these would be to prevent more intensive industrial uses from taking place on the lakefront down the road. I'm quite weary of the precedent this would set for rezoning property on the Lake to environmentally detrimental land uses.

Below are some initial questions I have based on a site plan that my neighborhood civil association has distributed. I plan to attend tomorrow's meeting and can ask these directly to the owner/project team if need be, but figured having them in writing to submit to them would be beneficial as well.

- What consultants are currently on the project team?
- Has a topographic survey of the property been done to verify the location, size, and species of all trees greater than 6" DBH?
 - If so, has the current site plan taken into account trees that cannot be removed or damaged due to local regulations and is the current site plan viable if considering this factor?
- Similarly, has the existing topography of the site been recorded by a land surveyor to allow the design team to analyze the existing drainage patterns and how they may be respected/mitigated if this project proceeds?

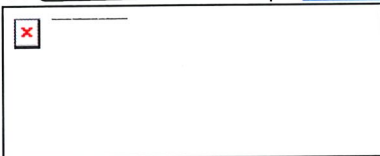
- Some site plans have been floating around that show the development site being subdivided into separate parcels. Is this still the plan?
 - If so, what would be the proposed zoning of the site nearest the lake? How would this property be accessed?
 - If not, how do you plan to mitigate the >1 acre of wetlands on the property? How do you plan to address structural and elevation requirements of the property being a designated as a VE floodzone? How do you plan to build the proposed building above the required BFE without have a significant impact on existing trees, drainage patterns, and the surrounding areas?
- Has a detailed traffic study been done based on the proposed entry and exit points for the site?
- Are there any contingencies on the agreement with the Greater New Orleans Expressway Commission for the proposed development to use their road as egress/ingress?
- Are sustainable, low-impact strategies for stormwater management such as bioswales, permeable pavement, or detention basins being proposed for this site to meet, and hopefully exceed, the local regulations on drainage? If so, what kinds?
- What percentage of the existing trees on site will be retained with this proposed site plan? What % are protected by local ordinance (ex: Live Oaks)?
- How do you plan to screen the development from view for those of us who would be living right next to it? Will evergreen species be proposed in the greenbelt?
- What is the current proposed setback from adjacent R-1 zoning districts? Is the project team aware of the 5' utility easement that exists on the PL? This would essentially make the required setback 30' minimum.
- Has light pollution been considered? How would this be prevented so that we don't see parking lot lights from our homes/yards at night?

Thank you!

--

Andrew Doyle PLA, ASLA

c: [REDACTED] | [linkedin.com/batture](https://www.linkedin.com/company/batture)
 o: [REDACTED] | www.batture-eng.com



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CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: _____ DATE: 8/9/02

CASE NAME: _____

SPEAKER NAME: Bretta St. Roman

MAILING ADDRESS: P.O. Box 8744

PHYSICAL ADDRESS (if different): 3511 Monroe St

CITY: Mandeville STATE: LA.

ZIP CODE: 70448 PHONE: [REDACTED]

COMMENTS: Congestion with traffic near causeway

already a major concern. No development

should be allowed near this main corridor

in residential areas - this business model would have

chemical potential

I AM: () FOR (X) AGAINST () OTHER chemical potential

() I WISH TO SPEAK (X) I DO NOT WISH TO SPEAK spill

GREEN SPACE

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: _____ DATE: _____

CASE NAME: OGS of Oracle

SPEAKER NAME: Nicole Stanley

MAILING ADDRESS: 154 Cindy Low Pl

PHYSICAL ADDRESS (if different): _____

CITY: Mandeville STATE: _____

ZIP CODE: 70448 PHONE: [REDACTED]

COMMENTS: _____

I AM: () FOR (X) AGAINST () OTHER

(X) I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: _____ DATE: 8/9/22


CASE NAME: _____

SPEAKER NAME: CHARLIE CAPLUNGER

MAILING ADDRESS: 226 ESQUINA DR

PHYSICAL ADDRESS (if different): _____

CITY: MANDEVILLE STATE: LA

ZIP CODE: 70448 PHONE: 

COMMENTS: _____

I AM: () FOR () AGAINST () OTHER
 () I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: Cu 22 08-01/222-08-01 DATE: _____

CASE NAME: _____

SPEAKER NAME: DAVID LAWTON

MAILING ADDRESS: 220 FOUNTAIN

PHYSICAL ADDRESS (if different): _____

CITY: Mandeville STATE: _____

ZIP CODE: _____ PHONE: _____

COMMENTS: _____

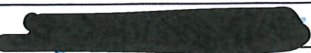
I AM: () FOR AGAINST () OTHER
 () I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: C422-0801 DATE: 8.9.22
CASE NAME: Tiffanie Hartenstein - Conditional Use issue - Zoning
SPEAKER NAME: _____
MAILING ADDRESS: 303 Fountain St
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: _____
COMMENTS: Business location does not belong in
this residential area
M. Calkins

I AM: () FOR () AGAINST () OTHER
 () I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: OG 5 / Causeway DATE: 8-9-22
CASE NAME: r
SPEAKER NAME: Max Tijerino
MAILING ADDRESS: 125 Cindy Lou Pl. Mandeville
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: _____
ZIP CODE: 70448 PHONE: 
COMMENTS: _____

I AM: () FOR AGAINST () OTHER
 () I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU22-08-01+2222-08-01 DATE: 8/9/2022

CASE NAME: _____

SPEAKER NAME: Jason Cole

MAILING ADDRESS: 127 Cindy Lou Place

PHYSICAL ADDRESS (if different): _____

CITY: Mandeville STATE: LA

ZIP CODE: 70448 PHONE: [REDACTED]

COMMENTS: The commercial building and parking lot will be directly behind my property. This will significantly decrease the value of my property. Secondary there is already drainage issues and making it a parking lot and alot of concrete will only make it much worse.

I AM: () FOR () AGAINST () OTHER
 () I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: 27720801-

DATE: 09 AUG 2022

CASE NAME: _____

SPEAKER NAME: JAMES TUCKER SCOTT

MAILING ADDRESS: 156 SHANNON DR

PHYSICAL ADDRESS (if different): N/A

CITY: MANDEVILLE

STATE: LA

ZIP CODE: 70448

PHONE: [REDACTED]

COMMENTS: I AM A FATHER OF TWO BOYS UNDER TWO YEARS OLD, I WORK IN THE CONTAINERIZED SHIPPING INDUSTRY DEALING WITH AN MS. INTRAST. LOGISTICS, SO I CAN SPEAK FROM EXPERIENCE WHEN I SAY THAT THIS WILL HAVE A DEVASTATING IMPACT ON THE CHARM AND PHYSICAL INFRASTRUCTURE.

I AM: () FOR (X) AGAINST () OTHER
 () I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU 22-08-01

DATE: 8/9/22

CASE NAME: ORACLE Lightney

SPEAKER NAME: Brigitte Bohac

MAILING ADDRESS: 1901 Highway 190 #223

PHYSICAL ADDRESS (if different): _____

CITY: Mandeville

STATE: LA

ZIP CODE: 70448

PHONE: _____

COMMENTS: _____

I AM: (X) FOR () AGAINST () OTHER
 () I WISH TO SPEAK (X) I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU 22-08-01 DATE: 8/9/2022
CASE NAME: ORACLE lighting
SPEAKER NAME: Breidan Bohere
MAILING ADDRESS: 1901 Hwy 190 apt 223
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: _____
COMMENTS: This will a great addition to the mandeville community


I AM: FOR AGAINST OTHER
 I WISH TO SPEAK I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU 22-08-01 DATE: 8/9/22
CASE NAME: _____
SPEAKER NAME: Robert Barkley
MAILING ADDRESS: 703 Tops I
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: La
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: _____

I AM: FOR AGAINST OTHER
 I WISH TO SPEAK I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU22-08-01 DATE: 8/9/22
CASE NAME: _____
SPEAKER NAME: Daniel A. Talbot III
MAILING ADDRESS: 628 Chateau Ardelet Mandeville, LA 70471
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70471 PHONE: 
COMMENTS: I would like to see this pass and have another great business on the Northstar in Mandeville.

I AM: FOR () AGAINST () OTHER
 I WISH TO SPEAK I DO NOT WISH TO SPEAK
DS

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU22-08-01 DATE: 8/9/22
CASE NAME: _____
SPEAKER NAME: _____
MAILING ADDRESS: _____
PHYSICAL ADDRESS (if different): _____
CITY: _____ STATE: _____
ZIP CODE: _____ PHONE: _____
COMMENTS: This project is inappropriate at this location - we will monitor

I AM: () FOR AGAINST () OTHER
() I WISH TO SPEAK I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CW22-08-01 DATE: 8-9-22

CASE NAME: _____

SPEAKER NAME: _____

MAILING ADDRESS: _____

PHYSICAL ADDRESS (if different): 232 Live Oak Street

CITY: MANDENVILLE STATE: LA

ZIP CODE: 70448 PHONE: _____

COMMENTS: Did not receive notice of this. Ridiculous!! Project... Leave our subdivision to its natural beauty. Green, trees...

I AM: () FOR (X) AGAINST () OTHER A
() I WISH TO SPEAK (X) I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CW22-08-01 + 22-08-01 DATE: 8/9/2022

CASE NAME: _____

SPEAKER NAME: Jessica Manzella

MAILING ADDRESS: 127 Cindy Lou Place,

PHYSICAL ADDRESS (if different): _____

CITY: Mandeville STATE: LA

ZIP CODE: 70448 PHONE: [REDACTED]

COMMENTS: I am against rezoning. This will be directly behind my home + will decrease my property values, increase the road noise + potentially result in additional drainage issues. In addition, I have a raised home. Most of my yard is a deck that would be directly viewing this building

I AM: () FOR (X) AGAINST () OTHER
() I WISH TO SPEAK (X) I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU22-08-01 DATE: 8/9/22
CASE NAME: Tiffany Hantenstein
SPEAKER NAME: Paris Weathersby
MAILING ADDRESS: 201 Copal St,
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: _____
COMMENTS: A project of this type is inappropriate in this residential location. It does not "Keep Mandeville Beautiful."

I AM: () FOR (X) AGAINST () OTHER
() I WISH TO SPEAK (X) I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU22-08-01/222-08-01 DATE: 8-9-22
CASE NAME: Old Golden Shores
SPEAKER NAME: Tiff Hantenstein
MAILING ADDRESS: me - Carla Zenke 206 Andytan Place
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: _____ PHONE: _____
COMMENTS: A business at this location will take out most of the trees and wildlife, noise level from the causeway will intensify in Old Golden Shores. It will not add to the value of our neighborhood or the quality of our living.

I AM: () FOR (X) AGAINST!! () OTHER
() I WISH TO SPEAK (X) I DO NOT WISH TO SPEAK

Home owner



**CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD**

CASE NUMBER: CU22-08-01 DATE: 8/9/22
CASE NAME: Z-22-08-01
SPEAKER NAME: THEODORE "TED" RALPH
MAILING ADDRESS: 198 CINDY LOU PLACE
PHYSICAL ADDRESS (if different): _____
CITY: MANDEVILLE STATE: LA
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: TALK ABOUT THE ROAD THRU THE PARK
PROPOSED


I AM: () FOR (X) AGAINST () OTHER
(X) I WISH TO SPEAK () I DO NOT WISH TO SPEAK

**CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD**

CASE NUMBER: CU 22-07-01 DATE: 8-19-22
CASE NAME: Tiffanie Mortenstein request
SPEAKER NAME: Sharon Perre
MAILING ADDRESS: 171 live oak st mandeville
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: _____


I AM: () FOR (X) AGAINST () OTHER
(X) I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: _____ DATE: Aug 9, 2022
CASE NAME: _____
SPEAKER NAME: Arlene Rome
MAILING ADDRESS: 255 Garden Avenue
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: 
COMMENTS: Against

I AM: () FOR AGAINST () OTHER
() I WISH TO SPEAK I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU22-8-1, 222-8-1 DATE: 8/9/22
CASE NAME: _____
SPEAKER NAME: Kevin Vogelanz
MAILING ADDRESS: 160 Cindy Lou Place, Mandeville 70448
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: 
COMMENTS: _____

I AM: () FOR AGAINST () OTHER
 I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU22-08-01 DATE: 08-09-2022
CASE NAME: _____
SPEAKER NAME: Pat Harris
MAILING ADDRESS: 29 Live Oak Street
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: _____
COMMENTS: _____

I AM: () FOR AGAINST () OTHER
() I WISH TO SPEAK I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU22-08-01 DATE: 08-09-2022
CASE NAME: _____
SPEAKER NAME: Pamela Thompson
MAILING ADDRESS: 720 Copal St
PHYSICAL ADDRESS (if different): MANDEVILLE
CITY: MANDEVILLE STATE: LA
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: _____

I AM: () FOR AGAINST () OTHER
() I WISH TO SPEAK I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU22-08-01/222-08-01 DATE: 8/9/22
CASE NAME: _____
SPEAKER NAME: Brian Perret
MAILING ADDRESS: 171 live oak street, Mandeville LA 70448
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: _____

I AM: () FOR (X) AGAINST () OTHER
() I WISH TO SPEAK (X) I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU22-08-01 222-08-01 DATE: 8/9/22
CASE NAME: Harrington
SPEAKER NAME: _____
MAILING ADDRESS: 155 Cindy Ln P1
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: Strongly against. We don't want manufacturing buildings on the lakefront

I AM: () FOR (X) AGAINST () OTHER
() I WISH TO SPEAK (X) I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: 222-08-01 CY22-08-01 DATE: 8/9/2022
CASE NAME: Hartenstein
SPEAKER NAME: Justin Swain
MAILING ADDRESS: 155 Cindy Lou Place
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: _____

I AM: () FOR () AGAINST () OTHER
() I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CY22-08-01 2222-08-01 DATE: _____
CASE NAME: _____
SPEAKER NAME: Rhonda Aleman
MAILING ADDRESS: 1413 Rue Bayonne
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70471 PHONE: _____
COMMENTS: _____

NO! Incompatible Use!
Manufacturing for their own website

I AM: () FOR () AGAINST () OTHER
() I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: _____ DATE: 8/19/2022
CASE NAME: CV 22-08-01
SPEAKER NAME: LOUIS ROBEIN
MAILING ADDRESS: 211 ESQUANCE ST
PHYSICAL ADDRESS (if different): _____
CITY: MANDEVILLE STATE: LA
ZIP CODE: 70413 PHONE: _____
COMMENTS: _____

I AM: () FOR () AGAINST () OTHER
() I WISH TO SPEAK () I DO NOT WISH TO SPEAK

LEWISBORG CIVIC ASSN.

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: Z22-08-01, CV22-08-01 DATE: 8/9/22
CASE NAME: _____
SPEAKER NAME: Bruce Landry
MAILING ADDRESS: 185 Live Oak St Mandeville LA 70448
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: _____
COMMENTS: I Oppose the zoning of light manufacturing (enclosed). Does not belong on the lake. Other property zoned that the property can go.
Company

I AM: () FOR () AGAINST () OTHER
() I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD



CASE NUMBER: 2222-08-01 DATE: Aug 9

CASE NAME: _____

SPEAKER NAME: Lynne DOLGIEUX

MAILING ADDRESS: 3933 MONROE ST

PHYSICAL ADDRESS (if different): _____

CITY: Mandeville STATE: LA

ZIP CODE: 70448 PHONE: [REDACTED]

COMMENTS: I want to speak to help save the beauty of our area & the good of my city

I AM: () FOR () AGAINST () OTHER
 I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: 2222-08-01 DATE: _____

CASE NAME: _____

SPEAKER NAME: _____

MAILING ADDRESS: 2416 Sandra Lee

PHYSICAL ADDRESS (if different): _____

CITY: Mandeville STATE: LA

ZIP CODE: 70448 PHONE: [REDACTED]

COMMENTS: I am strongly apposed

I AM: () FOR () AGAINST () OTHER
 I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU 22-08 01/222-08 01 DATE: 8/9/22
CASE NAME: _____
SPEAKER NAME: Renee Cuceres
MAILING ADDRESS: 169 Shannon Dr. Mandeville LA
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: _____

I AM: () FOR (X) AGAINST () OTHER
() I WISH TO SPEAK (X) I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU 22-08-01 DATE: 8-9-22
CASE NAME: _____
SPEAKER NAME: A.T
MAILING ADDRESS: _____
PHYSICAL ADDRESS (if different): 201 Copal St
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: _____
COMMENTS: _____

(Did not receive letter from regarding Public Note)

I AM: () FOR (X) AGAINST () OTHER
() I WISH TO SPEAK (X) I DO NOT WISH TO SPEAK

✓

**CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD**

CASE NUMBER: C422-08-01 - 22-22-08-01 DATE: _____

CASE NAME: _____

SPEAKER NAME: Claudine Hope

MAILING ADDRESS: 171 - Live Oak

PHYSICAL ADDRESS (if different): _____

CITY: Mandeville STATE: LA

ZIP CODE: 70448 PHONE: _____

COMMENTS: No Wonds Not in our
Neighborhood

I AM: () FOR () AGAINST () OTHER
 () I WISH TO SPEAK () I DO NOT WISH TO SPEAK

**CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD**

CASE NUMBER: OGS v Oracle DATE: _____

CASE NAME: _____

SPEAKER NAME: Nicole Stanley

MAILING ADDRESS: 154 Cindy Ln

PHYSICAL ADDRESS (if different): _____


CITY: Mandeville STATE: _____

ZIP CODE: 70448 PHONE: _____

COMMENTS: Vote No


I AM: () FOR () AGAINST () OTHER
 () I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU 22-08-01
222-08-01 DATE: 8-9-22
CASE NAME: _____
SPEAKER NAME: Tim Bills
MAILING ADDRESS: 234 Hickory St N
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: 
COMMENTS: _____


I AM: () FOR () AGAINST () OTHER
() I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: 222-08-01
CU 22-08-01 DATE: 8-9-22
CASE NAME: _____
SPEAKER NAME: Robin Bills
MAILING ADDRESS: 234 Hickory St
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: 
COMMENTS: _____


I AM: () FOR () AGAINST () OTHER
() I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

~~0222-08-01~~
CASE NUMBER: CU22-08-01 DATE: 08-09-22
CASE NAME: Z22-08-01
SPEAKER NAME: Kay Newman
MAILING ADDRESS: 504 Copal St.
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: 
COMMENTS: _____


I AM: () FOR AGAINST () OTHER
() I WISH TO SPEAK I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: Z22-08-01 DATE: 08/09/2022
CASE NAME: CU22-08-01
SPEAKER NAME: KARLA KEATON
MAILING ADDRESS: 504 COPAL ST.
PHYSICAL ADDRESS (if different): _____
CITY: MANDEVILLE STATE: LA
ZIP CODE: 70448 PHONE: 
COMMENTS: _____

I AM: () FOR AGAINST () OTHER
() I WISH TO SPEAK I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU22-08-01 + 222-08-01 DATE: 8/9/22
CASE NAME: _____
SPEAKER NAME: Jeremy J. Landry
MAILING ADDRESS: 185 Live Oak St., Mandeville, La. 70448
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: 
COMMENTS: See email attached

I AM: () FOR AGAINST () OTHER
 () I WISH TO SPEAK I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: _____ DATE: _____
CASE NAME: Oracle
SPEAKER NAME: Angela Vandenberg
MAILING ADDRESS: 225 Sandra Lee Drive
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: _____
ZIP CODE: 70448 PHONE: _____
COMMENTS: _____

I AM: () FOR AGAINST () OTHER
 () I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: _____ DATE: _____
CASE NAME: _____
SPEAKER NAME: Elizabeth Cox
MAILING ADDRESS: 306 Cindy Lou Pl
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: _____
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: Terrible Idea

I AM: () FOR () AGAINST () OTHER
() I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: _____ DATE: 8-9-22
CASE NAME: Lighting Company near Old Golden Shores
SPEAKER NAME: Morgan Zerbe
MAILING ADDRESS: 287 Cindy Lou Pl, Mandeville, LA 70448
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: Very much against zoning this area commercial. I would like to see it be permanent green area. It adds to the beauty of Mandeville wildlife, and drainage. This is not an area well suited for such a building.

I AM: () FOR () AGAINST () OTHER
() I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: 222-08-01 DATE: 08/09/22
CASE NAME: REZONING & CU APP FOR PLOT 12-X S&12 SPT A
SPEAKER NAME: ANDREW DOYLE
MAILING ADDRESS: 151 CINDY LOU PLACE MANDEVILLE, LA 70448
PHYSICAL ADDRESS (if different): "
CITY: _____ STATE: LA
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: ~~THIS IS A QUESTION~~ I WILL ASK MY QUESTIONS VERBALLY.

I AM: () FOR (X) AGAINST () OTHER
(X) I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: _____ DATE: 8/9/22
CASE NAME: Old Golden Shores
SPEAKER NAME: Terrilynn Bowe
MAILING ADDRESS: 114. Sandra Lee Dr.
PHYSICAL ADDRESS (if different): _____
CITY: mandeville STATE: LA
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: Against Oracle

I AM: () FOR (X) AGAINST () OTHER
() I WISH TO SPEAK (X) I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: _____

DATE: 8-9-22

CASE NAME: _____

SPEAKER NAME: Lollie Smith

MAILING ADDRESS: 230 Sandra Lee Dr.

PHYSICAL ADDRESS (if different): Same

CITY: Mandeville

STATE: LA

ZIP CODE: 70448

PHONE: 

COMMENTS: I am concerned about flooding and drainage

Also, this is a residential neighborhood & not commercial

I AM: () FOR AGAINST () OTHER
 () I WISH TO SPEAK () I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: _____

DATE: Aug. 9, 2022

CASE NAME: Oracle Lighting

SPEAKER NAME: Rhonda Tremillion

MAILING ADDRESS: 236 Sandra Lee Dr.

PHYSICAL ADDRESS (if different): _____

CITY: Mandeville, LA

STATE: LA


ZIP CODE: 70448

PHONE: 

COMMENTS: Against Oracle Lighting building in Old Golden Shores. Flooding Issues

I AM: () FOR AGAINST () OTHER
 () I WISH TO SPEAK I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: 22-08-01 / 222-08-01 DATE: 8-9-2022
CASE NAME: Haytenstein
SPEAKER NAME: Rachel Vogel Tanz
MAILING ADDRESS: 160 Cindy Lou Pl
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: 
COMMENTS: Strongly oppose

I AM: () FOR () AGAINST () OTHER
() I WISH TO SPEAK () I DO NOT WISH TO SPEAK

(57) - Against

Rhonda Grenillion Against

Lollie Smith Against

Michelle Vanderbrook Against

Laurie Siglio Against

John Siglio - Against

Debra Pastore - Against

Glenn P. Meyer - Against

Mercedes F. Camp-Hart - Against

Barry Hart - Against

Alice Lawton - Against

FRED BAROCCO - AGAINST

DAVID LAWTON - Against

Betta Stroman - Against - speak

Lina Gafarke against

Virginia Garrison AGAINST

H. Kemp Gordon AGAINST

Myles Gordon AGAINST

Amy McLellan - would like to speak for SUP - 2021 chairperson

Jomke ODD Against

Suzanne Edwards - against !!!

Elizabeth Cox Against!

Rebel Caplinger - Against!

CHARLIE CARLINGER - AGAINST

RAY ZORNMAN - AGAINST

HARDY MCBEE - AGAINST

Thomas Skupp - Against

Josh Persen - Against

Margaret All Against
Jack P... Against
Jason Woodall AGAINST

GARY MAGUESPACH AGAINST
FRANK LOCASCIO AGAINST
CHRIS & LAURA CARABOR AGAINST

Apr Ren - Against
Angel and Mike Hall AGAINST!

RITA BREATH - AGAINST!
Brian Hebert - Against!

LAURA HORNBADAY - AGAINST
MARY J. HORNBADAY - AGAINST

GLENN MAYEUR - AGAINST
Ron Leo Against

Dwaine Macklin Against
Jimmie Heard Against

Jennylyn Bono Against
Cathy Lee Against!

Linn Ann O'py Against!
Tom Dale O'py Against

Kelly Camp against
Angela Vandenberg Against

M'Liss Tijerino M. J. O. Against
Max Tijerino Against

Joe Baugh Against
Beverly Sifue Against

RANDY WAESCHT

No

Richardson Family

No

Matherne Family

ND

CARLOS CABRERA

No

Nick Bellini - Absolutely NO
Jennifer Bellini - Absolutely NO
Anna White - opposed!
Kirsten Steves - opposed!
Missie Noel - NO

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: 71 DATE: 8.9.22
CASE NAME: SUP 22.8.3 clay's concepts LLC -> 72021 clairborne st
SPEAKER NAME: Amy McEllan
MAILING ADDRESS: 2031 clairborne st Mandeville
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: I have questions & concerns about restaurant and plans for restaurant - parking, noise (live music) doggie bar.

I AM: FOR AGAINST OTHER
 I WISH TO SPEAK I DO NOT WISH TO SPEAK

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: SUP 22-08-03 DATE: August 9, 2022
CASE NAME: Clay & Ivy Concepts 2021 Clairborne St.
SPEAKER NAME: Hope Lewandowski
MAILING ADDRESS: 307 Morningside Drive
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: [REDACTED]
COMMENTS: _____

I AM: FOR AGAINST OTHER
 I WISH TO SPEAK I DO NOT WISH TO SPEAK

Alex Weiner

From: Shane Mutter [REDACTED]
Sent: Tuesday, July 12, 2022 4:07 PM
To: Permits
Subject: August 9 Planning and Zoning Meeting

Dear City Of Mandeville/Secretary,

Good evening. My name is Shane Mutter and I am a resident at 136 Lafitte Street 70448. I am writing to express my concern to the city that the section of Claiborne Street between Lafitte Street and Girod Street has increasingly become a problem regarding safety due to the issues of parking, speeding, and deliveries being made to the local businesses. My concerns are NOT directed towards the businesses themselves but more specifically to the fact that this section of the street is very narrow and lacks proper width for vehicles to park. Oftentimes on busy days/nights, people will park on both sides of the street from the corner of Lafitte all the way to Girod causing traffic issues related to safety for vehicles and pedestrians. Another concern is that delivery trucks such as food distributors, Amazon, USPS, FedEx, and UPS will often stop their vehicles in the street taking up 30-40% of the street and hence creating issues for people passing (if at all). Another issue that is causing additional safety concerns is at the corner of Girod and Claiborne whereby individuals are stopping their vehicles in the middle of the street to drop off or pick up patrons to the LaLou restaurant and creating traffic jams as well as causing unruly and impatient drivers behind these stopped vehicles to get frustrated and try to pass the illegally parked vehicle while the vehicle blocks the street to let out their passengers. This creates another major concern because if someone tries to get around these vehicles, they often will not see the passengers coming to or from the vehicle and have had close encounters with pedestrians.

Finally, I have witnessed large vehicles such as full sized pick up trucks parking on both sides of the street and this causes the street to have barely enough space for one vehicle to inch their way through in order to not hit these vehicles.

I want to make this clear that I welcome these businesses in our area as I am surrounded by some wonderful owner/operators such as Rest A While, Varsity Sports, Brooks Bike Shop, LaLaou, Marvilla just to name a few. I also welcome the proposed BBQ restaurant and feel it will be a great addition to the neighborhood. However, I do feel that safety is a major concern as restaurants require more parking than most businesses and I would like to propose that the City of Mandeville either make Claiborne Street between Lafitte and Girod a ONE WAY street or else DO NOT allow parking on one side of the street. The street is too narrow and I view this from a perspective of an emergency vehicle trying to get through safely but with these stated issues, could pose as a major problem for safe passage.

Thank you!

Shane C. Mutter
VP of Strategic Partnerships
element6Dynamics

[REDACTED] (m)

[REDACTED]
www.element6dynamics.com

Alex Weiner

From: lalou.mandeville [REDACTED]
Sent: Tuesday, August 9, 2022 2:50 PM
To: Alex Weiner
Subject: FW: Planning and Zoning meeting August 9, 2022

Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: "lalou.mandeville" [REDACTED]
Date: 8/9/22 1:45 PM (GMT-07:00)
To: [REDACTED]
Subject: Planning and Zoning meeting August 9, 2022

Alex

Thank you for taking the time in speaking with me this morning about the planning and zoning meeting this evening. I am sorry for the confusion that the posted cases were only about elevation. I understand that there will be no vote this evening but this is the time and place to raise concerns. I am in Colorado and apologize for the crude format of this email, but I will state concerns as bullet points. I request that this email be read aloud at the meeting and a copy provided to each member on the commission.

The concerns regarding the proposed change of planning and zoning at the old Varsity Sports business (2021 Claiborne St) to become a restaurant or outdoor entertainment venue are listed as follows:

1 - PARKING.... There are three restaurants, a bike rental shop, a veterinary medicine business, a realtor office, a retail store, a bed without breakfast, and a office rental business already established and sharing street parking and one small parking lot at the corner of Girod and Claiborne.

There is already a crush for parking as 8-10 spaces disappeared when the parking lot was redesigned two years ago. During heavy rain season, an additional 5-10 spaces flood so those spaces remain unused.

2 - This type permit has already been requested and denied for an address five lots to the East on Claiborne St.

3 - There are noise ordinances in place to prevent late night loud music or frequent loud music events. This location borders a home and a quaint bed without breakfast. Even day time bands or outside activities could harm the already established businesses. LaLou has several outdoor dining tables where music could become disruptive and interfere with after hour events hosted there.

4 - Street traffic is already congested in this area with Our Lady of the Lake Church and School events as well as city planned events on the lake front. Very often the 2000 block of Claiborne becomes so narrow from street parking, only one car can pass. Cars often will have no reverse to keep traffic from completely blocking the thru traffic.

5 - The 2000 block of Claiborne is extremely popular for pedestrian traffic, dog walkers, bicycle riders, runners, and visitors, even late at night. To add an establishment with high volume traffic will cause harm to the established use of the area and pedestrian traffic.

6 - My business as well as several others located in Old Mandeville, invested a financial payment to create parking areas and some businesses were required to give up dirt that could be used as revenue generating to provide parking spots. I am strongly opposed for this city requirement to be waved.

These are just a few concerns to be mentioned today. As intent of use at this property becomes public knowledge, I'm sure there will be more concerns that will address the proposed changes in specific detail.

Thank for for your time and effort in this matter.

Liam Dixon
LaLou
200 Girod St.

Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone

Alex Weiner

From: VetNaturally [REDACTED]
Sent: Tuesday, August 9, 2022 4:31 PM
To: Alex Weiner
Subject: Planning and Zoning meeting August 9, 2022

Alex,

My apologies for missing the meeting this evening. It has come to my attention that there is a petition for a restaurant in the place of Varsity Sports. I request that this email be read aloud at the meeting and a copy provided to each member on the commission.

My concerns regarding the proposed change of planning and zoning at the old Varsity Sports business (2021 Claiborne St) to become a restaurant or outdoor entertainment venue are listed as follows:

1. PARKING.... It was my understanding when deciding to build a veterinary medical practice that there would be ample public parking available. The current parking barely accommodates our clientele. Most of our clients already have to find other parking places, causing disabled patients to walk further than they should. Any decrease in parking would exacerbate this existing problem. As a holistic vet who focuses strongly on canine rehabilitation, I'm genuinely concerned that my patients would have to find parking even further away than they do now.

There are also three restaurants, a bike rental shop, a realtor office, a retail store, a bed and breakfast, and an office rental business already established and sharing street parking and one small parking lot at the corner of Girod and Claiborne. There is an existing lot between the realtor office and mine. Perhaps the city could purchase this lot and provide all of us with more parking.

2. This type of permit has already been requested and denied for an address five lots to the East on Claiborne St.

3. How will an outdoor band be allowed when there are ordinances in place to prevent loud noises outside?

4. Every existing business should be involved in this decision. This lack of parking will affect us all. We already contend with flooding due to poor drainage. We need more parking, more drainage systems before adding to the traffic load in the area.

Thank you for your attention to this matter,

Dr. Ashley Geoghegan

123 Girod St

VetNaturally

Alex Weiner

From: Amy McLellan [REDACTED]
Sent: Tuesday, August 9, 2022 3:07 PM
To: Alex Weiner
Subject: Restaurant permit for 2021 Claiborne St

Hi Alex,

My name is Amy McLellan. I live at 2031 Claiborne St. I am aware of the purchase of the old Varsity Sports building, and the new owner's plans for a restaurant. He told me he wanted to do a daquiri bar as well as live music on his property. This is all very concerning to me for several reasons.

1. The amount of noise that will be next door to my home is unappealing to me. When there is music at Maison Lafitte and the trailhead, I hear it clearly. I absolutely do not want it right next door to my home.
2. I do not want intoxicated people around my home daily. In my 8 years of living in this home, I've had to deal with several incidences with intoxicated people coming from other businesses in the neighborhood. To live right next door to a business where that could be a daily possibility seems dreadful.
3. Parking. Will the main parking for this restaurant be the lot across the street as well as street parking? I ask because the front of my house usually becomes a parking space for people. On the weekends it gets out of hand. Sometimes I think the street should be a one way with the way people park on both sides there is only room for vehicles to drive in one direction. Another restaurant with street parking will add to this issue.
4. Trash. When I think of restaurant trash/dumpster, I think of critters and varmints. Where will their trash or dumpster be? On my side or on Marvilla's side? Either way this brings rats or mice near our properties.
5. Privacy. The owner expressed that he was raising the building and planning to do outdoor seating on a back deck. I assume this deck is raised, which means that now I will have people peering into my backyard where my children play.

I'm all for small businesses. I respect that people have dreams and goals and work to make them a reality. I realize I live in a business district. I know this comes with the territory. I'm just not for these things happening next to my home. I am a single mom of two children who I homeschool. We are always here and love our home very much. I think there are a few things about a restaurant being our neighbor that would take the enjoyment of our home from us.

Thank you
Amy McLellan

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Amy McLellan
modern muscle LLC
2031 Claiborne St
Mandeville, La 70448