

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

The secretary called the roll.

Commissioners Present: Brian Rhinehart, Nixon Adams, Claire Durio, Scott Quillin, Mike Pierce, and Karen Gautreaux (Absent at roll call, present at 6:06pm)

Absent: Simmie Fairley

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

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

Mr. Rhinehart said that the applicant has requested to postpone case CU22-08-01 and the accompanying zoning case Z22-08-01. Ms. Bartholomew added that the applicant has requested to postpone indefinitely.

Mr. Adams said that he felt the case was incomplete when it was first presented.

Mr. Adams made a motion to postpone the cases until the applicant notified the commission that they were ready to proceed, Mr. Quillin seconded, and all were in favor.

Res. 22-04 - A resolution of the Planning and Zoning Commission of the City of Mandeville outlining its review of the new Capital Improvement projects as set forth in the 2022/2023 annual budget for consistency with the comprehensive plan

Mr. Adams said that the priority the items are listed in seems incorrect, Ms. Bartholomew replied that it was not a priority ranking, just a list of the items.

Mr. Quillin motioned to approve the resolution, Mr. Rhinehart seconded, and the motion passed unanimously.

Mr. Rhinehart adjourned the Planning Commission to move to the Zoning Commission.



Alex Weiner, Secretary



Karen Gautreaux, Chairwoman
Planning Commission

Brian Rhinehart commenced the Zoning Commission Meeting.

Mr. Rhinehart read the announcement that written notice of decisions regarding zoning variances will be filed in the Commission's office the following day of this meeting at which time applicable appeal time will begin to run.

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 asked if there would be a place to sit down at the bar or not,

Bryan Kitto, 118 Marina Blvd, Applicant: It would be a counter service restaurant with some runners to help dispense drinks.

Ms. Durio asked if there would be table service, Mr. Kitto replied it would be counter service, you would order and receive a ticket.

Mr. Pierce asked if the music component was still in place, Mr. Kitto replied it was.

Ms. Durio asked if the applicant could review what was in mind for the music element. Mr. Kitto said it would be more happy hour vibes. Someone playing the guitar or drums amplified by only what the musician brought with them. He mentioned that he did have the ability to do special events and could possibly bring in a private sound company with a 4-5 piece band.

Mr. Rhinehart said that would be a block party, Ms. Bartholomew mentioned that anything of that scale would require a separate special event permit.

Ms. Durio asked what the intended hours of music would be, Mr. Kitto said that it would be anytime he wanted to put someone on the stage but was willing to limit the hours to 5:00pm – 7:00pm on the weekdays, 2:00pm – 8:00pm on Saturday and 11:00am – 2:00pm on Sunday.

Ms. Durio asked if there were any plans to go past 8:00pm, Mr. Kitto replied not without a special event permit. Ms. Durio said the commission was looking for a specific time, Mr. Kitto said 8:00pm would be the cutoff

Ms. Bartholomew said that the B-3 regulations limited outdoor operations to 10:00pm except for Friday, Saturday and some holidays which were allowed to go until midnight. Amplified noise was also prohibited from 10:00pm – 7:00am unless with a special event permit.

Mr. Rhinehart clarified that the commission could add conditions to their approval, Ms. Bartholomew replied that was correct.

Mr. Adams said that noise issues would fall under the noise ordinance and nuisance laws. Ms. Bartholomew said that if there was a violation of the noise ordinance then the police should be called. Furthermore, if a property is in violation of their special use permit the commission can re-review it.

Mr. Pierce said the special use permit is leverage, but there is no enforcement. Ms. Bartholomew said the police would have to be called for enforcement.

Mr. Adams said that if the noise is bothering someone then it becomes an enforcement problem. If that is not happening, then the police need to get out there.

Mr. Kitto said that the parameters being discussed seem presumptuous and unnecessarily

restrictive. Mr. Pierce replied that the CLURO allows noise until midnight for some days, with a residence next door the parameters are not restrictive.

Ms. Durio said the commission has to look at each case on a case-by-case basis and consider each separately. They want to know the intentions so there is no issue making a provision for it.

Mr. Kitto said he is worried if growth happens down the road, having all the limitations in place and needing to come back before the commission.

Mr. Adams said that a residence today can be a business tomorrow and vice versa, they do not want to create nuisance or noise.

Mr. Rhinehart read the B-3 purpose from the CLURO which states: The purpose of the B-3 Old Mandeville Business District shall be to provide a district that acknowledges the historic character of the area and the pedestrian orientation of the neighborhood by continuing to combine a mix of small scale residential, civic, commercial, service and office establishments that are relatively compatible with residential uses within and abutting the district. Lot sizes, setbacks, parking and landscaping requirements shall be more flexible to address the unique characteristics of an area substantially developed as a commercial district with smaller lots and greater development densities than newer areas of the City. Tree preservation and appropriate plantings in public and private spaces are key objectives within the B-3 district. He brought up that if residents move out and the district becomes more business focused it would corrupt the purpose of the district.

Mr. Kitto said the reasons stated above are why he chose the location and is fine with restricting music to 8:00pm.

Ms. Durio said that the use is not permitted by right, and considerations based on the location need to be taken into account. They are not meant to be adversarial; the commission wants to work with the owner.

Mr. Quillin said that his concern was with the parking in the area. Other businesses have been granted exemptions for parking and he is worried the available parking is being filled due to exceptions.

Ms. Bartholomew said the south side of Claiborne has enough room to be improved to allow on street parking, it just has not been done yet.

Mr. Rhinehart said that if this moves forward the applicant could possibly contribute to the parking mitigation fund.

Mr. Pierce agreed with Mr. Quillin and said that there needs to be a comprehensive plan for parking in the area.

Mr. Adams said there is parking, and while it may not be convenient the area is walkable.

Mr. Quillin said there is a larger picture that needs to be looked at for the City to make sure there is parking available.

Mr. Kitto said he is willing to work with the music restrictions. He wants to use the location as he likes the Old Mandeville Model.

Mr. Quillin asked what hours of operation the applicant had in mind, Mr. Kitto said he was thinking seven days a week, with operating hours of 11:00am – 9:00pm Sunday -Thursday and 11:00am – 10:00pm on Friday and Saturday. He could see Sunday being even shorter.

Mr. Quillin suggested limiting the music to those hours, Mr. Rhinehart said that would be

too much and suggested 7:00pm or 8:00pm.

Mr. Pierce suggested limiting music until dark. Mr. Kitto agreed with that suggestion. Ms. Bartholomew said a specific time was preferred for enforcement.

Michael Gallup, 203 Girod: Against the project. The side streets should be different from the main streets in B-3. A restaurant/bar is different than the coffee and retail shops already in place, which is what the infrastructure is set up for. The lighting on Claiborne is also an issue. He said the existing lot should not be considered as this venue will create substantial traffic. The trash also needs to be considered.

Amy McLellan, 2031 Claiborne: She bought her home 8 years ago next to Varsity Sports and did not think she would be here. She feels like there should be restrictions in place as she has no control over what amps the musicians would bring. Thinks that this is more appropriate for the Lakeshore.

Mr. Rhinehart asked what developing the right of way for parking would entail. Ms. Bartholomew said there has not been a lot of discussions in detail yet, she was just confirming if it was wide enough to develop.

Ms. Durio asked how many spaces would be available, Ms. Bartholomew said she was unsure of the exact amount, but it was more than eight. A typical spot measures 20'x8'.

Mr. Pierce asked if they could add the development as a condition.

Mr. Adams said only the council could start that, Ms. Bartholomew added that they would need to have money in the budget first.

Ms. Durio asked if there had been any discussions about adding more lighting to the area, Ms. Bartholomew said there had not.

Ms. Durio asked if there were restrictions on delivery trucks, Ms. Bartholomew replied that they were limited to between 7:00am – 9:00pm and some streets did not allow through trucks.

Mr. Pierce pointed out that the restrictions on through trucks did not apply to delivery trucks, Ms. Bartholomew replied that was correct.

Mr. Rhinehart said he was happy to move forward if the applicant worked with the city or contributed to the parking mitigation fund.

Mr. Adams said they stopped collecting about 15-20 years ago but that it is a good idea and would be consistent.

Mr. Kitto brought up that the Grapeful Ape received a variance for 11 parking spaces without having a parking lot across the street. He does not feel like the eight spaces he is asking for is a lot.

Ms. Duiro said that there are other businesses in the area using that lot, even if his plan is to be more pedestrian centered.

Mr. Adams brought up possibly looking at mixed use districts in the comprehensive plan to see if one is still wanted.

Mr. Gallup asked if there was a limit on the number of tables that could be used for outdoor seating. Ms. Bartholomew said the only limitation is the square footage.

Mr. Gallup asked if the parking was calculated using the building square footage or the lot

square footage. Ms. Bartholomew said the seating is calculated by whatever square footage is larger, which in this case is the outdoor.

Ms. Durio asked if the calculation was done using the total square footage or the seating area, Ms. Bartholomew said it was using the seating area.

Ms. Gautreaux said she was concerned with the parking mitigation in the future but does not think they can use the mitigation fund right now. Ms. Bartholomew added that she does not have an amount to give at the moment.

Mr. Rhinehart said he thinks the assessment fee is \$1200.

Mr. Adams agreed with Ms. Bartholomew. The parking mitigation fund is a good idea, but it needs to be looked at, as it has not been used in quite some time.

Ms. Durio said a cap could be set if the exact amount is unknown.

Ms. Bartholomew said the parking mitigation fund is used for improvement of off-street parking, not areas of parking that are already city owned. she said she was not comfortable using this method to improve a city owned right of way. She said that the mitigation fund specifically discusses off street parking.

Mr. Kitto disagreed with adding more parking lots to the Historic District.

Ms. Durio said the mitigation fund could be used for off street parking; it does not have to be used in this location. Ms. Bartholomew said she is unsure if the fund is even active in the budget.

Mr. Rhinehart said that the parking and the noise issues need to be addressed.

Mr. Kitto said he is willing to limit the music to 8:00pm and is only asking for a variance of eight parking spaces. He is located in a business/residential neighborhood. He is not trying to cram lots of people into this historic structure, he just wants the people already in the area to enjoy it. He has a catering model that can be used to generate revenue.

Mr. Rhinehart said that people have to park before they can walk.

Ms. Durio asked if the catering would be operated on site, Mr. Kitto said it would be more off site in nature.

Mr. Pierce asked if he would be using large catering trucks, Mr. Kitto replied that he would be using his own truck, or possibly a van in the future, and could park at his home.

Ms. Gautreaux said it was tough with a mixed-use neighborhood. She feels comfortable with noise restrictions and limiting the music to acoustic only. She feels that they are unprepared to deal with the parking issue now, but it needs to be addressed in the future.

David Parnell, City Attorney: Said he is not comfortable with the parking mitigation fund (CLURO Section 9.3.1) applying in this scenario.

Mr. Kitto said that if parking is an issue, he is willing to reevaluate.

Mr. Quillin agreed with limiting the music to acoustic only for Sunday – Thursday but Friday and Saturday are a little different.

Ms. Durio asked if the addition of a sound barrier on the side of 2031 Claiborne St. was agreeable as a condition, Mr. Kitto said that was fine.

Ms. Durio asked if a higher fence between the two properties was also agreeable, Mr. Kitto said if a height agreement was reached then he would be willing to put up a fence.

Mr. Pierce reiterated that all the comments received about the case mentioned parking being an issue.

Ms. McLellan said that she would like a higher fence since the building was being raised. Mr. Kitto wanted to mention that the existing tree line would not be touched when the fence was built.

Ms. Durio asked where the fence would start, Ms. Bartholomew said it would start at the front façade of the building.

Ms. Durio made a motion to approve the request with the following conditions. That a 10ft tall fence would be built on the west side between the property and 2031 Claiborne. In addition, a barrier would be installed on the upper deck on the side closest to 2031 Claiborne. Finally, the music would be limited to acoustic only, and would end at 7:00pm Sunday – Thursday and 8:00pm on Friday and Saturday.

Mr. Quillin motioned to amend the previous motion to say, “up to a 10ft fence be installed, pending agreement with the adjacent landowner”. The amendment was passed unanimously.

Ms. Gautreaux seconded the original motion, and it was passed unanimously.

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 that this was a problem piece of property that had been screwed over by the road changes. This was a great solution to the problem.

Mr. Quillin agreed with Mr. Adams

Ms. Durio said it was a creative design.

Mr. Pierce like that the property was getting some use but asked why there was a problem with the greenbelt requirement. Ms. Bartholomew replied that 25ft was the minimum and it only had 14ft currently and the existing structure now sat on the property line due to the road changes.

Mr. Quillin asked what the intention of the building would be.

Hank Smith, 189 Maple Ridge, Architect on the project: The first floor would be a jewelry store with the upper story being support for the store.

Ms. Gautreaux made a motion to approve the project as submitted, Ms. Durio seconded, and the motion passed unanimously.

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

Mr. Quillin asked what the existing grade is on the property, Ms. Bartholomew replied it was at 4.1' in the rear of the property where the pool would be located.

Ms. Durio asked if only the edge was above grade, Ms. Bartholomew said that was correct.

Matthew Voelkel, 735 E. Boston, Architect on the project: The house has flooded six times in the last four years. The property owners also have bought an "L" shaped property at the rear which they will keep open.

Ms. Durio asked if this would be an existing pool or a new pool, Mr. Voelkel said it was new.

Mr. Quillin asked if the pool was the only thing raised how was it fill, Ms. Bartholomew said that construction material is classified as fill.

Mr. Voelkel said that based on the preliminary reports it would have a 0% impact.

Mr. Pierce asked how that was possible since it would displace floodwaters, Mr. Voelkel said he would defer to the engineering report but that was what he was told.

Mr. Quillin said that since the pool is considered as pervious it gets weird from an engineering perspective.

Ms. Durio made a motion to approve the project as submitted, with the understanding that a drainage report and v-zone construction letter would have to be submitted and approved before a permit is issued. Mr. Adams seconded, and the motion passed unanimously.

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

This case was postponed along with CU22-08-01

Public Comment

Mr. Rhinehart noted that comment cards were received pertaining to the postponed cases.

Ms. Bartholomew announced that LSU has submitted an application for a planned district project. As it is a substantial development a special meeting would be held on September 21st at 6:00pm at the community center across the street. The applicant would present and take any questions and then the commission could decide if more public meetings were necessary and schedule them at that time if needed.

Ms. Durio asked if more advertising would be done, Ms. Bartholomew said there would be.

Mr. Quillin asked if a formal application had been received, Ms. Bartholomew said it had.

Mayor Madden asked when it would be available for the public to view, Ms. Bartholomew said that since it was submitted it was considered public record, however it has not been reviewed for any sensitive information that may have to be redacted.

Ms. Durio motioned to adjourn the meeting, Ms. Gautreaux seconded, and all were in favor. The meeting was adjourned at 7:47pm.



Alex Weiner, Secretary



Brian Rhinehart, Chairman
Zoning Commission

Public Comments

Jack B. McGuire
129 Lamarque St. Mandeville, LA 70448

August 11, 2022

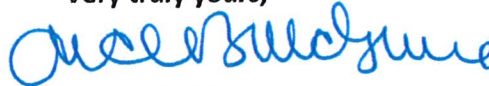
Planning and Zoning Commission
City of Mandeville
3101 East Causeway Approach
Mandeville, LA 70448

Re: V22-08-25 – 1709 Lakeshore Drive
Brian & Kelly Herpich

Dear Commissioners:

Please be advised that my wife Sue B. McGuire and I support the Variance Request filed by Mr. and Mrs. Herpich for 1709 Lakeshore Drive, in the square in which we reside.

Very truly yours,



Jack B. McGuire

JBMcG:hs

Alex Weiner

From: Lori Martin [REDACTED]
Sent: Thursday, August 11, 2022 12:12 PM
To: Alex Weiner
Cc: Jim Leonard
Subject: Proposed restaurant/bar at 2021 Claiborne Street, Old Mandeville

Dear Planning and Zoning Commission,

Hello, I am writing in regard to the new restaurant/bar proposed for the old Varsity Sports building at 2021 Claiborne Street. We have some experience living near the Rest Awhile restaurant/bar. Just because the serving times end at 10pm doesn't mean that the existing patrons stop being served nor are they asked to leave. Patrons leave loudly, sometimes they leave their car trash, to-go cups, soiled baby diapers, the contents of their cigarette ashtrays, beer bottles, and sometimes the beer and mixed drink glasses that are the property of the restaurant. In the parking lot, their car alarms sound often, their headlights shine into neighboring homes, the slamming doors and loud talking late at night (sometimes until 1 am or after) are disturbing, not to mention the drunken shouting and loud laughter that floats through the evenings and late nights from the outdoor deck. Ask the poor folks on Lakeshore Drive who live next door to the Rest Awhile about the "sound remediation" or the early-morning-hours noise from the employees power washing and cleaning after patrons have left the building. (I would be remiss if I don't add that the owner, Barrett McGuire, has willingly and graciously worked with us by purchasing plantings in addition to what we had installed, which we maintain on our irrigation system, plus he has installed a rope barrier 20' into his property to further buffer our home from the parking field. It's helped keep people from cutting through our yard and by restoring some of our privacy). Claiborne Street is very narrow and the 2100 block has been granted NO THRU TRUCKS signs on each end, which are not obeyed by the huge delivery trucks, anyway! When parking was permitted on both sides as usual, during the 4th of July lake party in 2021, there was at least one sideswipe accident where police were present. We frequently don't get our recycling picked up because there are LaLou delivery trucks, FEDEX, UPS, etc. blocking the 2000 block and the recycling truck has a schedule, I guess. Often there is no way an emergency vehicle would be able to access any home or business with the way parking is allowed now on both sides of Claiborne from Girod to Carroll. The fact that the proposed restaurant is required only 13 parking spots based upon square footage is an antiquated determination method and a joke. That's only enough for the chef, his kitchen staff, wait staff and hostess. Where are the 60-70 patrons he is expecting supposed to park? Look at what is happening at the Rest Awhile. If the McGuires didn't own the parking field on Claiborne Street, heaven help the rest of us. I hate the additional Claiborne Street traffic this parking field brings. I've asked for its access and egress to be on the wider and safer Lakeshore Drive. My fear is that the parking for the new restaurant will spill over across Lafitte to the 2100 block of Claiborne and around the corners to both sides of Lafitte or even in the empty lot field which is heavily used for normal Rest Awhile parking plus any public event. It is dangerous for joggers and people walking with their families and pets and for bicyclists. Some of the sidewalks here in Old Mandeville are not properly maintained and difficult to use. I know and knew this area was zoned B3 when we bought our costly home but B3 doesn't mean that any business that has a negative impact on the surrounding homes' values has the right to be permitted to exist by conformation to the zoning rules alone. This B3 is a highly real estate taxed, longtime legal residential area, also. A restaurant/bar is certainly more detrimental to property values and parking on this narrow and mostly quiet residential street than a small retail store with daytime hours. I would also like to add that the corner public parking lot flooding could be partly due to the storm drains next to the street being covered and clogged by run off dirt and vegetation on the 2000 block of Claiborne.

Sincerely,
Lori Martin
and James Leonard
2112 Claiborne St.
Mandeville 70448

Alex Weiner

From: Leah Quinn <[REDACTED]>
Sent: Saturday, August 13, 2022 12:02 PM
To: Alex Weiner
Cc: Jill McGuire; Rick Danielson
Subject: Next P and Z meeting. set for August. 2021 Claiborne Stv

My name is Leah Casey Quinn. I reside at 219 Lafitte St. I have owned this home for over 30 years.

Several years ago, when Rest Awhile was before the Planning and Zoning Board, I attended meetings and was involved with the process as were most of my neighbors. The P&Z Board approved Rest Awhile with numerous restrictions that were put in place to help mitigate neighbor concerns. The block on which 2021 Claiborne resides is primarily, at least to the West on Claiborne, the 200 block of Lafitte, and most of Jefferson all are residential homes. I think these restrictions apply to this project.

1. Noise – In an effort to mitigate noise pollution in the middle of residential housing, request the P&Z Board implement the following restrictions noise-related restrictions on this development:
 - a. Rest Awhile is not allowed to have outdoor amplified sound. The same restriction should apply to this development.
 - b. Rest Awhile is required to close the outdoor seating at 9:00, rather than 10:00. The same restriction should apply to this development.
 - c. Additionally, any type of outdoor acoustic music should be limited to weekends
2. Parking – Allowing the continued use of the City parking lot by every business in the area to meet their parking requirements will lead to a lack of parking overall. The parking calculation for this project was based on the interior square footage, not the exterior. I think we can all agree the parking calculations are inadequate, as they do not account for what I am guessing is 8-12 employees per shift. Request the following:
 - a. Ensure that seating, service or patron congregation is NOT allowed under the elevated buildings. This will ensure the outdoor seating area does not grow beyond the inside seating area the parking calculation is based on. This same restriction also applies to Rest Awhile.
 - b. Require employees to park in the rear of the property. While I understand that there is not a compliant two-way drive, every effort should be made to utilize onsite parking to the extent possible.
 - c. The CLURO allows the Zoning Commission to reduce or waive parking requirements if the following is met, "the reduction or waiver does not adversely affect surrounding commercial or residential uses". If parking reduction is approved by the Commission, what criteria are you using to state that there will be no adverse effect? I personally think there will be an adverse impact as Claiborne Street is too narrow for parking and the City-owned parking lot is filled to capacity every weekend?

Without a site plan, I have additional questions that need to be addressed:

1. Where is the dumpster or trash cans to be located?
2. Where is any new lighting located?
3. What, if any, variances or exceptions are required for this development? They should be directly spelled out.
4. Is the current building considered Non-Conforming in any way? For example: setbacks, buffers, greenbelts, etc.?

Thank you for your time.

Leah Casey Quinn

CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: C422-88-01-222-08-01 DATE: 8-23-02
CASE NAME: _____
SPEAKER NAME: John Biglio
MAILING ADDRESS: 211 Cindy Lou
PHYSICAL ADDRESS (if different): _____
CITY: MANDERVILLE 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: C422-88-01-222-08-01 DATE: 8-23-02
CASE NAME: _____
SPEAKER NAME: Laura Biglio
MAILING ADDRESS: 211 Cindy Lou
PHYSICAL ADDRESS (if different): _____
CITY: MANDERVILLE 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 / Z22-08-01 DATE: 8-23-2022

CASE NAME: _____

SPEAKER NAME: Rachel Vogelhan

MAILING ADDRESS: 160 Cindy Lou Pl

PHYSICAL ADDRESS (if different): _____

CITY: Mandeville STATE: LA

ZIP CODE: 70448 PHONE: _____

COMMENTS: _____

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CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CU22-08-01 / Z22-08-01 DATE: 8-23-2022

CASE NAME: _____

SPEAKER NAME: Kevin Vogelhan

MAILING ADDRESS: 160 Cindy Lou Pl

PHYSICAL ADDRESS (if different): A

CITY: Mandeville STATE: LA

ZIP CODE: 70448 PHONE: _____

COMMENTS: _____

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CITY OF MANDEVILLE PLANNING & ZONING COMMISSION
SPEAKER CARD

CASE NUMBER: CUZZ-08-01/22-08-01 DATE: 8-23-22

CASE NAME: _____

SPEAKER NAME: BRYAN KATO

MAILING ADDRESS: _____

PHYSICAL ADDRESS (if different): _____

CITY: _____ 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: CUZZ-08-01/22-08-01 DATE: 8/23/22

CASE NAME: _____

SPEAKER NAME: CHRIS CAZAYOUV

MAILING ADDRESS: 322 COPAL ST

PHYSICAL ADDRESS (if different): SAME

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/Z22-08-01 DATE: 8/23/22
CASE NAME: _____
SPEAKER NAME: Britt Landry
MAILING ADDRESS: 185 Live Oak St
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: _____
COMMENTS: _____

Oracle

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/Z22-08-01 DATE: 8-23-2022
CASE NAME: _____
SPEAKER NAME: Kelly Camp
MAILING ADDRESS: 2625 Rebecca Lane
PHYSICAL ADDRESS (if different): _____
CITY: Mandeville STATE: LA
ZIP CODE: 70448 PHONE: _____
COMMENTS: Against Oracle development by Lake

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/Z22-0801 DATE: 8/23/22
CASE NAME: _____
SPEAKER NAME: Renee Luceres
MAILING ADDRESS: 164 Shannon Dr.
PHYSICAL ADDRESS (if different): _____
CITY: _____ STATE: _____
ZIP CODE: _____ PHONE: _____
COMMENTS: Against postponing!

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/Z22-08-01 DATE: 8/23/2022
CASE NAME: _____
SPEAKER NAME: Susan Hufft
MAILING ADDRESS: 236 Cindy Lou Place
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: QU22-08-01 DATE: 8-23-22
CASE NAME: _____
SPEAKER NAME: TED RALPH
MAILING ADDRESS: 198 CINDY LOU PLACE
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: CU-08-01 / B22-08-01 DATE: _____
CASE NAME: _____
SPEAKER NAME: Jason Hufft
MAILING ADDRESS: 236 Cindy Lou Pl.
PHYSICAL ADDRESS (if different): _____
CITY: mandeville STATE: La.
ZIP CODE: 70448 PHONE: _____
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: CU22-08-01/Z22-08-01 DATE: 8.23-22
CASE NAME: A.T. Weathersby
SPEAKER NAME: _____
MAILING ADDRESS: 201 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/Z22-08-01 DATE: 8/23/22
CASE NAME: _____
SPEAKER NAME: Shad Weathersby
MAILING ADDRESS: 201 Copal St Mandeville
PHYSICAL ADDRESS (if different): _____
CITY: _____ STATE: La
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: CU-22-08-01/Z22-08-01 DATE: 8/23/22

CASE NAME: _____

SPEAKER NAME: P. Weathersby

MAILING ADDRESS: 201 Copal St, Mandeville, LA 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/Z22-08-01 DATE: _____

CASE NAME: _____

SPEAKER NAME: LYNNE DONGIEUX

MAILING ADDRESS: 3933 Mandeville Monroe St

PHYSICAL ADDRESS (if different): _____

CITY: Mandeville STATE: LA

ZIP CODE: 70448 PHONE: _____

COMMENTS: please choose quality of life, families,

nature be preserved in our beautiful

town. Lets be known for food, music, art

family style

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

Alex Weiner

From: Zoya Romanenko <[REDACTED]>
Sent: Tuesday, August 9, 2022 8:28 AM
To: Alex Weiner
Subject: Vote for 8/9 zoning committee

Hello,

I want to send my vote in opposition to zoning lakefront as industrial, and building of the Oracle lightning office.

Thanks, Zoya Romanenko
35 Berg Ct, Mandeville

Alex Weiner

From: Vicki Todd [REDACTED] >
Sent: Tuesday, August 9, 2022 9:40 AM
To: Alex Weiner
Cc: Timothy Todd
Subject: Oracle building

Good Morning,

I am writing this in concern for the new proposed Oracle building to be built in my neighborhood (Old Golden Shores).

My husband and I are definitely not in favor of this.

Our wildlife has already been displaced and with all the new homes being built we are losing our trees in which is one of the reasons we chose Mandeville to make our home.

We have businesses already in our backyard. We live behind Mandes/ Bank/ Cesar's restaurant. The drainage from these parking lots flood our backyard every time it rains. Not to mention the alarming sounds of the dumpsters being emptied at 4:00 am.

The loud music from cars using the bank ATM is something else we deal with.

We definitely do not need more concrete and large buildings being built as there are many other places they could use for their business.

I beg you to turn this proposal down and let them seek a place elsewhere.

Sincerely,

Vicki Todd

227 CindyLou Place
Mandeville, LA 70448
[REDACTED]

Alex Weiner

From: tracy elsensohn [REDACTED]
Sent: Tuesday, August 9, 2022 4:28 PM
To: Alex Weiner
Subject: Planning and zoning meeting

Dear Sir,

I would like it to be on record that I and my family are opposed to any commercial buildings/businesses next to the causeway in old Golden Shores. My family has lived in Lewisburg since the early 1800's and this would destroy the family atmosphere and small town living we now have.

Sincerely,

Tracy Elsensohn.

[Sent from Yahoo Mail on Android](#)

Alex Weiner

From: Rochelle Swanson [REDACTED]
Sent: Tuesday, August 23, 2022 10:09 AM
To: Alex Weiner
Subject: NO Oracle on the lakefront

I am just hearing about this late last night and I know it's going to vote later today. Please make sure my voice is heard as a loud NO to Oracle or any other large commercial business setting up on the lakefront. This is NOT what the majority of the citizens living on the Northshore want the welcome to look like when people are approaching via the Causeway. If we allow this it will soon look like Metairie and you won't be able to tell if you are heading north bound or south bound

Sent from my iPhone

Alex Weiner

From: Richard Elliott, AIA, NCARB [REDACTED]
Sent: Saturday, August 13, 2022 4:37 PM
To: Alex Weiner; Rick Danielson
Subject: Request for rezoning of Lakefront near causeway office to light industrial

Dear Sir,

Please record my opposition to the request to rezone the property adjacent and to the west and north of the causeway police dept building to light industrial. As an architect and resident of Mandeville I can not express how strongly opposed I am to this request. Our lakefront is our strongest asset as a community and should not be squandered on a use such as this. There are plenty of suitable locations for such a facility many of which are already zoned for such a use elsewhere within the Northshore area. Impact on property values, unsuitability and proximity to adjacent property uses, the deterioration of the first impression given to those arriving from the southshore off causeway, delivery truck traffic, setting an unsuitable precedent, poor urban planning and destruction of wetlands and woods are just a start for the reasons to be considered for denial! The history of the Mandeville community as a resort destination for those in New Orleans and now elsewhere in the state will be destroyed should this move forward.

Please vote unanimously to deny this request.

Sincerely,

Richard Elliott, AIA, NCARB
Senior Architect

Alex Weiner

From: Ray Zornman [REDACTED]
Sent: Tuesday, August 23, 2022 2:27 PM
To: Alex Weiner
Subject: Oracle and rezoning of OGS Neighborhood

Good afternoon,

I am reaching out to let you know that I am strongly opposed to the proposed re-zoning of the property at the edge of the Old Golden Shores neighborhood in order to allow for the Oracle Lighting complex, which includes a warehouse, light manufacturing facility, office space, parking lot and new access road. I think this will be a major disruption to a residential area, cause major traffic issues in the area, including under the overpass at Monroe near Jemworks, which is already a disaster, and quite frankly just a bad look for Mandeville and the "gateway to the Northshore". There are several other more appropriate areas for Oracle to build their new complex that are already appropriately zoned for their business.

Regards,

Ray Zornman
237 Lovers Ln, Mandeville LA (Old Golden Shores)

[REDACTED]
[REDACTED]

Alex Weiner

From: Rachel Gerhardt [REDACTED]
Sent: Tuesday, August 9, 2022 4:10 PM
To: Alex Weiner; Skelly Kreller; Jason Zuckerman; Rick Danielson
Subject: Opposition to Oracle Lighting relocation

I am writing in opposition to Oracle Lighting relocating to Mandeville for the following reasons:

Manufacturing should not be allowed in this area.

This is the gateway to Mandeville! Not an industrial park!

Incompatible use in this area of residential and office uses.

Drainage concerns.

Ingress and Egress concerns—where will the traffic enter and exit?
Should not be in the neighborhood and the Causeway will not allow on the service road.

Mandeville is a special place and we have to do special things to keep it that way. Allowing this development will violate the planned and desired aesthetic of the city! And disrupt the quality of life and property values for the adjacent residential owners.

PLEASE VOTE NO!

Alex Weiner

From: Nikki Brown [REDACTED]
Sent: Tuesday, August 23, 2022 1:54 PM
To: Alex Weiner
Subject: Oracle opposition

Hello,

I am writing to inform you that I am strongly opposed to the Rezoning of the land for the proposed Oracle building. I am against the rezoning and the proposed Oracle building, proposed parking lot, and proposed additional roadway.

Thank you,
Nikki Brown

Alex Weiner

From: Aaron & Nicole Stanley [REDACTED]
Sent: Tuesday, August 9, 2022 4:00 PM
To: Alex Weiner
Subject: Oracle/Old Golden Shores.

Good afternoon.

I write on behalf of our neighbors and ourselves regarding the proposed Oracle project adjacent to Old Golden Shores. As a longtime resident, I'm sure you can appreciate the history and solace of Old Golden Shores. While we have definitely seen a turnover in the last decade, we still appreciate the refuge our neighborhood provides as I am sure you do. This project and permit request came about quite quickly and with little time to organize and inform our neighborhood, yet we have done what we could and expect a large showing of resistance this evening. There are surely politics at play. It took me 4 weeks to get a tree removal permit yet this sign and meeting are within a week of notice. Surely you would not want such a complex in your backyard and surely not as the welcome for those crossing Causeway into our beautiful city. No other such obstruction is neighborhood adjacent on the lakefront. Having lived here more than a dozen years, I can also testify to the numerous indigenous animals forced from their habitat into our neighborhood as other lake adjacent construction has occurred. An 8' alligator in a culvert 1 block away; a baby alligator on the front porch of a neighbor; coyotes, red tail fox, turtles in the road, and the snakes....gracious the snakes. We don't want to live in Metairie and it seems of late we will be. Or, we will move. And I hate to leave. We would all hate to leave. We love Mandeville and even more so our neighborhood. Paul Cordes was my neighbor. If you're not familiar, the park behind city hall is named for him. It is the first park ever named for a living official in Louisiana. Because he was that good and Mandeville was that good. Help us stay good. No to oracle.

Many thanks,
Nicole Stanley
Old Golden Shores

[Sent from Yahoo Mail on Android](#)

Alex Weiner

From: Morgan Zerbe [REDACTED]
Sent: Tuesday, August 23, 2022 3:32 PM
To: Alex Weiner
Subject: Oracle Lighting

Good Afternoon,

Thank you for taking the time to read my comment.

Please do not rezone this lot to commercial. I would prefer to see it stay a green area, therefore preserving the natural habitat from which we all benefit. There aren't that many natural habitats left on Mandeville's shoreline and it's surely in our long term best interest to preserve the ones we have left. Mandeville is beautiful and unique because of these green areas. We need to resist the temptation to sell out these natural habitats whenever possible.

Sincerely,

Morgan Zerbe
287 Cindy Lou Pl
Mandeville, LA 70448
[REDACTED]
[REDACTED]

Proposal Concerns

Environmental/Surroundings:

- Hurricane/storm effects increase - flooding, erosion, wind damage, loss of trees.
- Noise pollution increases from the causeway and warehouse.
- Irrevocable loss of mature trees, including live oaks, leading to increased ground saturation.
- Current animal residents would be dispersed.
 - Foxes, owls, birds, bobcats, rabbits, raccoons, squirrels, etc.
 - Animals would be forced out of their environment and into our neighborhood.

Property:

- Neighborhood home values would decrease.
- Future increase on flood insurance as an effect of eventual erosion caused by removal of green space.
- Potential for other businesses to build on this site in the future, increasing negative effects on property, environment, safety, etc.
- Longevity of business is questionable.
 - Neighboring buildings on the north side of Copal are sitting empty.
 - Increasing safety concerns.
 - The site could end up abandoned and/or falling into disrepair.
 - Another business could move in without a desire to “be a good neighbor”.
- Bordering homes would have direct line of sight into a warehouse parking lot filled with random delivery personnel, business employees, and customers.
 - Many of these homes have small children.

Safety:

- Inviting more traffic into and around our neighborhood entrance.
- Placing an office warehouse near the future site of a playground.
 - Exacerbating child safety concerns such as human trafficking and predators.
- Chemical use during manufacturing.
- Bordering homes lose safety as ease of access to back yards increase.
 - Increased potential for home invasions and break ins.
 - Increased child safety concerns such as human trafficking and predators.
 - Direct route to causeway, highway, and interstate.

City Wide/Other:

- Stripping the charm of Mandeville from a main entrance/exit route.
- Inviting other companies to move into town and eventually becoming another Metairie.
- Wasting pre-existing resources, such as industrial parks, which could accommodate the needs of this business.
- Lack of adequate notification:
 - Incorrect document posted on city [website](#), “combined_packets”.
 - https://www.cityofmandeville.com/sites/default/files/fileattachments/planning_and_development/page/2957/combined_packets.pdf
 - Mailed fliers included minimal information and were sent to a limited number of OGS residents.
 - Posted yellow sign placed at site of future city park development.
 - Leading to more confusion.

Alex Weiner

From: Megan May Weidenbacher [REDACTED]
Sent: Tuesday, August 9, 2022 10:29 AM
To: Alex Weiner
Subject: NO to Oracle

My husband and I are long time residents of Old Golden Shores and we live on Cindy Lou Place. Please, we do NOT want this in our backyard!! This needs to be reconsidered and placed in another already commercialized land. There are plenty of areas on the northshore that can be used instead. This will ruin our beautiful subdivision, community, and wildlife!

Thank you!

Megan M. Weidenbacher BS, RT(R)

Alex Weiner

From: Luella Caldwell [REDACTED]
Sent: Tuesday, August 9, 2022 8:53 AM
To: Alex Weiner
Subject: CU22-08-01

Good morning,

We are not Metairie, nor do we wish to develop into the type of city Metairie is. Our lakefront and general way of life here on the Northshore is precious and is seemingly in danger of a major alteration. Please keep the integrity of Mandeville intact and do not further consider these types of businesses on our lakefront.

Luella Caldwell
280 Highland Dr

Alex Weiner

From: mary smith [REDACTED]
Sent: Thursday, August 11, 2022 10:04 PM
To: Alex Weiner; Rick Danielson; Skelly Kreller; Jason Zuckerman
Subject: Opposition to oracle lighting project

I attended the city council meeting on Tuesday, August 9, 2022. I wanted to hear the proposal from Oracle Lighting about their project that would impact OGS subdivision. My husband and I have lived in OGS for 29 years. When we were looking to locate to the Northshore, my husband wanted to live near the Causeway as he was working on the Southshore at that time. He was also concerned about flooding and drainage for any potential home purchase. We did look at some homes near the end of Live Oak Street, but the homes we toured appeared to have drainage problems both in regards to the home and the yard. For that reason, we were not interested in these homes and these were issues we noticed 29 years ago. This is near the very area Oracle Lighting would like to occupy.

I am opposed to the Oracle Lighting project for many reasons. In listening to the presentation it appeared to be a foregone conclusion that this land should be granted a commercial zoning permit. This land is the gateway to the Northshore and I do not agree with commercial zoning. Although there are some commercial businesses on the service road adjacent to Copal street I believe most of these buildings were in existence 29 years ago. OGS is a residential neighborhood and like many homeowners here we relish the neighborhood atmosphere along with the trees, vegetation, and even the wildlife we see in the area. I also notice quite a few vacant businesses in Mandeville, so what about renovation rather than a new build. I am also concerned about the traffic impact of this project. I fear that this "small" building will grow larger and what do our officials say to our neighbors who will be directly impacted.

I strongly oppose this project.

Thank you for considering the impact this project will have on the gem of OGS.

Lollie Smith

Sent from my iPad

Alex Weiner

From: Lisa Jones [REDACTED]
Sent: Tuesday, August 9, 2022 4:54 PM
To: Alex Weiner
Subject: Oracle Lighting

I absolutely oppose this abomination of the Oracle Lighting proposal and or anything of the like. You people are trying to destroy our home!!!

Alex Weiner

From: DUSTY GOFORTH [REDACTED]
Sent: Tuesday, August 9, 2022 5:00 PM
To: Alex Weiner
Subject: Oracle

I do not think it would be in the best interest to put the Oracle Lighting business in my Subdivision . It will cause to much traffic and bring unwanted cars and trucks also noise through our neighborhood. Let the Lighting company find a different place. Thank you Lisa Goforth

Alex Weiner

From: Lindsey Matherne [REDACTED]
Sent: Tuesday, August 9, 2022 4:26 PM
To: Alex Weiner
Subject: CU22-08-01 NO

Hello! I'm a Mandeville resident and 100% against the land on the lakefront next to Old Golden Shores neighborhood. How will all the traffic and large trucks get in and out of that area? It'll cause a mess! The ground & tree roots soak up water. If the ground and trees are replaced with concrete parking & a building, where do you think the water will go?! This will cause flooding & higher Flood Insurance for the surrounding neighborhoods. Absolutely NO!

Thank you,

Lindsey Matherne
[REDACTED]

Alex Weiner

From: Lillian W [REDACTED]
Sent: Tuesday, August 23, 2022 12:30 PM
To: Alex Weiner
Subject: Oracle Lighting

Hello Mr. Weiner,

I am a resident of Old Mandeville and I am writing in opposition of the proposed development for Oracle Lighting at Golden Shores and the rezoning of that area to commercial. Mandeville has been heavily de-greened rapidly and this development will contribute to that. As a biologist, I understand the impact of rapid habitat destruction on bird life, mosquito control, and air quality. I also understand the importance of tree roots in mitigating flooding. An often ignored consequence of development that is important to me is light pollution, which affects all nocturnal animals and depletes the already disappearing firefly population in the area. I have two children who love living here because of the nature. We think it's beautiful. Unfortunately, it's getting less beautiful every day with green space being converted to housing and industrial business parks like this.

Respectfully,
Lillian Welsh
1313 Monroe St
Mandeville LA 70448
[REDACTED]

Alex Weiner

From: Leslie Read [REDACTED]
Sent: Tuesday, August 9, 2022 1:58 PM
To: Alex Weiner
Subject: CU22-08-01 & Z22-08-01

I am opposed to the re-zoning at Copel St. and Service Road.

That is a quiet residential neighborhood. Is that really what you want to do to your voting, taxpaying constituents living there? Would you like to have that next to your house?

There is so much commercial development in St. Tammany already; there must be a location better suited for that type of business.

I feel that type of business would attract loud cars; ruin the neighborhood and reduce the quality of the lives of the residents; as well as reduce the value of their property.

Thank you.

Leslie A. Read

Alex Weiner

From: Laurie Giglio [REDACTED]
Sent: Tuesday, August 9, 2022 3:04 PM
To: Alex Weiner
Subject: Mandeville Lakefront Rezoning - CU22-08-01

Dear Mr. Alex Weiner,

I am a resident of Old Golden Shores who has concerns of rezoning. Traffic, noise, lighting and the building size (footprint) are just a few. There are beautiful live oaks on the property, what will happen to the trees? Do we really want a light manufacturing company to be the first thing people see as they enter or leave our beautiful Mandeville City?

I have been informed the company wants to work with the residents. Who's to say that this is just phase one and there are plans to expand after zoning is changed. Or if this business does not last and another company comes in, the new business can max out the space according to the zoning.

I plan on being at the meeting.

Sincerely,
Laurie Gigilo
211 Cindy Lou Place

Alex Weiner

From: Lauren Larter Heiman [REDACTED]
Sent: Monday, August 22, 2022 7:35 PM
To: Alex Weiner
Subject: Oracle lighting

Hello,

I'd like to express my strong opposition to the proposed Oracle Lighting development. This will be an eyesore and destroy not only the aesthetics of the lakefront, but also inundate a residential area with unwanted commercial business activity. I have lived in Mandeville for 33 years- since I was seven years old- and greatly value our beautiful, unspoiled Lakefront. Please do not let this development happen. It would be a blight on the lakefront area and an all-around tragedy.

Thank you,

Lauren Heiman

--

Lauren Larter Heiman, Realtor
The Larter Team
Real Estate Resource Group, LLC
cell: [REDACTED]
email: [REDACTED]
website: TheLarterTeam.com

90 Louis Prima Drive, Ste A
Covington, LA 70433
office: [REDACTED]
[REDACTED]

Licensed in Louisiana

Alex Weiner

From: Laura Hornaday [REDACTED]
Sent: Tuesday, August 9, 2022 7:15 PM
To: Alex Weiner
Subject: Proposed zoning change

Dear Mr. Wiener:

I am writing to express my vehement opposition to the proposed zoning change at the corner of Copal Street and the service road in Old Golden Shores. This neighborhood, of which I've been a part for twenty-five years, has maintained its desirability because of its community feel and its commitment to maintaining the natural landscape and wildlife habitats. The idea of bringing in a large business, such as Oracle, goes against everything most residents here hold dear—not to mention the devaluation of property values. Thank you for your attention to this matter.

Sincerely,
Laura Hornaday

Sent from my iPhone

Alex Weiner

From: Kristina Fonte <[REDACTED]>
Sent: Tuesday, August 23, 2022 4:21 PM
To: Alex Weiner
Subject: Opposition to Oracle Lightning

My husband, Patrick Fonte, and I both oppose the proposed building and permit request for Oracle Lighting. We are relatively new to Mandeville living off the west causeway approach within city limits. The Oracle development brings no value to the residents in this area and will only be a detriment considering the traffic, noise and eyesore degrading what makes Mandeville a great place to live. We left Metairie for a reason. Please be cognizant that the residents of Mandeville within the city limits do not wish nor want to become Metairie.

Thanks for your consideration and time,
Kristina Fonte

Sent from my iPhone

Alex Weiner

From: Julie Nolan [REDACTED]
Sent: Wednesday, August 10, 2022 1:07 PM
To: Alex Weiner
Subject: Oracle lakefront development

I am contacting you to notify you of my opposition to the proposed Oracle commercial development near the lakefront. Please do not allow this proposed development to ruin our beautiful lakefront!

Julie Nolan

Sent from my iPhone

Alex Weiner

From: Joshua Brown [REDACTED]
Sent: Tuesday, August 23, 2022 1:58 PM
To: Alex Weiner
Subject: Fwd: Oracle opposition

Hello,

I am writing to inform you that I am strongly opposed to the Rezoning of the land for the proposed Oracle building. I am against the rezoning and the proposed Oracle building, proposed parking lot, and proposed additional roadway.

Thank you,
Joshua Brown
400 Chase Court
Mandeville

Alex Weiner

From: John Nitsche [REDACTED]
Sent: Tuesday, August 9, 2022 6:37 PM
To: Alex Weiner
Subject: Change of zoning to light industrial in Old Golden Shores area

Dear Mr. Weiner:

My wife and I have been residents of Lewisburg since 1987. We share a neighborhood residential area with Old Golden Shores. We are opposed to anything that would disrupt the beautiful residential neighborhood that we all share.

We have recently become aware that a portion of land near Copal street, where it intersects with the Causeway service road and Causeway Boulevard, is being considered for a zoning change to light industrial for commercial development. This presently unblemished site is home to an undisturbed woodlands intermingled with marshlands and wetlands. The proposed commercial building site would back-up to within a few feet of long established homes. Commercial development of this region would have a significant negative impact on the Causeway service road traffic, which already has traffic problems. We are also concerned about noise, flooding, the visual impact to the area, and the effect on financial values of the residential properties in the area.

We ask that you preserve the residential nature of our community. It is like a hidden gem and a wildlife sanctuary.

Sincerely,

John and Kathy Nitsche

Alex Weiner

From: J Rilling Johnston [REDACTED]
Sent: Tuesday, August 9, 2022 2:00 PM
To: Alex Weiner
Subject: Oracle Lighting

Please ... There are better places for commercial warehouses.

DO NOT ALLOW Oracle Lighting to transform a mature green space (with live oaks and lots of wildlife) into mini-Orleans.

"Mandeville - A Historic Lakefront Community"

That's what the city's website says. This (and those 17,000 acres set aside for more HUGE warehouses) will kill all the reasons people want to live on the northshore.

Why have we suddenly decided to turn the northshore into the southshore???

PLEASE do not allow Oracle Lighting to build near Old Golden Shores and the lake. Once we loose the green space, it can never return.

Joan Johnston
128 North Drive
Covington, LA
MHS '74 Graduate

Alex Weiner

From: Jessica Manzella [REDACTED]
Sent: Monday, August 22, 2022 8:30 PM
To: Alex Weiner
Subject: Oracle Lighting

To Mandeville City Council Members:

I am one of the homeowner's on Cindy Lou Place in Old Golden Shores that will be directly affected by the sale of the land behind us to Oracle Lighting. My backyard is in direct view of this property.

I would like to express my concerns regarding the sale. I am concerned that it will lower my property value in several ways. When I bought the place, I was told that it was owned by the Causeway Commission and that it would always be green space. I know now that this is far from true. (I was not a Realtor then and did not investigate.)

The noise from the Causeway is loud already, even inside my home. It is worse during winter months when there is less foliage. Since Hurricane Ida, it is even worse due to the loss of several trees, lowering the noise buffer as well impacting the view from my backyard. My view is already a mess as the owner has not cleaned out any debris from the storm. My home is elevated and much of my backyard is a raised deck that directly overlooks the property behind me.

In addition, I already have drainage issues due to my neighbor's property runoff and I fear that this will be worse when this land is developed.

The increased noise, commercial view, and increase in land retaining water will negatively impact my property value. Our neighborhood has such charm and its history makes it even more special. If I ever have to sell, development of this property would likely offset all of my hard work as well as the money spent updating my property.

I also do agree with the other property owners about the "feel" of the gateway corridor as you exit the bridge, the logistics of the road being built, the increased traffic, and for the wildlife that keeps getting pushed out of their natural environments by all of the development.

I'd also like to point out that the current seller has neglected this property for years. While I understand the laws regarding neighboring trees falling on one's property, most of the owners on my side of Cindy Lou Place were directly affected by all of his trees that fell on our properties after Hurricane Ida. This hurt many of us financially and now we will suffer in many ways when he sells. My fence was destroyed and my yard was a huge mess, which was costly to rectify. We spoke to the current owner directly to let him know but his response was that his property was landlocked and he had no way to help us.

However, as a citizen who believes in everything our freedoms have to offer, I understand that the owner of this property has the right to sell his land and that eventually it will be developed.

When this is the case, regardless of who the sale is to, there are some stipulations that would be helpful to protect the neighborhood residents.

1. A wide buffer zone that back up to our yards.
2. Gravel or permeable concrete parking lots to reduce drainage issues.
3. Possibly a barrier wall between the parking lot and the treed buffer to reduce noise.
4. No bright neon signs. No bright lights in the back shining into our homes.
5. Limiting the size and height of the development.

6. Requiring additional trees be planted along the buffer zone. It should also be required that it is properly maintained.

I do feel that Oracle Lighting planned to do most of these things, though my fellow neighbor's did not seem to believe them.

My experience with this type of situation is limited, but I appreciate the opportunity to voice my concerns. I will keep praying for the best possible outcome.

Thank you,
Jessica Manzella



Sent from my iPhone

Jessica Manzella
Realtor/Investor

[REDACTED]
[REDACTED]

Keller Williams Realty Services
1522 West Causeway Approach
Mandeville, LA 70471

Download MyApp:
[REDACTED]

Alex Weiner

From: Jeremy [REDACTED]
Sent: Tuesday, August 9, 2022 12:22 PM
To: Alex Weiner
Cc: Britt Landry
Subject: Jeremy and Britt Landry Public Comments and Questions for Mandeville Planning and Zoning Commission meeting re CU22-08-01 and Z22-08-01

To whom it may concern,

My name is Jeremy Landry and my wife is Britt Landry. In full disclosure, I am an attorney, but I present these comments and questions in my capacity as a concerned citizen of Mandeville and resident in the Old Golden Shores neighborhood.

I grew up in Mandeville in the 1990s. I moved back to Mandeville with my family in 2019. I live with my wife and two young children. I work in New Orleans. To me, Mandeville is a special place that has always been family-focused and a respite from city life.

My wife and I are homeowners who live in the Old Golden Shores neighborhood. We understand that some of the residents in our neighborhood received a letter from the Mandeville Planning and Zoning Commission (the "Commission") on Friday, August 5, 2022 titled "NOTICE OF PUBLIC HEARING" regarding certain requests by Tiffanie Hartenstein related to land use in our neighborhood identified as CU22-08-01 and Z22-08-01. The letter also referenced certain meetings that will be held to address those requests. We understand these meetings will be before the Commission. Please accept this email as our public comments and questions that shall be read into the record.

To be clear, we strongly oppose the requests identified as CU22-08-01 and Z22-08-01 and respectfully request that they be denied. In short, it is our opinion that the requested commercial and industrial land use designations, including "Light Manufacturing (Enclosed)," have no place in or near a residential neighborhood, let alone on our beautiful lake front, and certainly should not be what welcomes you to the City of Mandeville when crossing the causeway.

Equally concerning is the issue of what the property could become in the future if the requests are granted. While the Commission may be satisfied with the proposed use as described by the requesting party, that could change once the requests are granted. For example, while the requesting party may say that only X number of delivery trucks or employees will be going to and coming from the proposed business, that could change if the business becomes more successful or if it is purchased by another company.

In our opinion, the very nature of the requests clearly run contrary to the character of the City of Mandeville, which “has been a place to live and work in retreat from the stress, congestion and pollution of the metropolitan city” since it was incorporated in 1840. See CLURO, Section 1.2.4. We believe the stakes are high. What’s at stake is changing the character of the land and, by consequence, the City of Mandeville, in perpetuity.

The Commission need only ask themselves one very simple question in determining whether the requests at issue are appropriate for the City of Mandeville: Am I aware of any industrial “Light Manufacturing” facilities on the lake front? We’re not aware of any.

Respectfully, the requests should be denied.

Sincerely,

Jeremy and Britt Landry

A thick black horizontal bar used to redact the signature of the sender.

Alex Weiner

From: Jeff King [REDACTED]
Sent: Tuesday, August 9, 2022 4:01 PM
To: Alex Weiner; Rick Danielson
Subject: Oracle Lighting opposition

I can't make the meeting tonight. However, I want to go on the record that I am opposed to the Oracle Lighting development.

Preserve and protect.

Regards,
Jeff King
[REDACTED]

Alex Weiner

From: James W [REDACTED]
Sent: Tuesday, August 23, 2022 12:40 PM
To: Alex Weiner
Cc: Lillian Welsh
Subject: Opposition to Oracle Lighting

Good Afternoon,

I'm writing to respectfully share my strong opposition to a zoning or other allowance that would allow Oracle or anyone else to build industry in the proposed area.

My wife and I chose to move our 3 year old twins from Old Jefferson on the southshore to Old Mandeville specifically for the tranquility it provides. In Old Jefferson we realized the unfortunate nature of living in a neighborhood with views of industry through its windows.

I have to imagine that anyone who has become spoiled by the beauty and serenity of Mandeville would feel the same, should they take a sightseeing trip down to that area and witness the warehouses, dumpsters and diesel traffic that overshadow its otherwise beautiful neighborhoods.

Please allow this beautiful area to remain what it has always been. As the old adage goes, 'they aren't making any more of them'.

Sincerely,

Jason Welsh

Alex Weiner

From: Jane Eshleman [REDACTED]
Sent: Tuesday, August 9, 2022 7:15 PM
To: Alex Weiner
Subject: Re-zoning for lighting company

For the record, I am opposed to re-zoning the area off Causeway for a lighting company.

Jane Eshleman
270 Lafayette
Mandeville La 70448

Janie Eshleman/Sent from my iPhone

Alex Weiner

From: killeenmeister [REDACTED]
Sent: Tuesday, August 9, 2022 4:41 PM
To: Alex Weiner
Subject: Oracle Lighting project

To whom it may concern:

As a resident adjacent to the proposed project, I am compelled to voice my opposition and to offer an alternative solution. Aside from the changes to zoning laws necessary to accommodate the proposed 30,000 square foot building and accompanying 75 parking spaces, the removal of trees which act as a noise barrier between Causeway Blvd. and our house would be intolerable.

I manage a commercial office park directly across from the proposed development on the east side of Causeway Blvd. And, the owner has over 30,000 square feet of office space readily available for this business to occupy at a competitive price. This could be a win for all parties involved if arrangements can be negotiated to everyone's liking.

Sincerely,

James Killeen
Mariners Plaza Office Park
823 Mariners Plaza Dr.
Mandeville, LA 70448

Alex Weiner

From: Hannah Harville [REDACTED]
Sent: Monday, August 22, 2022 7:52 PM
To: Alex Weiner
Subject: Oracle Rezoning

Hello,

As a resident of Old Golden Shores I wholeheartedly oppose the Oracle Lighting proposal for Rezoning.

This area does not have the ability to support the additional traffic. The building would pose an unknown flood risk to the neighborhood. Not to mention it will be an incredible eyesore coming from the Southshore.

Old Golden Shores is not the place for Oracle-they are not welcome here.

Hannah Harville

Alex Weiner

From: [REDACTED]
Sent: Wednesday, August 17, 2022 10:48 AM
To: Alex Weiner
Subject: Resining Copal street

Absolutely absurd idea. The confluence of East and West on North Causeway plus Monroe street is a traffic nightmare. It should be green space and a buffer for Old Golden Shores. Vehemently opposed.

Sent from my iPhone

Alex Weiner

From: Glenn Mayeur [REDACTED]
Sent: Tuesday, August 9, 2022 9:18 AM
To: Alex Weiner
Subject: Zoning changes near causeway

Please vote against the proposed zoning changes near the causeway...it would be going against everything we hold sacred in our neighborhood and the northshore...Thank You

Alex Weiner

From: Desirae Gartman [REDACTED]
Sent: Tuesday, August 9, 2022 10:31 AM
To: Alex Weiner
Subject: Proposal: CU22-08-01

I am writing to express my concern over the request for a zoning variance that has been proposed near the lakefront. Changing the zoning in this area does not suit the integrity of the Mandeville Lakefront. It currently has a beautiful view and is very welcoming to residents and visitors as they come off of the bridge. Surely this new proposal would change the look and feel of the area. I do not want Mandeville to turn into Metairie. I chose to move to Mandeville to escape all of the commercialism that is in Metairie. Another draw to Mandeville for my family is all of the trees and natural beauty. A project to the scale that is currently being proposed would ruin that. I do believe that growth is essential to every community and I do welcome the company that wishes to come here. However there are locations in Mandeville that are much better suited for this endeavor. A property of this size and scale is much better suited for areas along Florida Ave, Highway 1088 or Highway 59. The potential noise and traffic issues that changing the zoning in this particular area will be detrimental to Mandeville and its future. Please do not vote for this variance change and consider moving the business to a different location within our city.

Please Keep Mandeville Beautiful!

Desirae Gartman
Mandeville Resident

Alex Weiner

From: David Lawton [REDACTED]
Sent: Monday, August 22, 2022 5:09 PM
To: Alex Weiner
Subject: Oracle lighting

I spoke at the P&Z meeting, but wanted to say again that I am opposed to the Oracle Lighting development at the beginning of a Copal Street.

Thank you.

David

Alex Weiner

From: Clarke McBee <[REDACTED]>
Sent: Tuesday, August 9, 2022 7:54 AM
To: Alex Weiner
Subject: Oracle Lighting

I am writing to express my concern regarding the potential development of Oracle Lighting at the end of the causeway in Mandeville. This does not fit our community and will be an eye sore as people enter our city. We need to preserve as much green space and natural habitat for native trees and animals as well. Perhaps Oracle could explore empty buildings that could be modified for their needs. Thank you in advance for your consideration to deny this proposal.

Sincerely,

Clarke McBee

Sent from my iPhone

Alex Weiner

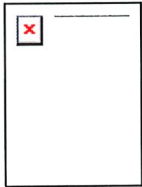
From: christina capozziello [REDACTED]
Sent: Tuesday, August 9, 2022 6:36 AM
To: Alex Weiner
Subject: Proposed rezoning Objection for Cu22-08-01

This isn't the correct location for this type of business- period. There are other better suited properties - ie- I-59 -and elsewhere through our parish- our lakefront and the neighborhood of Golden Shores -don't deserve there properties to suffer from a manufacturing business in their backyard and the implications that come along with it: noise, trucks, and possible environmental issues-Beautification efforts along our northshore and lakefront will simply suffer.
Thank you for your time.

--
Sincerely,
Christi Capozziello
artist

The Gallery Chick
[REDACTED]

studio [REDACTED]
cell: [REDACTED]



I welcome you to follow me on a journey of art, beauty, and inspiration.

Alex Weiner

From: Carlyle Pack <[REDACTED]>
Sent: Tuesday, August 9, 2022 4:04 PM
To: Alex Weiner
Subject: Fw: Questions for tonights meeting re: case number: CUZZ-08-01/222-08-01

From: Carlyle Pack
Sent: Tuesday, August 9, 2022 3:57 PM
To: aweiner@cityofmandeville <aweiner@cityofmandeville>
Subject: Questions for tonights meeting re: case number: CUZZ-08-01/222-08-01

I would appreciate the following questions asked at this evenings meeting.

1. Will the facility have a showroom for public viewing and purchase of the manufactured products?
2. What will be the hours of operation, specifically noise levels and how late in the evening the manufacturing would go to?
3. What chemicals and solvents will be used in the manufacturing process i.e. paint thinners, and other solvents?
4. What steps will be taken to keep these used solvents out of the lake and surrounding property areas?
5. Will the retrieval / catching process of these solvents be EPA approved, and will the smells and vapors be limited to the property?
6. Is it the intention of the applicant to fill in the property south to the same shoreline as the neighbor to the WEST.

Respectfully,
Carlyle H. Pack
201 Carole Dr.
Mandeville

Alex Weiner

From: Brian Marcotte <[REDACTED]>
Sent: Tuesday, August 9, 2022 7:56 AM
To: Alex Weiner
Subject: CASE NUMBER: CU22-08-01/Z22-08-01

I have reviewed the request of Tiffanie Hartenstein to rezone the area. Based on the information provided, I am in favor of approval of the application. I remain concerned about encroachment on the adjoining wetlands now and in future requests to amend the zoning. I am also interested in hearing at the meeting what Old Golden Shores has to say about the project at the meeting.

Thank you,

Brian Marcotte
Fontainebleau Subdivision resident

Alex Weiner

From: Anne London [REDACTED]
Sent: Tuesday, August 9, 2022 12:05 PM
To: Alex Weiner
Subject: Oracle manufacturing facility

Dear Mr. Weiner, my neighbors and I have been very interested in the potential rezoning of the area just to the west of the causeway bridge entrance on the North Shore. We are adamantly opposed to rezoning this area ,not only for the effects it has today ,but also potential future effects along the causeway Corridor in the future.

Right now, a visitor coming from New Orleans to the north shore is greeted by a pleasant mixture of green spaces, lakes, and forest that the Northshore is noted for. This, "Gateway", to the north shore should be protected and developed as other communities around the country have done in a green, aesthetically pleasing, unique setting which depicts the natural beauty and residential nature of our community.

Traveling around the country one realizes the importance of these entrances or "gateways "into communities. Literally millions of dollars have been spent in other communities around the country using their entry highways, railroads, and even airport access roads to establish for visitors and residents alike , the quality of life, culture, and atmosphere of the communities involved.

Placing a commercial manufacturing facility at our" gateway"sends the wrong message to visitors and gives residents the impression that financial gain and commercialization is our priority,not quality of life and protection of our natural environment!

We urge you to not only reject this Re zoning ,but to also consider this opportunity to enhance the lives of our residents and visitors by making that property the unique, natural and beautiful gateway to the Northshore it should represent.

We certainly appreciate your consideration and will follow your decisions closely for future reference.

Anne London

Sent from my iPad

Alex Weiner

From: Angela Vandenberg [REDACTED]
Sent: Tuesday, August 9, 2022 5:26 PM
To: Alex Weiner
Subject: Against the Oracle

Good afternoon,

I am extremely opposed to the Oracle building proposal. I am a homeowner in Old Golden Shores and I'm on the board as Co-President for the Old Golden Shores Civic Association. I am against the rezoning of that particular property on Lake Pontchartrain/in my neighborhood.

Thanks,
Angela Vandenberg
Sandra Lee Drive
Mandeville 70448

Sent from my iPhone

Alex Weiner

From: Andrés Chimá <[REDACTED]>
Sent: Tuesday, August 23, 2022 2:34 PM
To: Alex Weiner
Subject: Rezoning OGS

Hi

I am writing to inform you that I am strongly opposed to the Rezoning of the land for the proposed Oracle building. I am against the rezoning and the proposed Oracle building, proposed parking lot, and proposed additional roadway.

Thank you
Andres Chima
OGS neighbor

Alex Weiner

From: Lexi Hartmann [REDACTED]
Sent: Tuesday, August 23, 2022 10:30 AM
To: Alex Weiner
Subject: Regarding Oracle Lights in Mandeville

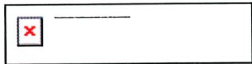
Hello,

I am writing to state that I strongly oppose the rezoning of parts of the Mandeville area lakefront to allow Oracle Lights to build their new facility. The lakefront is not the place for this, and while the business is certainly an impressive one and would be welcome on the north shore, there are many other locations more suitable for a facility like this.

The lakefront must be protected as a place for families, visitors, and residents to enjoy, and should not be compromised by industrial buildings and the noise that often comes with it.

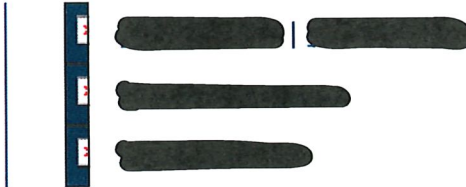
Thank you for your time and consideration,

Sincerely,
Alexis St. Laurent Hartmann



Lexi Hartmann

Founder & CEO
iHartContent



Alex Weiner

From: A VAN DEN BERG <[REDACTED]>
Sent: Tuesday, August 23, 2022 1:57 PM
To: Alex Weiner
Subject: Oracle

Dear sir

I am writing to inform you that I am strongly opposed to the Rezoning of the land for the proposed Oracle building. I am against the rezoning and the proposed Oracle building, proposed parking lot, and proposed additional roadway.

Sincerely,

Alex vandenbergh

Sent from my iPhone

Alex Weiner

From: Aimée Chopin <[REDACTED]>
Sent: Tuesday, August 9, 2022 5:55 PM
To: Alex Weiner
Subject: Opposition to re-zoning for Oracle Lighting in Mandeville

Hello,

My name is Aimee Chopin and I am a resident of Mandeville (in city limits) and lifelong resident of St. Tammany. My family has been in St. Tammany since the 1700s. I write in opposition to the proposed re-zoning of the land adjacent to Old Golden Shores. I am unable to attend the meeting but still wish to place opposition on the record.

This area is beautiful, tree-rich and part of our city's heritage and history. It would be a tragedy to re-zone this area for light industrial, allowing light pollution, noise and traffic from 18-wheeler trucks. It would destroy the quality of life for the residents in this area and cause increased traffic in an already busy area.

There are many places in the parish suitable for this kind of business. Adjacent to a residential neighborhood is not a suitable place.

Thank you,

Aimee Chopin