

Planning Commission
Public Hearing
June 25, 2019

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

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

Absent: Michael Blache, Rebecca Bush, and Bill Sones

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

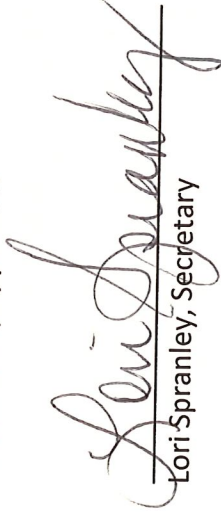
Mr. Adams called the meeting to order with the Planning and Zoning Commission Chairpersons being absent. Mr. Clark moved to appoint Mr. Adams to be the temporary chair of these meetings, seconded by Mr. Fairley and was unanimously approved.


The first case discussed was P19-06-05 Adoption of the 2019-2020 Short Term Work Program in Resolution 19-02.

Mr. Lahasky moved to table the case until the next meeting when a full board would be present, seconded by Mr. Clark and was unanimously approved.

The adoption of the April 9, 2019 minutes was deferred until the next meeting.

Mr. Lahasky moved to adjourn the meeting, seconded by Mr. Fairley and was unanimously approved.


Lori Spranley, Secretary


Nixon Adams, Acting Chairman
Planning Commission

**Zoning Commission
Public Hearing
June 25, 2019**

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

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

Absent: Michael Blache, Rebecca Bush, and Bill Sones

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

Mr. Adams called the meeting to order with the Planning and Zoning Commission Chairpersons being absent. Mr. Clark moved to appoint Mr. Adams to be chair of these meetings, seconded by Mr. Fairley and was unanimously approved.

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.

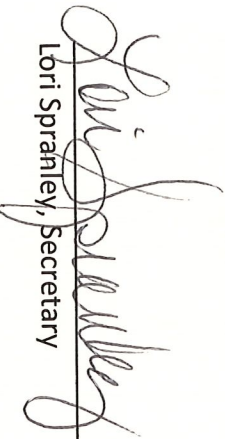
The next case discussed was V19-05-18 Pontchartrain Square Northshore, LLC requests a variance to Section 10.5.3.11, Electronic Message Center or Digital Signs, Pontchartrain Square Shopping Center, 3537 Highway 190, zoned B-2

The applicant had requested to table the case until the next meeting.

Mr. Clark moved to table the case until the next meeting, seconded by Mr. Lahasky and was unanimously approved.

The adoption of the April 9, 2019 minutes was deferred until the next meeting.

Mr. Lahasky moved to adjourn the meeting, seconded by Mr. Fairley and was unanimously approved.



Lori Spranley, Secretary

Nixon Adams, Acting Chairman
Zoning Commission

**Zoning Commission
Work Session
June 25, 2019**

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

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

Absent: Michael Blache, Rebecca Bush, and Bill Sones

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

Mr. Adams called the meeting to order with the Planning and Zoning Commission Chairpersons being absent. Mr. Clark moved to appoint Mr. Adams to be chair of these meetings, seconded by Mr. Fairley and was unanimously approved.

Mr. Adams 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 V19-06-21 Brad and Dawn del Rio request a variance to Section 7.5.1.3, R-1 Site Development Regulations, square 77, 1331 Madison Street, zoned R-1

Ms. Scott presented that the previous property owner had requested a variance to fill the lot without any plans and the request was denied. Mr. del Rio purchased the property and in August, 2018 held a general discussion with the commission of his plans for the property. This property was previously developed with a single family residence. The house was damaged during Hurricane Katrina and was demolished under Permit 16-3492 in September, 2016.

Mr. del Rio desired to construct a single family residence (~2200 sf) on the property. He has sketched a general footprint onto the survey prepared by Randall W. Brown & Associates, Inc. dated June 5, 2018, the proposed location for the residence, including the location of a side loaded driveway. A topographic survey prepared by J.V Burkes & Assoc. dated 4.28.2017 showed the ground elevations at Madison St 4.7' msl and ground elevations generally sloping down towards the rear of the lot, to the wetland line (located about ½ back on the lot) with a ground elevation of approximately 1.1' msl. Additionally, a wetland determination had been submitted dated May 15, 2018 that depicted the jurisdictionally wet areas in red.

Mr. del Rio was requesting variances to minimum required front and side yard setbacks, to allow construction of the home on the higher ground portion of the lot. The variances requested were as follows:

Setback:	Required	Proposed	deficiency
Sideyard:	12'	7' east side yard	5' (30% 3.6')
Frontyard:	25'	15'	10'

The CLURO allowed a 30% shifting of side yard setbacks from one side to the other. A driveway would have to be provided on the side yard as a side load was required. If 5' was shifted to the west side yard, it would be a 17' requirement which was proposed.

Mr. Del Rio presented discussed his concepts with the Planning & Zoning Commission as a discussion item on the agenda on August 14, 2018. During this discussion, he mentioned that

he may also want to add additional fill underneath the house to raise the parking slab, however, drainage plans have not been provided.

Mr. Adams said he remembered there was a neighbor to the west that was concerned. Ms. Scott said the neighbors had been concerned about the fill. At this time, the only discussion was the setbacks. She had asked Mr. del Rio about the previous request for additional fill. He said he was under the impression from the previous discussion that he could go to 6-7' msl. Mr. Adams said the swale to the rear was the major conduit for drainage for the neighborhood. The applicant said he would submit a plan for fill once a plan was drawn. He was requesting a reduced setback to develop a design.

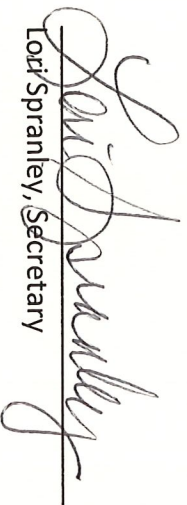
Mr. Adams asked how much setback would be located on each side of the property. Ms. Scott said there would be 5' on the east and there was not a dimension on the west side. She did not know if house would go to setback line on the west side. Minimally, the setback could be made up on the other side or if granted a variance, he would not have to make it up.

Mr. Lahasky said the adjacent property appeared to be vacant on the side. Mr. Clark said moving the setback would impact some trees, but not any protected trees. But, they were big trees. Mr. Adams said shifting more onto the west side would protect the adjacent neighbor.

Ms. Scott said the staff did not need any other information. Mr. Adams said if the variance was to have a total of 24' and shift the front setback, it would not make much difference.

Mayor Villere said the 30% would still be a variance. Mr. Adams said asked to assure that the applicant understood this request did not include any fill.

Mr. Adams asked for a better plan for the next meeting.



Lori Spranley, Secretary



Nixon Adams, Acting Chairman
Zoning Commission