

**Planning Commission
Public Hearing
November 12, 2019**

The meeting was called to order by Chairwoman Rebecca Bush and the secretary called the roll.

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

Absent: Jeff Lahasky

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


Mr. Sones moved to approve the minutes of May 14 and May 28, 2019 meetings, seconded by Mr. Clark and was unanimously approved.

Mr. Adams moved to adopt the 2020 meeting dates, seconded by Ms. Bush and was unanimously approved. Mr. Adams asked to check the calendar for meeting dates near the National APA conference.

Mr. Adam moved to adjourn the meeting, seconded by Mr. Sones and was unanimously approved.



Lori Spranley, Secretary



Rebecca Bush, Chairwoman
Planning Commission

Zoning Commission
Public Hearing
November 12, 2019

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

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

Absent: Jeff Lahasky

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

Mr. Sones moved to approve the minutes of May 14 and May 28, 2019 meetings, seconded by Mr. Clark and was unanimously approved.

Mr. Adams moved to adopt the 2020 meeting dates, seconded by Ms. Bush and was unanimously approved. Mr. Adams asked to check the calendar for meeting dates near the National APA conference.

The only case discussed was V19-10-36 Anita Serpas Steadman requests an exception to Section 7.5.1.3, R-1 Site Development Regulations, lot 64B, 1456 Montgomery Street, zoned R-1

Ms. Bush moved to remove the case from the agenda, seconded by Mr. Fairley and was unanimously approved.

Mr. Adam moved to adjourn the meeting, seconded by Mr. Sones and was unanimously approved.



Lori Spranley, Secretary



Nixon Adams, Chairman
Zoning Commission

**Planning Commission
Work Session
November 12, 2019**

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

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

Absent: Jeff Lahasky

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

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 only case discussed was P19-12-10 Recommendation to the City Council regarding Ordinance 19-30 approving a Conditional Use Permit for Parcel J-4A-1, Mariner's Village Subdivision, Section 42, T8S, R11E, St. Tammany Parish, Louisiana, for the use designated under CLURO Section 6.2.1, Single Family Residential; and providing for other matters in connection therewith

Ms. Scott presented that the City Council introduced Ordinance 19-30 on October 24, 2019 to approve a Conditional Use Permit for Parcel J-4A-1, Mariner's Village, (245 Antibes West) which was zoned Planned District for the use as a single family residence. The site was the location of the original clubhouse/pool for Mariner's Village. The site was improved with an existing 2,480 square foot structure (former clubhouse /pool removed) and through the years, various uses had been approved through the Conditional Use Permit process.

In 2004, a resubdivision was approved creating lot J-4A-1 (and J-4A-2) in conjunction with Ordinance 04-16 approving a Conditional Use Permit to allow for Administrative and Business Offices on Parcel J-4A-1 (J-4A-2 was approved for condominiums which did not move forward). In 2007, Ordinance 07-12 was approved to allow a conditional use permit for Personal Services for the use of a hair salon.

The site had been vacant for some time. The applicants had owned the property for several years and desired to renovate the existing building and convert it to a single family residence. They were proposing to renovate the exterior structure with a few minor renovations to the interior. Additionally, they were proposing to construct a garage on the site.

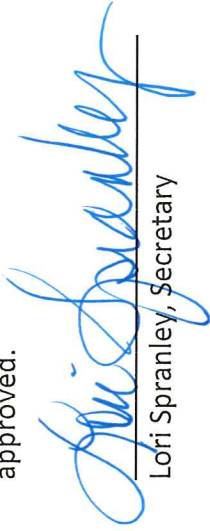
The plans prepared by James R. Aultman had been submitted, including the existing/proposed site plan. The plans indicated a portion of the former parking/concrete area between the proposed garage and the house would be removed and converted to green space. The proposed garage would be side loaded. The remainder of the site was proposed to remain the same.

There has been a staff discussion with the application to construct a side load garage which would be turned; however, the garage would be shifted closer to Antibes. By moving the location, it could be accessed by the existing drive and have a backup area. The staff had requested some type of false shutter to break up the side elevation facing Antibes and the owners were in agreement.

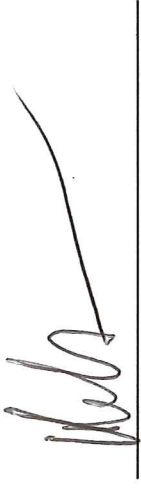
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Mr. Adams asked if the Conditional Use was approved by the City Council for a residential use, would the other uses still be able to be used. Ms. Scott said the business use had not been in use for over two years which caused it to lapse. Mr. Clark asked if there was a prohibition for a single family use. Ms. Scott said the area was zoned as a Planned District so the use must be approved. Mr. Clark said the proposal was an uplift to the property. Ms. Scott said it would be good to have the property back in use.

Mr. Adam moved to adjourn the meeting, seconded by Mr. Sones and was unanimously approved.



Lori Spranley, Secretary



Rebecca Bush, Chairwoman
Planning Commission

**Zoning Commission
Work Session
November 12, 2019**

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



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

Absent: Jeff Lahasky

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

The only case discussed was V19-12-39 St. Tammany Linen Inc. requests an exception to Article 9, Parking, especially Section 9.1.2 Construction Design Standards for Parking and Loading, Parcel P-7-2A, Greensburg Land District, 3884 Florida Street Extension, zoned B-2

Ms. Scott presented that St. Tammany Linen owned lots 13-E, 13-F and 13-G (vacant) in Plot/Tract "G" Poitevent Tract and had recently purchased Parcel P-7-2A. Lot 13-E was developed with the administrative office building, Lot 13-F was the developed with the Commercial Laundry services and Lot 13-G was the existing parking lot. These three (3) lots were in single ownership and was considered a single development site. The applicant recently purchased Parcel P-7-2A for the purposes of constructing a parking lot to serve the existing business. The intention is to construct the parking lot, then to construct a new laundry service building in the location of the existing parking lot, located on Lot 13-G.



In 2016, the applicant was approved for a variance (V16-01-04) to improve lot 13-G, with additional parking for the laundry building with loose aggregate surfacing in lieu of the required hard surfacing for parking spaces greater than eight spaces.

The proposal was for the property to remain in its natural state. There was a shared driveway with Dr. Boudreaux. Trucks would use the rear of the parking lot to service the existing building until the new building was constructed.

One of the questions was an interpretation of Section 9.1.2(4)©, loose aggregate. In 2014 there was a CLURO amendment, but Ms. Scott thought the intent was other than the B-3 zoning district then the aggregate would be allowed as long as the driveway had a permanent surface material. She thought the intent was the drive aisles and backup areas being paved and the spaces themselves being aggregate.

Mr. Adams agreed with Ms. Scott. The paved driveway would give definition to the parking spaces. Ms. Scott said the request was for the entire parking lot to be aggregate

Mr. Adams said there were good reasons for an exception. Ms. Scott said the apron would be concrete. The servitude was treed and would remain treed except for the driveway. There would be a landscape plan with the permit application. There was an ATT servitude that could not be planted.



Mr. Adam moved to adjourn the meeting, seconded by Mr. Sones and was unanimously approved.


Lori Spranley, Secretary


Nixon Adams, Chairman
Zoning Commission

