

**OLD METAIRIE COMMISSION (OMC) MINUTES
PUBLIC HEARING
January 5th, 2023 9:00 a.m.**

In Attendance

<u>Old Metairie Commission Members</u>	<u>Present</u>	<u>Absent</u>
Thomas McAlister, Chair	√	
David Webber, Vice-Chair	√	
Dr. Monica Monica	√	
Peter Waring	√	
Adele Lafaye	√	

Planning Department

Brooke Tolbert, Assistant Director
Carrie MacKay, East Bank Supervisor
Cinthya Chacon, Typist Clerk III

Others

Hanlon deVerges, Sr. Asst. Parish Attorney
Rick Hollier, Dept. of Inspection and Code Enforcement

Mr. McAlister, Chairman, introduced himself, other members of the Commission, and the Parish staff.

The Old Metairie Commission (OMC) conducted the January 5th, 2023 Public Hearing at the Joseph S. Yenni Building in the Council Chambers, located on the 2nd Floor, 1221 Elmwood Park Blvd., Jefferson, LA 70123. Mr. McAlister proceeded to the agenda and opened the meeting at 9:01 a.m.

OM-20-22 198 Vincent Ave., A request to demolish an existing residence and accessory building, and construct a new residence, attached garage, pool, and detached storage building with a legislative exception to the OMNCD massing angle regulations, and the installation of rooftop mechanical equipment on Lot 13-A, Square 2, Vincent Subdivision, Jefferson Parish, LA, bounded by Duplessis St., Betz Pl., and Avenue "B", zoned R-1B Suburban Residential/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

Mrs. MacKay reported the findings of the case. The Planning Department recommends the following:

Approval for the following reasons:

- The proposal meets all requirements of the R-1B/OMNCD.

Mr. McAlister opened the floor for the applicant/representative to speak.

Mr. Frederick Yorsch, property owner, 198 Vincent Avenue. Mr. Yorsch stated he is open to answer any questions.

Mr. McAlister opened the floor for any proponents to speak. There were none.

Mr. McAlister opened the floor for any opponents to speak. There were none.

Mr. McAlister opened the floor for comments from the commissioners.

Dr. Monica asked if the applicant will live in this property?

Mr. Yorsch stated he will.

Dr. Monica asked if there will be a fence?

Mr. Yorsch stated there will be a side and rear fence.

Mr. Webber stated he would hate to see 9 trees taken down, is there a way that any of them can stay?

Mr. Yorsch stated the arborist stated the roots would be destroyed and some of them are really old trees and not in good shape.

Mr. Webber asked why are they taking down trees in the right of way?

Mr. Yorsch stated that is a separate request that's being made to the parish.

Ms. Lafaye asked if those weren't approved?

Mr. Yorsch stated they haven't been approved yet. Mr. Yorsch stated those trees are located in the driveway area.

There was a long discussion between the commissioners, Mr. Yorsch and Ms. Sherry Hotard (Representative/ Contractor) regarding the removal of the crape myrtles located on the right of way.

Mr. Waring stated he had an additional question regarding the equipment yard on the roof. Mr. Waring stated it looks like it's a very steep roof pitch which is going to mean that if the equipment is located on a platform, he assumes he won't carve a flat section into the roof?

Ms. Hotard stated it is diagramed on the plan. Ms. Hotard stated there are requirements from code enforcement, they have to have 1 foot for every foot of height.

Mr. Waring stated they have a 9/12 pitch on that roof, which is a pretty aggressive pitch, it's not the 14/12 that the façade has on it, but the 9/12 pitch is a very aggressive pitch which means that the platform is going to have to come up very high in order to get the depth not only for the equipment

but for the servicing area required. How are they planning to get at the equipment and service it? Were they planning a roof hatch?

Mr. Yorsch stated that was his understanding from the last conversation he had with the contractor.

Mr. Waring stated he doesn't see it called out anywhere on the plans. Mr. Waring stated looking at it and it's gonna be more than just rough calculations. Mr. Waring stated the top of the generator, if it is a Generac, roughly 3 ft. tall, its going to be taller than half the chimney height, its going to be a fairly considerable structure up there. Mr. Waring stated the condenser units, it's not unusual for those to be 4 ft. tall. Mr. Waring stated the applicant had stipulated he was putting some sort of screening elements around it, which is going to make this even more substantial. Mr. Waring stated he likes the pitch of the roof and the general massing of the structure, he's just concerned that this equipment yard is going to be much more intrusive than he's anticipating or than what the drawings show. Mr. Waring stated it's going to be very significant up there with three big condenser units and a whole house generator and the space that's required to service these units. Mr. Waring suggested that a study be done with the actual equipment, that you actually draw the equipment on there with the actual platform. Mr. Waring assumed this will be a metal platform.

Ms. Hotard confirmed it will be a metal platform.

There was a small discussion between the commissioners and Ms. Hotard regarding the noise the generator will produce.

Mr. MacAlister asked Mr. De Verges, on the trees in the public right-of-way, is that their jurisdiction or strictly the parish's jurisdiction as to whether those are permissible to be removed?

Mr. De Verges stated it is generally the parish's but if this case was to be deferred by the OMC, he would like to come back before them with a better answer regarding the trees and the generator.

There was a small discussion between the commissioners, Mr. De Verges and Ms. Tolbert regarding the trees in the right-of-way and remediation (replacement) of the same.

Ms. MacKay confirmed this application had been submitted at the time where the new regulations would apply.

Dr. Monica made a motion to recommend deferral on OM-20-22. Ms. Lafaye seconded the motion.

Ms. Chacon called the roll on the motion:

<u>OMC Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Thomas McAlister, Chair	√		
David Webber, Vice-Chair	√		
Dr. Monica Monica	√		
Peter Waring	√		
Adele Lafaye	√		

The ayes have it by a vote of 5 to 0 With 0 absent. Motion of deferral approved.

OM-21-22 574 Woodvine Ave., A request to amend OM-10-22 by modifying the principal structure and site work, while the pool, cabana, and the installation of mechanical equipment remain unchanged, on Lot 14, Square P, Metairie Club Gardens Subdivision, Jefferson Parish, LA, bounded by Metairie Golf Club & Golf Course and Falcon Rd., zoned R-1D Rural Residential/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

Mrs. MacKay reported the findings of the case. The Planning Department recommends the following:

Approval for the following reasons:

- The proposal meets all of the requirements of the R-1D/OMNCD.

Mr. McAlister opened the floor for the applicant/representative to speak.

Lewis Stirling, property owner, 201 Bellaire Dr., New Orleans.

Mr. McAlister opened the floor for any proponents to speak. There were none.

Mr. McAlister opened the floor for any opponents to speak. There were none.

Mr. McAlister opened the floor for comments from the commissioners.

Dr. Monica made a motion to recommend approval on OM-21-22. Ms. Lafaye seconded the motion.

Ms. Chacon called the roll on the motion:

OMC Member	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Thomas McAlister, Chair	√		
David Webber, Vice-Chair	√		
Dr. Monica Monica	√		
Peter Waring	√		
Adele Lafaye	√		

The ayes have it by a vote of 5 to 0 With 0 absent. Motion of approval approved.

Minutes

Ms. Lafaye made a motion to adopt/approve August 4th, 2022 minutes. Seconded by Mr. Webber.

Ms. Chacon called the roll on the motion:

OMC Member	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Thomas McAlister, Chair	√			

<u>OMC Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
David Webber, Vice-Chair	√			
Dr. Monica Monica				√
Peter Waring				√
Adele Lafaye	√			

The ayes have it by a vote of 3 to 0 With 2 abstaining. Motion of adoption approved.

Dr. Monica made a motion to adopt/approve September 1st, 2022 minutes. Seconded by Mr. Waring.

Ms. Chacon called the roll on the motion:

<u>OMC Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Thomas McAlister, Chair	√			
David Webber, Vice-Chair	√			
Dr. Monica Monica	√			
Peter Waring	√			
Adele Lafaye				√

The ayes have it by a vote of 4 to 0 With 1 abstaining. Motion of adoption approved.

Ms. Lafaye made a motion to adopt/approve November 3rd, 2022 minutes. Seconded by Mr. Waring.

Ms. Chacon called the roll on the motion:

<u>OMC Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Thomas McAlister, Chair	√			
David Webber, Vice-Chair				√
Dr. Monica Monica				√
Peter Waring	√			
Adele Lafaye	√			

The ayes have it by a vote of 3 to 0 With 2 abstaining. Motion of adoption approved.

Ms. Lafaye made a motion to adopt/approve the December 1st, 2022 minutes. Seconded by Dr. Monica.

Ms. Chacon called the roll on the motion:

<u>OMC Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Thomas McAlister, Chair				√
David Webber, Vice-Chair	√			
Dr. Monica Monica	√			
Peter Waring				√
Adele Lafaye	√			

The ayes have it by a vote of 3 to 0 With 2 abstaining. Motion of adoption approved.

2023 Election of Officers

Dr. Monica made a motion to elect Mr. Thomas McAlister as Chair. Seconded by Mr. Waring

Ms. Chacon called the roll on the motion:

<u>OMC Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Thomas McAlister, Chair	√		
David Webber, Vice-Chair	√		
Dr. Monica Monica	√		
Peter Waring	√		
Adele Lafaye	√		

The ayes have it by a vote of 5 to 0 With 0 absent. Motion of adoption approved.

Dr. Monica made a motion to elect Mr. David Webber as Vice-Chair. Seconded by Mr. Waring.

Ms. Chacon called the roll on the motion:

<u>OMC Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Thomas McAlister, Chair	√		
David Webber, Vice-Chair	√		
Dr. Monica Monica	√		
Peter Waring	√		
Adele Lafaye	√		

The ayes have it by a vote of 5 to 0 With 0 absent. Motion of adoption approved.

Administrative Approvals & Follow-up of previous cases.

There were no administrative approvals.

Follow-up on previous cases:

Legislative Cases:

• **OM-17-22 232 Hector Ave.**, A request to construct a covered patio and detached garage on Lot 16 and Pt. of Lot 17 (Proposed Lot 16A), Square 5, Metairie Suburb Realty Company Subdivision, Jefferson Parish, LA, bounded by Avenue "B", Iona Ave., and Avenue "A", zoned R-1A Single-Family Residential District/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

- **OM-15-22 311 Northline St.**, A request to demolish an existing single-family residence and driveway with an accessory structure to remain on the site with variances to the height and setback requirements, and the construction of a new single-family residence, pool, pool equipment, generator, and driveway on Lot 2B, Square A, Metairie Club Gardens Subdivision, Jefferson Parish, LA, bounded by Vincent Ave., Avenue "E", and Stella St., zoned R-1C Rural Residential District/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)
-

Mr. McAlister asked if there were any additional business to come before the commission.

Mr. Webber made a motion to adjourn. Seconded by Dr. Monica. Meeting adjourned at 9:51 am.