

The meeting was called to order at 6:00pm by Planning Chairwoman Claire Durio

The secretary called the roll.

Commissioners Present: Nicholas Cressy, Claire Durio, Andrea Fulton, Karen Gautreaux, Mike Pierce, Scott Quillin, and Brian Rhinehart

Absent: None

Also Present: Cara Bartholomew, Director Planning Department; Tina Myers, Secretary

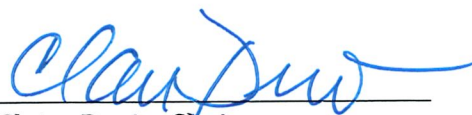
Ms. Gautreaux moved to adopt the minutes from the March 12 and 26 meetings. Mr. Rhinehart seconded, and all were in favor.

New Business

With no new business for the Planning Commission, Ms. Durio moved to the Zoning Commission portion of the meeting.



Alex Weiner, Secretary



Claire Durio, Chairwoman
Planning Commission

Brian Rhinehart commenced the Zoning Commission portion of the Meeting.

Notification of Filing Case Addendum - 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.

New Business

V24-04-14 – Phyllis Marchand requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, City of Mandeville, Square 13 Lot 15, R-1 Single Family Residential District, 339 Marigny Avenue

Mr. Quillin said he appreciated that they were trying to save the old house. They need stairs to access the house, and they would encroach anyway. He has no issue with it.

Ms. Fulton said it seems unavoidable to her.

Ms. Bartholomew mentioned that there was existing HVAC equipment so it does not need a variance as it is an allowable encroachment.

Mr. Pierce asked if the finished floor would be at 12'. Ms. Bartholomew said the architect was present.

Mr. Quillin said that on the plans it says BFE 10' + 2'. Mr. Pierce said there was no elevation provided. Ms. Bartholomew said it would be raised about 3' from the existing. She said the 12' is based on the MSL, and it would be 3' from grade.

Vaughan Sollberger, 235 Girod, Architect: The average grade is 7.25'. They are going up to the minimum BFE + 2' requirement. With the height of the structure they are going up approximately 3', it is approximately 2' above the ground now. They will be 5' above the ground.

The stairs were dimensioned in two parts on the site plan. One shows the 3' and change that currently encroaches, and the other shows the additional 4'-5' that that would encroach now. For comparison the existing City sidewalk was added to the plans, and they are still about 5' short of the sidewalk.

Mr. Cressy said he imagined the stairs needed to stay there for historic purposes, and that there were no other options. Ms. Bartholomew said that there would be encroachment no matter what configuration the stairs were.

Mr. Sollberger said they have done landings on previous structures and have the stairs come down sideways, but thought it was a reasonable request to keep it this way.

Ms. Bartholomew said she would add the new construction renderings for the next meeting.

V24-04-15 – Jim Parrie requests a variance to CLURO 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, Dalwill Drive, Section 33 Lot OPA-2-A, B-2 Highway Business District, 173 Dalwill Drive

Mr. Quillin asked if the property has multiple buildings and tenants, Ms. Bartholomew said it did. Mr. Quillin asked if it would then have an interior drive, Ms. Bartholomew said it would, but the language says street façade. Mr. Quillin asked what the definition of a street was, Ms. Bartholomew said public right-of-way definitely. She added that this was on a private drive so they could get in the weeds however they wanted to.

Mr. Rhinehart said one of the questions was if it contributed to sign litter to have more than one sign on two or three different places on the building. He did confirm that both signs would still be under the allowed square footage. Ms. Bartholomew said that is correct.

Mr. Quillin asked if there was an additional monument sign. Ms. Bartholomew said one has not been applied for.

Ms. Durio said both the signs were modest in size, and you would not be able to see both at the same time generally.

Mr. Cressy asked if the LEDs were an option to opt out of. Ms. Bartholomew said they were allowed to have them.

Ms. Fulton said the request seemed reasonable to her.

Ms. Gautreaux asked if a sign by the road was an option. Ms. Bartholomew said they are allowed to have a directional sign by right.

Ms. Fulton said the previous regulations were mentioned, and asked if Ms. Bartholomew could explain what was previously in place, and the change.

Ms. Bartholomew said the language was slightly different, and the old regulations stated that there could be one wall sign per street façade with an entrance. The new regulations just say per street façade, and may have been something that did not get carried over.

Ms. Fulton said it was not changed for a specific reason, Ms. Bartholomew said that was correct, and said it was just something that did not get carried over.

Ms. Bartholomew said she believed there was some language about the square footage splitting, but she would have to email it as she did not remember the specific language.

Mr. Rhinehart said he did not know what the significance was to have an entrance as well as being on the same side as a street. Ms. Bartholomew said she believed the intent was to not allow having signs on all four sides of the building, but there are always circumstances that pop up.

Ms. Fulton wanted to confirm if there was a monument sign in place. Ms. Bartholomew said that one has not been applied for, but they are allowed to have one.

Mr. Quillin said that thinking about the old regulations, one of the pictures is the backside of the building coming from Rouses, so it would not be allowed on that side on the old version anyway or in the new version. He understands the confusion.

Public Comment

Ms. Bartholomew said the APA Conference starts on Saturday, and the online version will be available in May. They are conducting interviews with two of the finalists for the master plan RFP on Thursday so hopefully that announcement will be soon.

Ms. Fulton moved to adjourn the meeting, Ms. Durio seconded, and all were in favor. The meeting was adjourned at 6:17pm.



Alex Weiner, Secretary



Brian Rhinehart, Chairman
Zoning Commission