

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JUNE 14, 2005
ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Please mute all cellular phones and pagers.
- A concerned party has the right to appeal to the Parish Council any adverse ruling made by this Commission, except final subdivision approval, which can only be appealed by the developer. An appeal form can be obtained through the Department of Planning. Appeals must be filed within ten (10) days after the meeting.
- If a person wishes to speak, they must fill out a "speaker card" which are located along the railing behind and to the left of the staff where the agendas are situated. Please return your card to the staff and you will be recognized at the appropriate time when the case you are interested in is called for public hearing.
- In the event of cases that have opposition, a time limit of ten (10) minutes for each side and a five (5) minute rebuttal shall be awarded.
- Once a case that you had interest in has been heard, please exit the building in an orderly fashion and do not congregate in the front lobby.

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MAY 10, 2005 MINUTES

PUBLIC HEARINGS

MISCELLANEOUS ITEMS

Town of Mandeville, Square 194, lot 23, Ward 4, District 10

Request by petitioner to construct a home on a buildable substandard lot of record located on Labarre Street, north of Mandeville, Louisiana

Petitioner: Ugo Iovenitti Parish Council District Representative: Hon. Henry Billiot

Lacombe Acres Annex, Square 12, lot 1, Ward 7, District 7

Request by petitioner to construct a home on a buildable substandard lot of record located on Fish Hatchery Road, in the vicinity of Lacombe, Louisiana

Petitioner: Butch Lemoine Parish Council District Representative: Hon. Joseph Impastato

29 acre tract of land off LA Highway 1129 (N. Lee Road), Ward 2, District 2

Request by petitioner for a waiver of parish road construction standards relative to a family compound

Petitioner: Jason & Alexa Felean Parish Council District Representative: Hon. Russell Fitzmorris

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

SD05-06-012

Bedico Creek, Phase I-B, Ward 1, District 1
Developer/Owner: Upland Properties, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-06-013

Houltonville Estates, Ward 4, District 4
Developer/Owner: Favret Investments, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Patricia Brister

SD05-06-014

Country Lanes, Ward 1, District 1
Developer/Owner: Alan Coudrain Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-06-015

Live Oak Trace, Ward 3, District 3
Developer/Owner: Lowe Davis Investments, LLC Engineer: Wilson Engineering Consultants, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

SD05-06-016

South Ridge, Ward 2, District 2
Developer/Owner: Grant Grady Engineer: Darrell Fussell
Parish Council District Representative: Hon. Russell Fitzmorris

SD05-06-017

Del Sol, Ward 1, District 1
Developer/Owner: Lonesome Development, LLC Engineer: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. Marty Dean

PRELIMINARY SUBDIVISION REVIEW

SD04-09-028P2

Seymour Myers Industrial Park, Phase 2 (an industrial development), Ward 1, District 1
Developer/Owner: Robert F. Myers Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

(TABLED FROM THE MAY 10, 2005 MEETING AT THE REQUEST OF THE DEVELOPER)

SD04-11-031P

Paloma Pines, Ward 3, District 2
Developer/Owner: Paloma Pines, Ltd. Engineer: Myers Engineers, Ltd.
Parish Council District Representative: Hon. Russell Fitzmorris
(TABLED FROM THE MAY 10, 2005 MEETING)

SD04-08-024P1C

Bedico Creek, Phase 1-C (Golf Course), Ward 1, District 1
Developer/Owner: Upland Properties, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-05-006P2

Lakeshore Estates, Phase 2, Ward 9, District 13
Developer/Owner: Tammany Holding Corp. Engineer: Krebs, LaSalle, Lemieux Consultants, Inc.
Parish Council District Representative: Hon. Joe "Coach" Thomas

FINAL SUBDIVISION REVIEW

SD04-03-012F1

Autumn Creek, Phase 1, Ward 1, District 1
Developer/Owner: Autumn Creek, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD01-04-007F2

Fox Branch Estates, Phase 2, Ward 1, District 1
Developer/Owner: Fox Branch Development, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD02-12-026F2A3

Penn Mill Lakes, Phase 2-A3, Ward 3, District 3
Developer/Owner: Penn Mill Lakes, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

SD04-03-010F

Tammany Middle, LLC (a commercial development), Ward 3, District 1
Developer/Owner: Bruno & Bruno Engineer: Duplantis Design Group, PC
Parish Council District Representative: Hon. Marty Dean

ENTERING PARISH RIGHT-OF-WAY/SERVITUDES/EASEMENTS

Rummel Street (Old Covington Highway), Ward 9, District 14
Request to enter Parish right-of-way for the purpose of gaining access to property
Petitioner: Old Hat Investments, L.L.C.
Parish Council District Representative: Hon. Ken Burkhalter
(TABLED FROM THE MAY 10, 2005 MEETING)

Sunset Park Subdivision (Chevreuil Street), Ward 4, District 7

Request to enter Parish right-of-way for the purpose of gaining access to property
Petitioner: Reed Custom Builders
Parish Council District Representative: Hon. Joseph Impastato

VOLUNTARY DEVELOPMENTAL AGREEMENTS

PERFORMANCE OBLIGATIONS

Money Hill Plantation, Phase 2A & 2B Subdivision, Ward 6, District 6
Amount: \$30,000.00 Expires : July 5, 2005
Debtor: Money Hill Plantation, L.L.C. Parish Council District Representative: Hon. Gary Singletary

Money Hill Plantation, Phase 2A & 2B Subdivision, Ward 6, District 6
Amount: \$100,000.00 Expires : July 5, 2005
Debtor: Money Hill Plantation, L.L.C. Parish Council District Representative: Hon. Gary Singletary

Lakeshore Estates, Phase 1A-3 Subdivision, Ward 9, District 13
Amount: \$30,000.00 (Sewerage) Expires : July 24, 2005
Debtor: Tammany Holding Corp. Parish Council District Representative: Hon. Joe "Coach" Thomas

Alexiusville Subdivision (F Street), Ward 3, District 5
Amount: \$4,000.00 Expires : July 5, 2005
Debtor: Jordan Enterprises, L.L.C. & Chic-fil-a Parish Council District Representative: Hon. Marty Gould

Abita Terrace Subdivision (State, Orange, Walnut Streets & Mandeville Avenue), Ward 4, District 7
Amount: \$50,500.00 Expires : July 9, 2005
Debtor: Tammany Hallmark Homes Parish Council District Representative: Hon. Joseph Impastato

Abita Terrace Subdivision (Abita Avenue, Walnut & Orange Streets), Ward 4, District 7
Amount: \$50,500.00 Expires : July 9, 2005
Debtor: Tammany Hallmark Homes Parish Council District Representative: Hon. Joseph Impastato

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend Appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-020.0 Exemptions

OLD BUSINESS

(Entering Parish Right-of-way - Resolution No. 04-190)
Birg Boulevard Subdivision (1st Avenue), Ward 3, District 5
Parish Council District Representative: Hon. Marty Gould

(Entering Parish Right-of-way - Resolution No. 04-257)
River Gardens Subdivision (Holly Drive), Ward 8, District 9
Parish Council District Representative: Hon. Barry Bagert

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 14, 2005
MANDEVILLE, LOUISIANA

SD04-02-007

The Landings at Tchefuncta, Ward 1, District 1

Developer/Owner: Lonesome Development Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Marty Dean

(Request by developer to change the name of the subdivision to "Natchez Trace")

NEW BUSINESS

ADJOURNMENT