

**OLD METAIRIE COMMISSION (OMC) MINUTES
PUBLIC HEARING
January 3, 2019 9:00 a.m., Suite 604, Yenni Building**

In Attendance

Old Metairie Commission Members

	<u>Present</u>	<u>Absent</u>
Ninette Eastman, Chairman	√	
Clifford Brown		√
Dr. Monica	√	
John Stubbs		√
Thomas McAlister	√	

Planning Department

Juliette Cassagne, Assistant Director
Jay Hébert, Senior Planner
Nedra McKinney, Typist Clerk III
Melissa Guilbeau, Senior Planner
Alena Gesser, Planner

Others

Ken Krobert, Senior Parish Attorney
Liza Caluda, Assistant Parish Attorney
Tramone Chetta, Inspection and Code Enforcement

Ms. Eastman, Chairman, introduced herself, other members of the Commission, and the Parish staff.

The Old Metairie Commission (OMC) conducted the January 3, 2019 public hearing at the Joseph S. Yenni Building in Suite 604, 1221 Elmwood Park Blvd., Jefferson, LA 70123. Ms. Eastman proceeded to the agenda and opened the meeting at 9:00 a.m.

Ms. Gesser presented an overview of the OMNCD, which included zoning studies pertaining to the District, the Unified Development Code (UDC), transitioning the OMNCD regulations from the Comprehensive Zoning Ordinance (CZO) to the UDC, and a summary of existing regulations and additional resources.

Regarding materials that can and cannot be used in the OMNCD area, Dr. Monica wanted to confirm/verify that we cannot use Rhino shield.

Mr. McAlister suggested a text amendment to the design guidelines which states that rooftop equipment be required to be screened to address concerns of homeowners placing air conditioning and HVAC units on rooftops.

Ms. Cassagne explained that the landscaping is generally because for a raised dwelling we were seeing an interest in terracing the landscaping so that the landscaping contributes to screening the raised part of the house.

Ms. Eastman inquired about the use of living fences coming out too far and whether or not it's still a rule. Ms. Cassagne stated that living fences, under the fence regulations, would prevent someone from having a fence that exceeds the height that the regular fence would be allowed and extending a fence too far in the required yard area. Ms. Caluda stated that the definition can be found in section 40.

A discussion took place which included the commission and the parish attorney regarding how to file an anonymous complaint pertaining to the extension of living fences encroaching into the sight triangle. (Complaint Hotline on the Parish Website or Jefferson Parish Mobile App)

Ms. Cassagne expounded on the fill regulations and reminded the commission that there was one project that she can remember that was subject to the fill regulations at 11 Nassau which was an incredibly low lying property. The issue there was the golf course was actually draining on their property and they required a significant amount of fill just to develop that site and there had to be some terracing.

Ms. Cassagne mentioned the Parish specifications that the engineering makes a final decision on. When it comes to sidewalk configuration on a site plan the commission may make a recommendation as part of the site plan but ultimately the engineering department is going to make a final decision based on safety and site conditions.

Ms. Eastman stated that one of the big concerns is when a person starts a project a year ago and a rule changes mid-stream, and they then miss the deadline for applying for the sidewalk; is there any way that projects that are in progress can be notified of changes that are made that would affect their project?

Ms. Cassagne replied that it may depend on what the rule may be, there is however a vesting provision which essentially says that for planning purposes, when an application is submitted it is vested with those regulations that are already in place at the time the application was submitted, so that while applying for a permit and it's two days before getting a permit issued, if the Planning Department adopts a new rule, they cannot turn around and say because of our new rule that applicant must go back through the process again.

The Engineering Department handles all sidewalk issues/concerns.

Administrative Approvals & Follow-up of previous cases

There were no Administrative Approvals.

The Planning Department has not received the revised drawings for the fence at 226 Friedrichs. The understanding from Mr. Miller is that they have provided the information to the property owner and are waiting on them to confirm that this is what they want to do. They are not scheduled for BZA at this time and Planning is routinely checking in with Mr. Miller.

Other Business

Dr. Monica moved for adjournment, Mr. McAlister seconded. All were in favor. (3-0)