

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

The secretary called the roll.

Commissioners Present: Claire Durio, Andrea Fulton, Mike Pierce, Scott Quillin, and Brian Rhinehart

Absent: Nicholas Cressy, Karen Gautreaux (absent at roll call, present at 6:01)

Also Present: Cara Bartholomew, Director Planning Department; Rad Dickson, Planner; David Parnell, City Attorney; Tina Myers, Secretary

New Business

**P24-02-01** – Recommendation to the City Council to affect the annexation of an undesignated portion of ground situated in Section 34, Township 7 South, Range 11 East, Chinchuba Subdivision into the corporate limits of the City of Mandeville designating and assigning the property for purposes of zoning as B-2 Highway Business District and providing for other matters in connection therewith, 1943 N Causeway Blvd

The applicant requested to table this matter.

With all new business for the Planning Commission finished, Ms. Durio moved to the Zoning Commission portion of the meeting.

*\*Upon Reopening of the Planning Commission\**

Ms. Gautreaux moved to table the request, Mr. Rhinehart seconded, and all were in favor.

**Public Comment**

There was no public comment.

Mr. Quillin moved to adjourn the meeting, Mr. Rhinehart seconded, and all were in favor. The meeting was adjourned at 6:11pm



Alex Weiner, Secretary



Claire Durio, Chairwoman  
Planning Commission

Brian Rhinehart commenced the Zoning Commission Work Session portion of the Meeting.

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.

New Business

**SUP24-02-02** – Lisa Dufour requests Special Use Approval to allow Animal Sales and Services (Limited) per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 44 Lot G, TC Town Center District, 2121 General Pershing Street

Ms. Bartholomew said that a rear drive would not be required as they were not expanding the footprint of the building at this time, but if it was ever expanded in the future or parking was added on site, then it would be required.

Mr. Rhinehart said that the only issue he remembered was the alleyway which was just addressed.

Mr. Pierce asked if any comments were received from the neighbors, Ms. Bartholomew said there were none.

Ms. Durio moved to approve the request as submitted, Ms. Gautreaux seconded, and the motion passed unanimously.

**V24-02-07** – Flick Properties LLC requests a variance to CLURO Section 7.5.9.3. B-2 Site Development Regulations, Section 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential, Section 10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts & Section 9.1.4. Minimum Off-Street Parking Requirements by Use, 1943 N Causeway Blvd

The applicant requested to table this matter.

**Z24-02-01** – Recommendation to the City Council to affect the annexation of an undesignated portion of ground situated in Section 34, Township 7 South, Range 11 East, Chinchuba Subdivision into the corporate limits of the City of Mandeville designating and assigning the property for purposes of zoning as B-2 Highway Business District and providing for other matters in connection therewith, 1943 N Causeway Blvd

The applicant requested to table this matter.

Mr. Quillin moved to table the two Zoning Commission cases, Ms. Durio seconded, and all were in favor.

**V24-02-09** – FBP Mandeville, LLC requests a variance to CLURO Section 10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts, Royal Acres, Section 42 Lot B4, B-2 Highway Business District, 1200 W Causeway Approach Suites 25-26

This case was withdrawn.

**V24-02-10** – Cyndi Seruntine requests a variance to CLURO Section 10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts, Hwy 22 Gateway, Lot H, B-2 Highway Business District, 4240 Hwy 22 Suite 3

Mr. Quillin wanted to confirmed if this was replaced with something that was a single color it would be compliant. Ms. Bartholomew said that was correct.

Ms. Durio asked if this was in the same strip center as the soccer store. Ms. Bartholomew

said it was not, it was in the same shopping center as Mandina's.

Mr. Quillin moved to deny the request as submitted, Ms. Durio seconded, and the motion passed unanimously.

Mr. Quillin requested to return to the planning commission to clear up the request to table.



Alex Weiner, Secretary



Brian Rhinehart, Chairman  
Zoning Commission