

**OLD METAIRIE COMMISSION (OMC) MINUTES
PUBLIC HEARING
October 7, 2021 9:00 a.m.**

In Attendance

Old Metairie Commission Members

	<u>Present</u>	<u>Absent</u>
Clifford Brown, Chair	√	
David Webber, Vice-Chair		√
Dr. Monica Monica		√
Thomas McAlister	√	
Peter A. Waring	√	

Planning Department

Bess Renfrow, Director
 Brooke P. Tolbert, Assistant Director
 Jay Hébert, Senior Planner
 Alena Gesser, Senior Planner
 Shakeeb Shariff, Planner II
 Carrie MacKay, Planner II
 Alex Nassar, Planner II
 Katina Webb, Data Entry III
 Cinthya Chacon, Typist Clerk III

Others

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

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

The Old Metairie Commission (OMC) conducted the October 7, 2021 Public Hearing at the Joseph S. Yenni Building in Room 405, 4th floor, 1221 Elmwood Park Blvd., Jefferson, LA 70123. Mr. Brown proceeded to the agenda and opened the meeting at 9:03a.m.

OM-25-21 208 Stella St; A request to demolish the existing dwelling and construction of new single-family dwelling on Lot T, Vincent Subdivision, Jefferson Parish, LA; bounded by Ave. E, Vincent Ave., and Geranium St., zoned R-1B Suburban Residential/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

Mr. Brown asked if the Planning Department had any additional information or comments to present since the last meeting.

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

Approval, for the following reasons:

- Proposed dwelling meets all zoning requirements of the R-1B/OMNCD districts.

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

Sam Solomon, 404 Notre Dame St., New Orleans, LA. Mr. Solomon is the owner. Mr. Solomon stated that what the commission heard was correct, he is building a new home on the property. Mr. Solomon stated that he understands that this is a bit of a tight street and that they are trying to provide ample parking off street to help with the congestion. It is something Mr. Solomon considered while designing the home, there is a two-car garage which helps eliminated some of the congestion. Mr. Solomon stated that they worked hard to abide by the requirements with Jefferson Parish as well as the OMC.

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

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

Mr. Brown opened the floor for comments from the Commissioners. There were none.

Mr. Brown asked for a motion of recommendation on for OM-25-21.

Mr. McAlister made a motion of approval for OM-25-21. Mr. Waring seconded the motion.

Ms. Webb called the roll on the motion:

	Aye	Nay
Mr. Brown	<u>√</u>	—
Mr. McAlister	<u>√</u>	—
Mr. Waring	<u>√</u>	—

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

OM-26-21 311 Northline St.; A request to renovate and repair an existing residence and garage/guest room including the addition of 1,496.50 sq. ft. of conditioned space to the residence; the construction of a detached, open-air covered porch; the removal of a pond; and the installation of a swimming pool 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. Shariff 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-1C/OMNCD

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

Mr. William Sonner, Architect, 800 Moss St., New Orleans, LA. Mr. Sonner stated they have been trying to do everything they can to restore and keep this beautiful and amazing piece property as beautiful as it is on Northline. Mr. Sonner stated they put those additions in so that they're not crowding the neighbors or our own yard. Mr. Sonner stated a pool is proposed, maybe in the future. The covered gallery is as opened as they can keep it and as far from the property line as they're allowed.

Mr. Brown opened the floor for any proponents to speak.

Mr. James Favrot stated he and his wife Sheila are the property owners. Mr. Favrot stated he very much looks forward to this renovation. Mr. Favrot stated they moved to Old Metairie and had been in Uptown all of their lives and are excited about the prospect of becoming Jefferson Parish residents. Mr. Favrot stated they tried to keep the project within the confines of the wishes of the neighborhood in the Old Metairie District and of the Old Metairie Commission.

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

Mr. Brown opened the floor for comments from the Commissioners. There were none.

Mr. McAlister made a motion of approval. Mr. Waring seconded the motion.

Ms. Webb called the roll on the motion:

	Aye	Nay
Mr. Brown	<u>√</u>	—
Mr. McAlister	<u>√</u>	—
Mr. Waring	<u>√</u>	—

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

OM-29-21 314 Woodvine Ave.; A request to install a generator with a variance to the R-1B side yard setback requirements, on Lot 8-A, Square A, Metairie Golf View Subdivision, Jefferson Parish, LA, bounded by Cuddihy Drive and Frisco Avenue, zoned R-1B Suburban Residential District/ OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

Mr. Hebert stated the Planning Department received an e-mail from the applicants on Monday, October 1st, 2021, requesting a one meeting deferral to allow him time to take a look at other options to place the generator.

Mr. McAlister made a motion to recommend deferral. Mr. Waring seconded the motion.

Ms. Webb called the roll on the motion:

	Aye	Nay
Mr. Brown	<u>√</u>	—
Mr. McAlister	<u>√</u>	—
Mr. Waring	<u>√</u>	—

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

TXT-2-21 A text amendment of Chapter 33 Unified Development Code and Chapter 40 Zoning of the Code of Ordinances of the Parish of Jefferson related to the Old Metairie Neighborhood Conservation District; to reformat sections of the Code, clarify existing regulations, and establish new standards and procedures when necessary to support the purposes of the OMNCD, and provide for related matters; as authorized by the Planning Director on October 2nd, 2014. (Parish-wide)

Discussion of OMNCD Text Study.

Ms. Gesser narrated the presentation of the OMNCD study. A discussion with Ms. Gesser, Ms. Tolbert, Ms. Renfrow and members of the commission took place in regards to the study.

Ms. Eastman asked if on the pavement issue, if it was again flooding?

Ms. Gesser confirmed it was drainage, flooding.

Ms. Eastman asked if she could please put that in the summary.

Mr. Brown added that in Houston, if you build a house in Houston, you have to put in storage tanks on your lot, like storm water retention.

Ms. Tolbert stated that as a part of the study Ms. Gesser mentioned, we are looking at integrated storm water management. Ms. Tolbert also stated that mainly right now, the retention requirements would only be on commercial development. Ms. Tolbert stated she believes a lot of people put in drainage on their properties currently because of the flooding during Hurricane Ida. Ms. Tolbert stated she thinks we are looking at kind of parish-wide lot coverage requirements but again it's kind of that issue, the pavement permit, that takes a lot to implement as well. But definitely looking at that as part of the larger storm water management plan.

Mr. McAlister asked where does water permeable coverage fit in the development standards of the coverage? Is that permissible or if you use water permeable coverage you're not going to be penalized?

Ms. Gesser stated that wouldn't count towards your 40%.

Mr. Brown asked regarding the fill, how long will it be on the property? Mr. Brown stated somebody on Vincent dumped a bunch of fill and left it there forever. Mr. Brown stated it should be within some time. Mr. Brown stated he doesn't understand the reason why but it was mounds of sand just sitting there for like a year. Mr. Brown states he understands if they were leaving it to spread and then letting it settle, but he states there were mounds and it was never spread out.

Mr. McAlister agreed with Mr. Brown and stated he knew the lot Mr. Brown was talking about, in between Geranium and Duplessis and there were 6 mounds for 4 months and then they spread it out and hasn't touched the lot in over a year. Mr. McAlister stated he wasn't sure if this would be an

OMNCD issue or Code Enforcement issue. Mr. McAlister stated if you're going to fill a lot, you have to build on it during a certain period of time.

Mr. Brown stated there's a \$500 fine for people who just cut down trees & they still chop them down. Mr. Brown also stated there was a woman who cut down the two huge trees on Hector and stumps are just sitting there.

Ms. Tolbert stated we actually have a separate study that was called kind of as a result of that incident. Ms. Tolbert stated that study will be coming later and will be looking specifically at enforcement for our tree regulations. Ms. Tolbert stated that we are currently working on it, hopefully end of the year or early next year we'll have something on that.

Mr. Brown stated the Metairie Country Club Golf Course that was redone, and was not permitted because it's earthwork, maybe they should've glanced at that or somebody should've seen the drainage plan. Mr. Brown stated they sent him the drainage plan and it was like 4 squiggly lines drawn and now we're having issues.

There was a discussion between the commissioners, Ms. Eastman, Ms. Gesser, Mr. Hebert, Ms. Renfrow, and Ms. Tolbert, regarding Metairie Country Club Golf Course and the drainage pipe matter or any changes that are being made in general since they abut us (OMNCD).

Ms. Eastman asked if neighbors would get letters if Country Day were doing something, just like our neighbors get a notice?

Ms. Tolbert stated they have a special permitted use on the site and she thinks what they are proposing is a subdivision, rezoning. Ms. Tolbert stated to amend their site plan they would need to come before the Planning Advisory Board and Parish Council. So, once they are ready to move forward, we would send out notice to the neighbors, also post signs and publish it on the paper. Ms. Tolbert stated there would be those methods for notification, but Country Day was excluded from the original Old Metairie Neighborhood Conversation District boundaries.

Ms. Eastman asked with tree removals, do they look at the lots around the pools for tree removals?

Mr. Hollier stated if its for 10 ft. of the lot line.

Ms. Eastman asked with demolition, if there's a pool on the lot, can you keep the pool or do you need to demolish it?

Ms. Renfrow and Ms. Tolbert stated you don't have to demolish it.

There was a discussion between Ms. Renfrow and Mr. Hollier regarding the tree removal matter and how the pool triggers a major impact in itself.

Mr. McAlister made a motion to recommend deferral. Mr. Waring seconded the motion.

Ms. Webb called the roll on the motion:

	Aye	Nay
Mr. Brown	<u>√</u>	—
Mr. McAlister	<u>√</u>	—
Mr. Waring	<u>√</u>	—

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

Minutes

Mr. McAlister made a motion to defer the approval of the minutes from August 5th, 2021. Seconded by Mr. Waring.

Administrative Approvals & Follow-up of previous cases.

Mr. Hebert stated there was one administrative approval, **OM-24-21** at **311 Iona St.**, which was an amendment to OM-23-20, which included extending the 42 sq. ft. front porch to 111 sq. ft. As a condition of the previously approved tree removal, two replacement trees were required to be planted on the property. One of these replacement trees was to be planted where the porch extension is now proposed. The applicant has now relocated the required replacement tree in the front yard. The proposal has been determined to be a “minor alteration” in accordance with Sec. 40-170(2)a2i and were approved ministerially by the Planning Director 8/09/21.

Mr. Hebert reported no follow-up of previous cases.

Mr. Brown asked if there were any additional business to come before the commission. There were none.

Mr. McAlister made a motion to adjourn. Seconded by Mr. Waring. Meeting adjourned at 10:36 am.