

**Planning Commission
Public Hearing
June 9, 2020**

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

Present: Nixon Adams, Rebecca Bush, Ren Clark, Simmie Fairley, Brian Rhinehart, Jeff Lahasky, and Bill Sones

Absent: None

Also Present: Louissette Scott, Director, Planning Department; Cara Bartholomew, Planner; Mayor Donald Villere; and Council Member Mike Pulaski

Ms. Bush announced pursuant to Executive Proclamations by Governor John Bell Edwards this shall serve as certification that in light of the spread of COVID19 the Mandeville Planning and Zoning Commission was unable to operate due to quorum requirements in compliance with R.S. 42:19 and will be meeting via videoconference on Tuesday, June 9, 2020 at 5:30 p.m.

Mr. Sones moved to adopt the minutes of September 10, 2019, seconded by Ms. Bush and was unanimously approved.

The planning case discussed was P20-06-04 and P20-06-05 which were split to allow separate discussions and recommendations for the Short Term Work Program and recommendation of the new capital projects that are included in the proposed 2020-2021 budget for consistency with the Comprehensive Land Use Plan. The budget was being finalized and the administration would like to move forward with the review and recommendations of the capital improvements. It was suggested holding the Short Term Work Program discussions with the new City Council.

The new Capital Budget items were:

- Highway 22 drainage - there would be design work for drainage by Rouquette Lodge with the outfall needing a 72" drainage line south along the Service Road and on North Causeway Boulevard to Bayou Chinchuba. This would be included in the 2022 budget for construction at a cost of \$4-5 Million. Ms. Bush asked about the impact of flooding on Dalwill Drive. Mr. DeGeneres said that drainage was also included in this plan to move the water. It was cheaper and shorter to run it through Bayou Chinchuba. The City would pursue the Parish and State would participate in this project for additional funds.
- Golden Glen – the water line was designed this year. This will be the last older subdivision with old pipe to be replaced. The project would be put out to bid in the new budget.
- Neighborhoods – the deck would be completely replaced because it was rotten.
- Harbor sheet pile replacement - the City was signing contracts as it was awarded in the last week with funding in the current budget. The north boat ramp would be replaced as well as the sidewalk. It would be more user friendly getting in and out of the docked boats.
- Breakwater wall - this was the wall on the Fontainebleau Park side of Bayou Castine. It was previously repaired, but there was more damage so the majority of the caps must be replaced. The project was estimated to cost \$1 Million.
- Lift station replacement - Lift Station 1 was located on Highway 190 by Florida Marine. It would be refurbished. Lift Station 32 was located at the Shadows Subdivision that must be repaired. The work would be replacing pipes, pumps and control panels.
- The treatment plant levees on the lagoons had some erosion. Each pond measured 200' x 600' so they would refurbish another section this year.

Mr. Adams said the projects were keeping the infrastructure in good shape which was a goal of the Comprehensive Plan. Ms. Scott said she would update the list to include the erosion control levees. The proposed resolution cited the Comprehensive Plan goals and policies as they were dealing with infrastructure and utilities. The Neighborhoods deck would be goal six for recreational amenities. The commission action would be to review the new capital projects in the

2020-2021 budget for consistency with the Land Use Plan with a recommendation of approval to the City Council under Resolution 20-03.

Mr. DeGeneres said the proposed remodeling of City Hall was not included in the budget list. The City Council had previously removed this item and it was again being requested. Mr. Adams said he was in agreement with a refurbishment of City Hall and asked what was the scope of work. Mr. DeGeneres said the previous request was to construct a new Court Room and Council offices to the front of City Hall with a new facade and an upgrade to the building to be ADA compliant. Ms. Scott said a recommendation was conceptually in keeping with the goals and policies, but the commission would continue to review it. The revised statute discussed a proviso to present the plans back to the commission as they were developed from plans to construction.

Dr. Skelly Kreller said he understood that the City Council did not want to move forward on the lakefront restoration. Mr. DeGeneres said it was included in the budget, but the City Council did not vote for the project to move forward. The request was to remove the 50% match and fund an additional \$500,000 which was rejected at the last Council meeting. This would be a carry over budget item with an associated cost of \$3 Million. Dr. Kreller had been provided a shoreline study from 1965 to 2004 that showed significant erosion of that area. His position that he had taken to the City Council was that this project should not have been delayed and he assumed that the new Council would have to act on it.

Rebecca Rohrbaugh said the City Hall project needs more plans. With regard to the wetland project, it was evolving into a larger picture involving the lakefront, flooding issues and mitigation. It was leaping beyond the wetlands and should be considered in a broader category. It was too narrowly defined. The Sunset Point project could be incorporated into the larger view with the entire lakefront with those plans to be fleshed out. The restroom at the Harbor had been her concern for some time. The Historic District Commission had been concerned about any alteration to the lakefront. The portable building seemed to be the best solution at the time and now there was a broader opportunity since the City had acquired Harbor Field. None of these projects had plans which should be presented to the Planning and Zoning Commission. These should be resolved before the commission approved a resolution.

Mr. Adams said he understood the commission was addressing new issues. The commission would get involved in any projects presented by the City Council.

Mr. Adams moved to adopt Resolution 20-03 with the addition of the control levee refurbishment, and include a request for refurbishment of City Hall to make it more functional. Ms. Scott said the commission could reserve their right for location character to review conceptual plans for City Hall as the plan evolved. Mr. Clark asked who owned the bulkhead on the Fontainebleau Park side of the Harbor. Mr. DeGeneres said it was his impression that it had been part of a City project many years ago which was repaired once before. There was no indication that Fontainebleau owned it. It was put in when the channel was established. Mr. Clark felt that Mr. Nungesser should contribute funding for its repair. He felt financial consideration was also part of the health, safety and welfare. He said that was also the issue with dredging Bayou Castine as a navigable waterway under the Waterways of the United States. Mr. Clark asked if other funding had been pursued before there was any dredging. Mr. DeGeneres said there would not be any dredging since there was no degradation and should have been removed. That funding was allocated toward the seawall project. Mr. DeGeneres said he would look into the bulkhead question. Mr. Adams said it should be done under a Cooperative Endeavor Agreement. Mr. DeGeneres said it would probably be that the City would fund the cost and get reimbursed. The City Council could put a caveat for funding reimbursement. The project needed to be done whether the state had funding.

Frank Oliveri, Finance Director, commented that the budgeted amount only allowed the City to move forward. The City Council had required to present plans at the various stages of a project. He thought the City Council would continue to do the same. He also stated that the City continues to search for funding through various grants.

Mayor Villere said the request was to review the projects for agreement with the Comprehensive Plan. The review was to determine if it provided a benefit to the citizens.

Ms. Bush seconded the motion to approve the resolution with the addition of two projects.

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The motion was approved 6-1 with Mr. Clark voting against.

The next discussion was the Short Term Work Program. Ms. Bush reiterated the need to defer discussion on this item until there could be a joint meeting with the newly elected City Council. Ms. Scott requested that the commission review the projects and forward comments or projects to the list.

Ms. Bush moved to defer discussion of the Short Term Work Program to a future date for a joint meeting with the City Council, seconded by Mr. Adams and was unanimously approved.

Mr. Adams moved to adjourn the meeting, seconded by Ms. Bush and was unanimously approved.


Lori Spranley, Secretary


Rebecca Bush, Chairwoman
Planning Commission

**Zoning Commission
Public Hearing
June 9, 2020**

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

Present: Nixon Adams, Ren Clark, Simmie Fairley, Brian Rhinehart, Jeff Lahasky and Bill Sones

Absent: None

Also Present: Louisette Scott, Director, Planning Department; Cara Bartholomew, Planner

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

Mr. Sones moved to adopt the minutes of September 10, 2019, seconded by Ms. Bush and was unanimously approved.

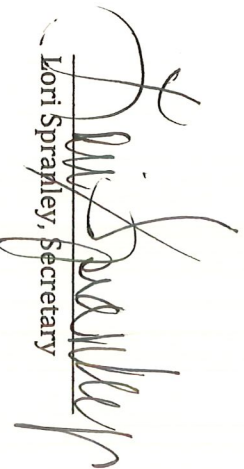
The onlhy case discussed was V20-03-15 301 Girod LLC, Paul Rees Manager requests an exception to Section 7.5.10.3, B-3 Site Development Regulations and Article 9, Parking and Landscaping, lot 1, square 12, 301 Girod Street, zoned B-3

Ms. Scott said Mr. Rees tried to submit an updated plan on Friday, but was told that it was past the deadline. Mr. Rees was on the Zoom meeting and he stated after the previous meeting's discussion that the setback variances were the issue. The process of redesigning the building was complex and he was willing to withdraw the setback requests and vote on the handicap ramp and parking encroachment. He said Mr. Adams had suggested the consideration of a three parking space variance and extend the length of the building.

Ms. Scott clarified in the discussion with Mr. Rees that exceptions were granted in conjunction with a site plan and a revised site plan had not been received. Mr. Rhinehart wanted to work with Mr. Rees, but he wanted to review a site plan prior to any approval. Mr. Rees had hoped to move forward and it was his understanding that the commission would be in agreement with his request. He understood "coloring within the lines" but variances and exceptions were tools to come up with a better project. This was an important corner in Mandeville and he wanted to build it right. The Design Review and Historic District Commissions were encouraging moving forward with the wraparound porch.

Mr. Rhinehart moved to table the case until plans were submitted, seconded by Mr. Clark and was unanimously approved.

Mr. Adams moved to adjourn the meeting, seconded by Ms. Bush and was unanimously approved.



Lori Spranley, Secretary



Nixon Adams, Chairman
Zoning Commission

**Planning Commission
Work Session
June 9, 2020**

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

Present: Nixon Adams, Ren Clark, Simmie Fairley, Brian Rhinehart, Jeff Lahasky and Bill

Sones

Absent: None

Also Present: Louissette Scott, Director, Planning Department; Cara Bartholomew, Planner; Mayor Donald Villere; and Public Works Director David DeGeneres

Ms. Bush announced that any additional information determined to be needed by the Commission in order to make a decision regarding a case shall be required to be submitted to the Planning Department by the end of business on the Friday following the meeting at which the additional information was requested or the case will automatically be tabled at the next meeting.

The first planning case also had a corresponding zoning case and both cases were discussed in conjunction. The planning case was R20-06-03 Lavell Sherrell etux requests a resubdivision of lots 15, 16, 17, 18, 19 and 20, square 49 into lots 20A and 20B, 724 Marigny Avenue, zoned R-1. The zoning case discussed was V20-06-21 Lavell and Kathryn Sherrell request a variance to Section 7.5.1.3, R-1 Site Development Regulations, 724 Marigny Avenue, zoned R-1.

Ms. Scott presented a resubdivision request into two lots and a variance for lot frontage and area. The applicants owned six lots with a single family house located on lots 17 and 18. In order to gift the property to their daughter to build a house, they would be required to resubdivide that portion into lot 20A. The lots were 128' deep. The width of the lots required a 20' setback and the lots lines were designed to accommodate the compliance of the existing house. The CLURO allowed a 30% shift of side yard setbacks and in this case would 6' to meet the side yard setback adjacent to the proposed new lot and house. The Historic District Commission will be reviewing the request on their agenda. The proposal was for an 80' on proposed lot 20A with an existing depth of 128'. The size of the lot was still 5% short of the 10,800 square foot requirement. Fire District 4 had no objection. The Public Works Department was creating a utility estimate. The sheds were to be removed.

The applicant stated on the application:

We are attempting to build a home on lots 15 and 16. The lot will be gifted to my daughter in order to have our families close. Due to the current placement of my house on lots 17 and 18, we need to request a variance to meet all criteria necessary. We are unable to move my current home to meet all necessary requirements. The only variation would be 80' of frontage. All other criteria are met.

Ms. Spranley said a neighbor, Bernice Wise at 765 Penn Street lived behind proposed lot 20A. She stated the rear corner of her lot was low and expressed her concern that drainage be addressed as she has two drains and a french drain on her property. It was explained that a drainage plan for the property must be submitted with the building plans and it would be reviewed prior to the issuance of a permit.

Ms. Scott said it was typical of Marigny Avenue that there was no uniformity to lot sizes. There was a diversity, but there was a rule of thumb that the lots meet the square footage. But with the adjacent proposed lot containing over 18,000 square feet, the commission may want to consider any future resubdivision having the additional square footage.

Mr. Adams moved to adjourn the meeting, seconded by Ms. Bush and was unanimously approved.


Lori Spranley, Secretary



Rebecca Bush, Chairwoman
Zoning Commission

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Nixon Adams, Chairman
Zoning Commission