

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, APRIL 8, 2014
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MARCH 11, 2014 MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Ozone Park Subdivision (Bodet Lane /Pine Street), Ward 4, District 5

Request to enter Parish right-of-way for the purpose of gaining access to property

Debtor: McCalman, L.L.C. Parish Council District Representative: Hon. Marty Gould

Entering Parish Right-of-Way (Ochsner Boulevard), Ward 1, District 1

Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. Marty Dean

MINOR SUBDIVISIONS

MS14-03-014

Parcels 5-A-1, 5-A-2 & 5-A-5 into Parcels 5-A-1-A, 5-A-5-A, 6-A, 6-B, 7 & 8, Ward 1, District 1

Owner: Maurmont Properties, L.L.C. Surveyor: Acadia Land Surveying, L.L.C.

Parish Council District Representative: Hon. Marty Dean

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
APRIL 8, 2014
MANDEVILLE, LOUISIANA

MS14-03-015

A 6.86 acre parcel into Parcels A and B, Ward 6, District 11
Owner: Michael & Kim Avocato Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Steve Stefancik

MS14-03-016

Lots 1, 3 & 4 into Lots 1A, 3A & 4A, Ward 4, District 5
Owner: N59 Ventures, L.L.C. Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. Marty Gould

[------(End of Consent Calendar)-----]

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

RS14-04-018

South Abita Springs, Sq. 19, lot 19-A into lots 19-A1 & 19-A2, Ward 3, District 2
Owner: Andrew Muller, et al. Surveyor: D & S Surveyors, Inc.
Parish Council District Representative: Hon. Dennis Sharp

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

SD14-04-003

Money Hill Plantation, Phase 7, Ward 6, District 6
Developer/Owner: Money Hill Plantation, L.L.C. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

PROPOSED AMENDMENTS TO ORDINANCE 499

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
APRIL 8, 2014
MANDEVILLE, LOUISIANA

OLD BUSINESS

Entering Parish Right-of-Way (Partridge Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: McCalman, L.L.C. Parish Council District Representative: Hon. Marty Gould
(Request for an extension of time)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MARCH 11, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

DRAFT

Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written minutes.

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Doherty.

ROLL CALL

Present: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Absent:

Staff Present: Paul Carroll, Jeremy Harrison, Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson

INVOCATION

The Invocation was presented by Mrs. Cazaubon.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Hines.

APPROVAL OF THE JANUARY 14, 2014 MINUTES

Davis moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

APPROVAL OF THE FEBRUARY 11, 2014 MINTUES

Hines moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

CONSENT CALENDAR (Performance Obligations & Entering Parish Rights-of-Way)

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, MARCH 11, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

The following items were pulled from the Consent Calendar:

Entering Parish Right-of-Way (Harrison Avenue), Ward 3, District 3
Request to enter Parish right-of-way for the purpose of laying and connecting 8" PVC Sewer Main
Debtor: Fire District No. 12 Parish Council District Representative: Hon. James "Red" Thompson

Willie moved to pull this item, second by Matthews.

**Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:**

Abstain:

Willie moved to approve this item with the amendment to no. 10 to read "sewer and water lines" instead of "fiber optic cable". Second by Davis.

**Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:**

Abstain:

PERFORMANCE OBLIGATIONS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

-----**(End of consent calendar)**-----

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, MARCH 11, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

PRELIMINARY SUBDIVISION REVIEW

SD14-01-002P

Ruelle Court, Ward 1, District 1

Developer/Owner: Denham Investments, L.L.C. Engineer: Kyle Associates, L.L.C.

Parish Council District Representative: Hon. Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Eddie Powell/Kyle & Assoc., Phil Mayeux/Denham Investments
Opposition: none

Cazaubon moved to grant preliminary approval, second by Lorren.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

FINAL SUBDIVISION REVIEW

SD01-06-009F3A

Grand Maison, Phase 3-A, Ward 54, District 5

Developer/Owner: Grand Maison Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Gould

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell
Opposition: none

Davis moved to grant final approval, second by Randolph.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, MARCH 11, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

ADJOURNMENT

Mr. Dave Doherty
Chairman

(CONSENT CALENDAR)
ENTERING PARISH
RIGHTS-OF-WAY, SERVITUDES
AND/OR EASEMENTS

(Draft Date 04/08/14)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING MCCALMAN, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MCCALMAN, LLC, 139 BODET LANE, COVINGTON, LA 70433; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF BODET LANE (PINE ST), OZONE PARK SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 4, DISTRICT 5.

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No.. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the "St. Tammany Parish Drainage Impact Fee Ordinance" (Sec. 2-009.00 Part IV (B) (8) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.

7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

8. That the petitioner post a Performance Letter of Credit in the amount of \$15,000 for a period of six (6) months.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project.

10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual(s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.

11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.

12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.

13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.

14. That the petitioner shall submit a copy of the current owner's deed.

15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.

16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.

17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.

18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4 DISTRICT 5.

19. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the Parish's "Subdivision Regulatory Ordinance". If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.

20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

21. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____, A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

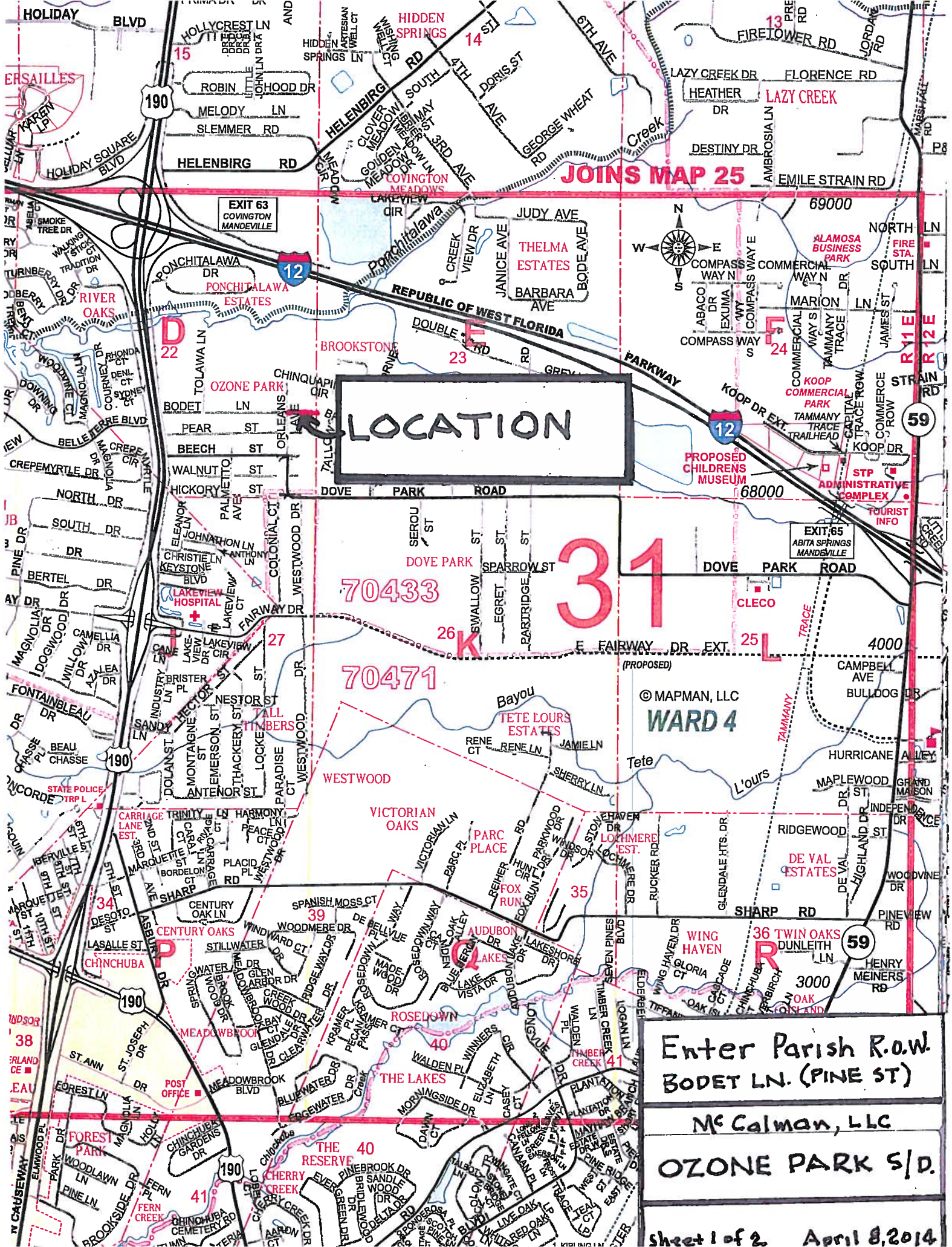
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 2014 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVE DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



LOCATION

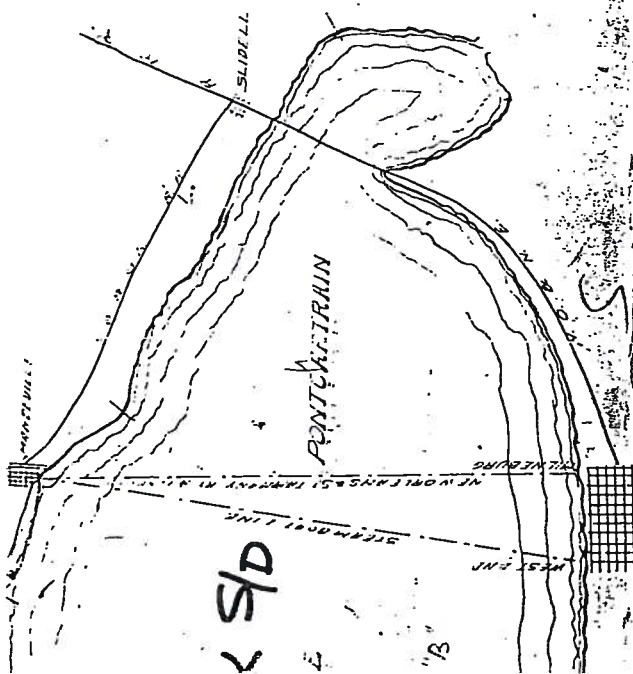
© MAPMAN, LLC
WARD 4

Enter Parish R.o.w.
BODET LN. (PINE ST)

Mc Calman, LLC

OZONE PARK S/D.

Enter Parish R.O.W.
Bodet Lm. (PINE ST.)
McCalman, LLC
OZONE PARK S/D.



LOCATION

WILLOW

W VAR - 5.30E-1

SECTION 22

7.5. N.H.F.

WALMONT PL.

13

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Table with 5 columns and 10 rows. Headers: 1, 2, 3, 4, 5. Rows: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.

(Draft Date 4/08/14)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

**TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT, LLC
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 156
ST. ANTHONY STREET; MOBILE, AL 36603; PERMISSION
TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY
OCHSNER BLVD., FOR THE PURPOSE OF LAYING FIBER
OPTIC CABLES.
WARD 1 DISTRICT 1**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$14,900 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

9. That the petitioner shall submit a copy of the current owner's deed.
10. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).
11. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____
A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE ____ DAY OF _____, 2014, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVE DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

LLOG EXPLORATION

1001 OCHSNER BLVD. COVINGTON, LA.

FIBER OPTIC INSTALLATION

AUGUST 29, 2013

APPROVED _____

DATE _____

JOB # _____

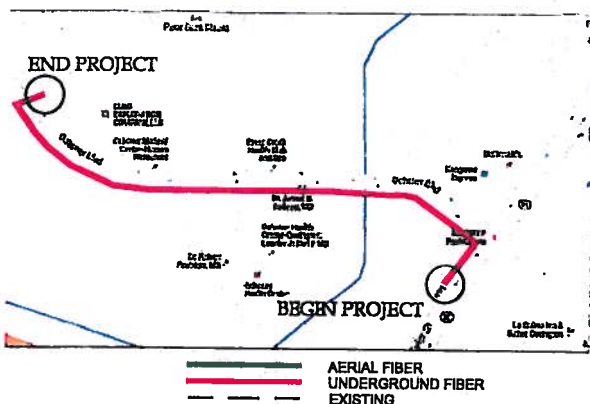


southern
light

PROJECT MANA
PROJECT ENGIN
PROJECT CONT

DATE	DWG. NAME
	LEGEND
08/28/13	LLOG-01
08/28/13	LLOG-02
08/28/13	LLOG-03
08/28/13	LLOG-04
08/28/13	LLOG-05
08/28/13	LLOG-06
08/28/13	LLOG-07

VICINITY MAP



PROJECT LOCATION



Ochsner
Blvd.
FIBER OPTIC

April 8, 2014

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

The staff recommends approval of the proposed minor subdivision request subject to parcel 6-A being increased to a one (1) acre minimum lot size.

Additionally, a waiver of the regulations is required in order to approve this minor subdivision request relative to the lot size issue. Therefore, a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

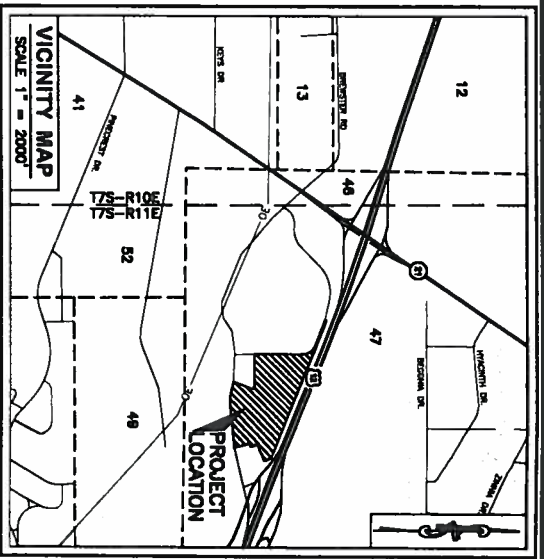
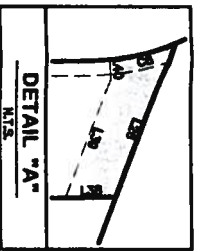
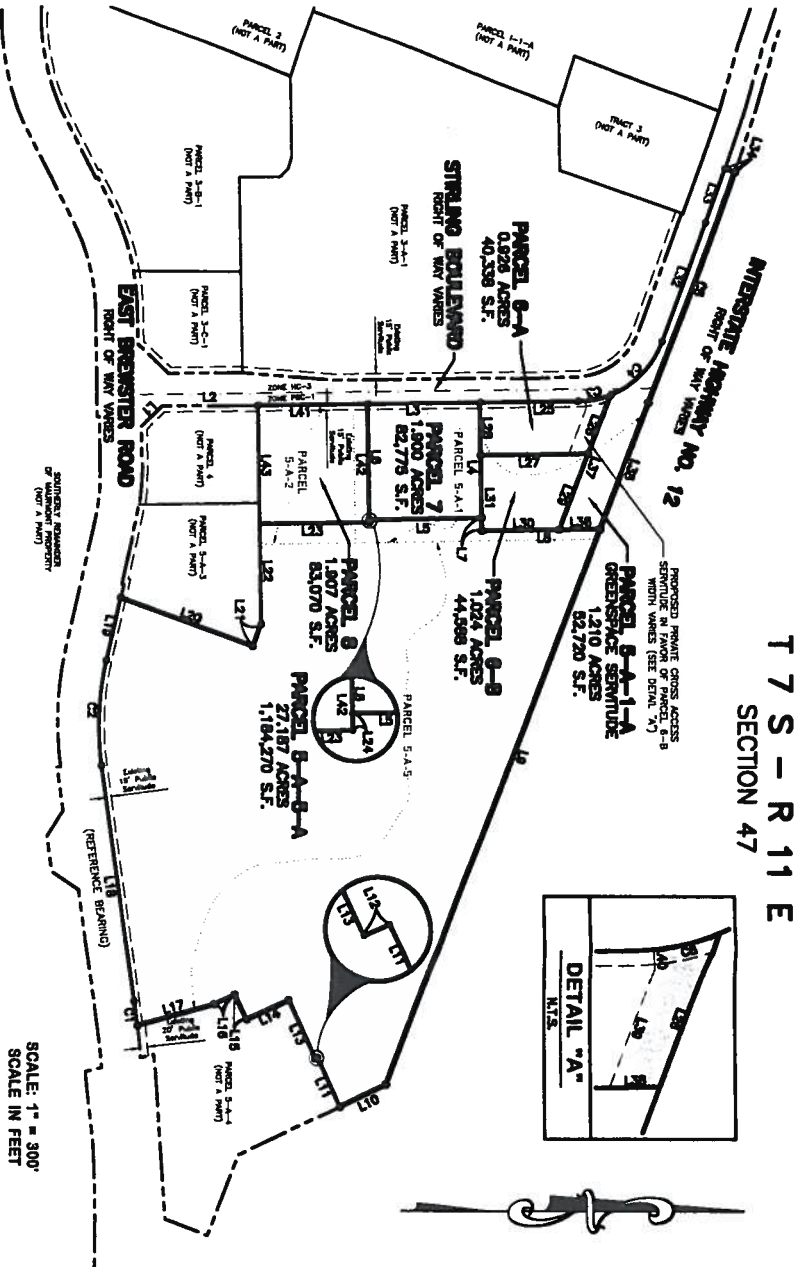
Department of Engineering

None

Department of Environmental Services

None

T 7 S - R 11 E SECTION 47



PLAT SHOWING MINOR SUBDIVISION

OF
PARCEL 5-A-1, 5-A-2 & 5-A-5
 BEING A FORMER PART OF MS 11-02-005
 RECORDED UNDER MAP FILE NO. 4973A,
 FILED ON MARCH 24, 2011
 MAURMONT PROPERTIES, L.L.C.

**PARCELS 5-A-1-A, 5-A-5-A,
 6-A, 6-B, 7 & 8**

LOCATED IN SECTION 47,
 TOWNSHIP 7 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

FOR
STIRLING PROPERTIES, L.L.C.

APPROVALS	
Chairman of the Planning Commission	
Secretary Parish Planning Commission	
Director of Department of Engineering	
Date Filed	File No.
Clerk of Court	

CERTIFICATION:
 This is to certify to STIRLING PROPERTIES, L.L.C. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with the standards indicated in the above standards. I also certify there are no encroachments across any property lines except as shown.

Daniel J. Poché, P.L.S.
 11/13/14
 Reg. No. 5068
 This survey plat is not valid without the related or colored seal and signature of the Registered Land Surveyor.

ACADIA
 LAND SURVEYING, LLC
 LOUISIANA • MISSISSIPPI • TEXAS
 206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70081
 Phone • (983) 448-0084 Fax • (983) 448-0085
 EMAIL: ACADIA@ACADIALANDSURVEYING.COM

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of April 1, 2014)

CASE NO.: MS14-03-015

OWNER/DEVELOPER: Michael & Kim Avocato

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 33

WARD: 6

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 11

RANGE: 13 East

TYPE OF DEVELOPMENT: x SUBURBAN (Residential lots between 1-5 acres)
 RURAL (Low density residential lots 5 acres or more)
 OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the west side of Vortisch Road, west of LA Highway 434, and north of Lacombe, Louisiana.

SURROUNDING LAND USES: North - low density residential
 South - low density residential
 East - low density residential
 West - low density residential

TOTAL ACRES IN DEVELOPMENT: 6.86

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 1.41 & 5.45 acre parcels

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: One parcel is being accessed by a private drive

STAFF COMMENTARY:

Department of Development - Planning

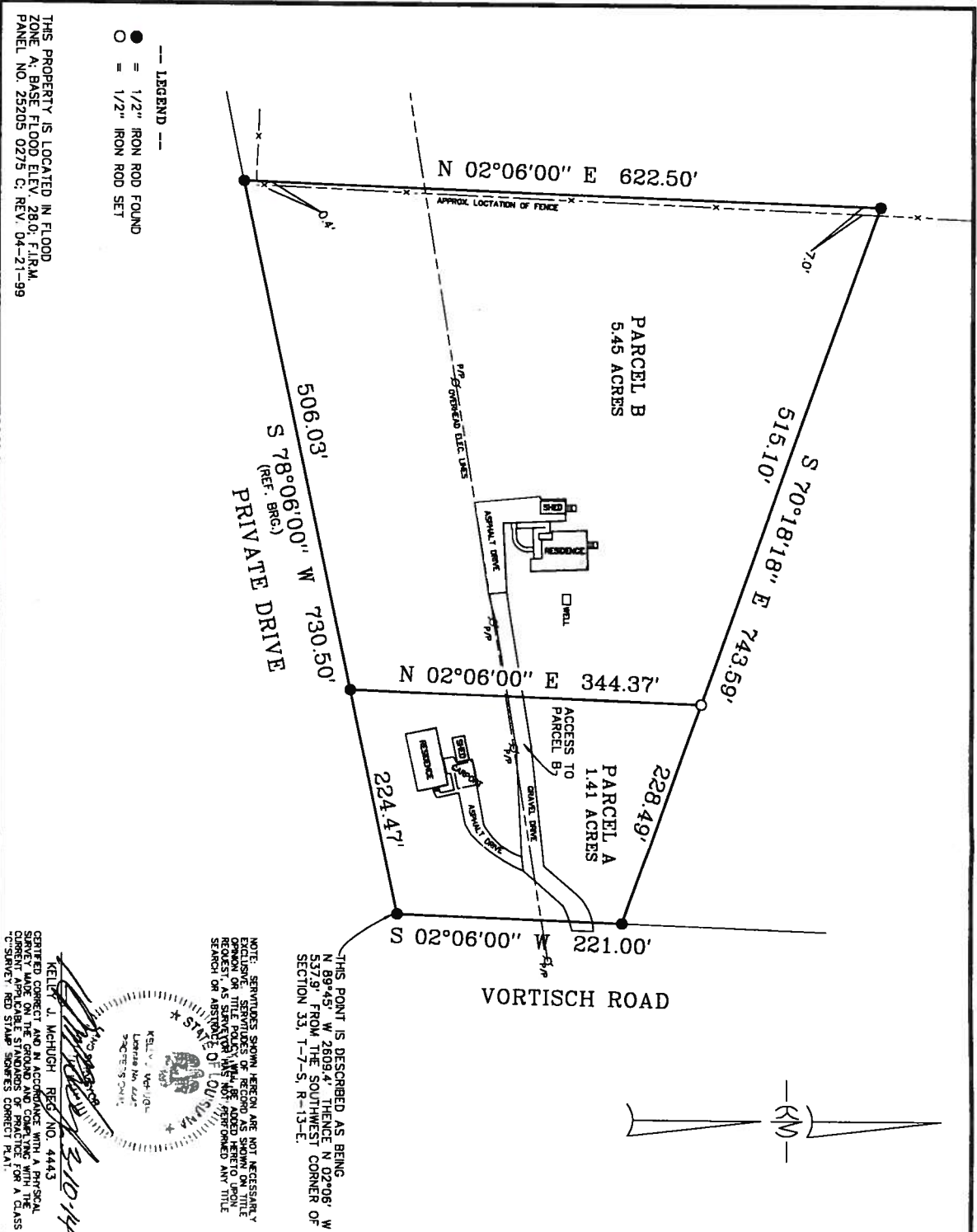
The owner is proposing to create two parcels from one parent parcel; and since the private drive will only provide access to one (1) parcel within the minor subdivision, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Therefore, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None



APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

NO BUILDING SETBACKS OR SERVITUDES ARE SHOWN.

REFERENCE:
 PLAT OF A SURVEY BY FOUNCTUBERTA SURVEYS, INC.
 DATED 02-23-2006, JOB NO. 463911.

A MINOR RESUBDIVISION OF
 6.86 ACRES INTO PARCELS A & B
 IN SECTION 33, T-7-S, R-13-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

MICHAEL AND KIM AVOCATO

KELLY J. MCHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 70481-5811

SCALE	1" = 100'	DATE	03-06-14
DRAWN	DRJ	JOB NO.	11-209
REVISED			

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of April 1, 2014)

CASE NO.: MS14-03-016

OWNER/DEVELOPER: N59 Ventures, L.L.C.

ENGINEER/SURVEYOR: Randall W. Brown & Associates, Inc.

SECTION: 19

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 12 East

TYPE OF DEVELOPMENT: ☐ SUBURBAN (Residential lots between 1-5 acres)
 ☐ RURAL (Low density residential lots 5 acres or more)
 ☒ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the northeast corner of LA Highway 59 and E. Koop Drive, south of Abita Springs, Louisiana.

SURROUNDING LAND USES: North - undeveloped
 South - institutional
 East - undeveloped
 West - commercial

TOTAL ACRES IN DEVELOPMENT: 6.45

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: Varies

ZONING: HC-2 & HC-3 Highway Commercial

REASONS FOR PUBLIC HEARING: Part of an existing minor subdivision where two (2) lots are being resubdivided under the minimum one (1) acre minimum.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to reconfigure an existing five (5) lot minor subdivision by taking portions of lots 3 and 4 and adding said parts to lot 1. The proposal does not meet code since the lots being reduced in size result in both lots not meeting the minimum one (1) acre lot size requirement.

Based on the amount of the total acreage involved (6.45 acres), the staff fails to understand why the owner can't simply keep the one (1) acre minimum for both lots as was originally approved. However, it should be noted that the parcels are zoned commercial in which district permits less than one (1) acre parcels, if not for having to comply with the minor subdivision code requirements.

The staff does not recommend approval of the proposed minor subdivision request.

Additionally, a waiver of the regulations is required in order to approve this minor subdivision request relative to the lot size issue. Therefore, a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Department of Engineering

None

Department of Environmental Services

None

RESERVED FOR
FUTURE ROW
DEDICATION

LA. STATE HWY NO. 59

PARCEL A-1-A

N88°26'31"E 419.95'

A MINOR SUBDIVISION OF
SECTION 19, TOWNSHIP 7 SOUTH - RANGE 12 EAST
ST. TAMMANY PARISH, LOUISIANA
LOTS 1A, 3A & 4A
INTO
LOTS 1, 3 & 4 * LITTLE CREEK,

N88°26'31"E 424.13'

108.94'

N88°26'31"E
218.95'
LOT 4A
0.524 Acres
N00°46'28"W
103.82'
S88°27'29"W
220.36'
S01°33'17"E
103.87'
S01°33'17"E
42.53'

FORMERLY
LOT 4

LOT 1A
4.985 Acres

FORMERLY
LOT 1

N88°25'35"E 267.54'

N00°46'28"W
240.54'

N00°46'28"W
169.96'

LOT 2
1.148 Acres
(NOT A PART)

S88°43'25"W
202.15'

191.43'
S01°34'25"E
114.43'

APPROX
AT SITE
ST. UTILITY
SERVITUDE

LOT 3A
0.941 Acres

FORMERLY
LOT 3

N88°27'29"E
152.19'

S01°33'17"E
105.14'

EAST KOOP DRIVE R/W

424.14'

LOT 5
4.033 Acres
(NOT A PART)

S01°33'17"E 415.48'

PARCEL A-1-A
(NOT A PART)



KOOP
DRIVE

RESERVED FOR PRIVATE
UTILITY SERVITUDE
(NOT A BUILDABLE LOT)

0.61 ACRES

APPROVED:

CHAIRMAN, PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

NOTE:
P.O.B. IS REPORTED TO BE N01°12'E, 667.45'
(77°42'-TITLE), N89°30'E, 60.36', N03°08'00"E,
136.51' FROM THE SOUTHWEST CORNER OF
SECTION 19, TOWNSHIP 7 SOUTH, RANGE 12
EAST, ST. TAMMANY PARISH, LOUISIANA.

RESERVED FOR PRIVATE
UTILITY SERVITUDE

LAFARGE CONCRETE

CHURCH OF THE KING

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.38'	240.50'	18°26'03"	N82°03'39"W	77.04'
C2	43.54'	299.50'	8°19'49"	N87°01'22"W	43.51'
C3	52.81'	299.50'	10°06'09"	N88°13'31"W	52.74'

• DENOTES 1/2" IRON P.P.E. TO BE SET
UNLESS OTHERWISE NOTED

REF: 1. Assumption Survey by Randall W. Brown
Dated: 12/20/11, Revised: 4/23/12
REF: 2. Plans by Randall W. Brown
Dated: 5/9/2012
File No. 50814

LINE TABLE

LINE	BEARING	DISTANCE
L1	N72°50'37"W	72.45'
L2	N46°03'11"W	21.78'
L3	N88°27'29"E	68.69'
L4	N01°32'31"W	7.68'
L5	S01°42'49"E	10.00'
L6	N88°27'29"E	50.00'

THE SURVEY AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET
FORTH IN THE DESCRIPTION THEREOF AND THERE IS NO REPRESENTATION THAT ALL
APPLICABLE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE
NO TITLE SEARCH OR RECORD RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

Surveyed in accordance with the Louisiana
Minimum Standards for Property Boundary Surveys

Date: MARCH 13, 2014
Project No. 14327

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners - Consultants

228 W. Causeway App. Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

RESUBDIVISION

REVIEW

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS14-04-018

NAME OF SUBDIVISION: SOUTH ABITA SPRINGS, SQ. 19

LOTS BEING DIVIDED: Lot 19-A into lots 19-A1 & 19-A2

SECTION: 11

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

PROPERTY LOCATION: The property is located on the west side of 10th Street, east of U.S. Highway 190, and south of Covington, Louisiana.

ZONING: Single Family Residential

PROPERTY OWNER: Andrew Muller, et al.

STAFF COMMENTARY:

This proposal is rather unique due to the improper sale of a portion of lot 19-A by Alexis Midence to Andrew and Selen Muller, whom purchased the southern half of said lot.

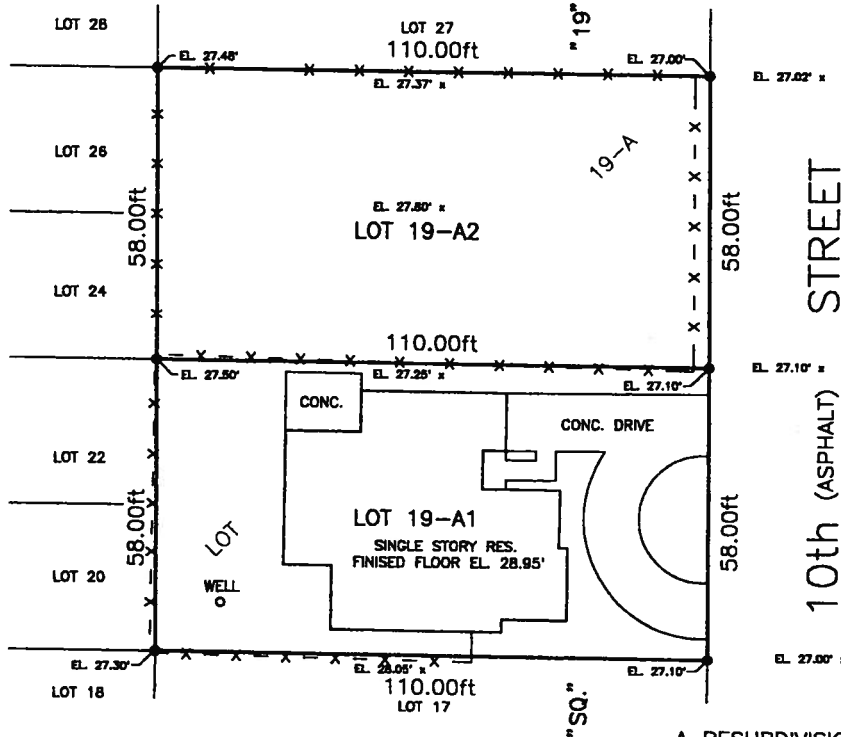
As the staff understands the situation, Mr. Midence prior to 2012 combined four (4) lots together to create lot 19-A. However, in 2012, Mr. Midence sold the southern half of lot 19-A to the Muller's illegally, which has an existing house on said half, since an application request to resubdivide the property into two (2) smaller lots was never filed.

Therefore as a result of this predicament, a "cloud" on the titles of the property owners involved exists; and although parish code does not allow for the resubdivision of property back into smaller lots, it seems that the only reasonable way in which to rectify this impropriety for all concerned would be to allow for this resubdivision to take place.

Therefore, due to the circumstances, and to provide relief for the parties involved, the staff recommends approval of the proposed resubdivision request to resubdivide the parcel into two (2) lots as proposed.

Furthermore, a waiver of the regulations is required in order to approve this resubdivision request relative to the lot size reduction. Therefore, a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

A RESUBDIVISION SURVEY
FOR
ALEXIS MIDENCE



SECRETARY OF PLANNING COMMISSION

DIRECTOR OF DEPT. OF ENGINEERING

CLERK OF COURT

A RESUBDIVISION OF
LOT 19-A
SOUTH ABITA SPRINGS S/D
SEC. 11, T7S, R11E,
ST. TAMMANY PARISH, LOUISIANA.
INTO
LOTS 19-A1 AND 19-A2 SQ. 19,
SOUTH ABITA SPRINGS S/D
SEC. 11, T7S, R11E,
ST. TAMMANY PARISH, LOUISIANA.

LOT 19-A 12,760sq.ft.
LOT 19-A1 6,380sq.ft.
LOT 19-A2 6,380sq.ft.

LEGEND

• 1/2" IRON ROD FOUND

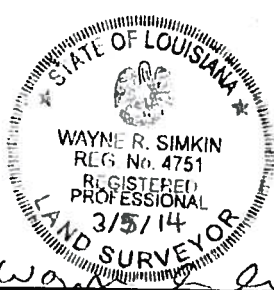
FILE NO. DATE

Reference 1) A SUBDIVISION PLAT OF SOUTH ABITA SPRINGS SUBDIVISION. SAID PLAT FILED IN THE OFFICIAL RECORDS OF THE ST. TAMMANY PARISH CLERK OF COURT AND WAS USED AS THE BASIS OF DIRECTION SHOWN.

NOTE 1) Said property is located in Flood Zone "C" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0230C Map Revised, OCT. 17, 1989 Base Flood Elevation N/A

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a C survey classification.



WAYNE R. SIMKIN P.L.S. REG. # 4751

A SURVEY OF LOT 19-A, SQUARE 19,
SOUTH ABITA SPRINGS SUBDIVISION,
SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.



D & S SURVEYORS, INC.

PROFESSIONAL LAND SURVEYORS
228 WEST 21st AVENUE, COVINGTON, LOUISIANA 70433
OFFICE (985) 892-2847 ~ FAX (985) 892-2806

JOB NO.

11-43A

DRAWN

WRS

DATE

03/05/2014

SHEET NO.

1 OF 1

CHECKED
WRS

SCALE
1"=30'

TENTATIVE
SUBDIVISION
REVIEW

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of April 1, 2014)

CASE NO.: SD14-04-003

PROPOSED SUBDIVISION NAME: MONEY HILL PLANTATION, PHASE 7

DEVELOPER: Money Hill Plantation, L.L.C.

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 12

WARD: 6

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

TYPE OF DEVELOPMENT:

- ☐ URBAN (Residential lots less than 1 acre)
- ☐ SUBURBAN (Residential lots between 1-5 acres)
- ☐ RURAL (Residential Farm Tract lots 5 acres plus)
- ☒ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:

The property is located at the intersection of Camphill Drive and Fox Trot, west of Money Hill Parkway, near Talisheek, Louisiana.

SURROUNDING LAND USES:

North - Single Family Residential
South - Lake
East - Single Family Residential
West - Pond

TOTAL ACRES IN DEVELOPMENT: 45.1

NUMBER OF LOTS: 48 TYPICAL LOT SIZE: 1 acre +/-

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: Planned Unit Development P.U.D. (existing)

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

Department of Development - Planning

1. The "Dedication" block needs to be corrected to depict "Money Hill Plantation, Phase 7" and not just "Money Hill Plantation".

Informational Items:

1. Parish code requires that a land clearing permit be applied for and obtained through the Department of Development prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.
2. A “preliminary draft” copy of the declaration of covenants and restrictions should be remitted to this department for review prior to the developer receiving a “work order” in conjunction with the preliminary subdivision approval process.

The staff recommends approval subject to the developer complying with all staff comments.

Department of Engineering

1. Need location of existing or proposed servitudes (label servitude in the rear of lots 407-415, 399, 400, 417-425)

Informational Items:

1. Notice of Intent (NOI) & LDEQ permit letter needed prior to work order;
2. SWPP maintained on site for stormwater inspections.

Department of Environmental Services

None

OLD BUSINESS



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2552
Fax: (985) 898-5205
Email: eng@stpgov.org

April 1, 2014

OLD BUSINESS

April 8, 2014 Agenda

St. Tammany Parish Planning Commission
P.O. Box 628
Covington, LA 70434

Re: Enter Parish R.O.W. (Res. No. 13-041)
Specifically 550 feet of unopened portion of
Partridge St. (Road ID# R04D016)
For the Purpose of Gaining Access to Property

Honorable Commissioners:

The above referenced resolution was adopted on May 14, 2013 (copy attached for ready reference).

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time (see petitioner's letter dated March 7, 2014).

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with the project.

ACTION REQUIRED:

Extend adoption date to 4/8/14 thereby extending the six (6) month submittal of documentation to 10/8/14 and the completion date to 4/8/16.

Sincerely,

A blue ink signature of Charles E. Williams, P.E. is written over a circular blue stamp that partially overlaps the text "Charles E. Williams, P.E.".

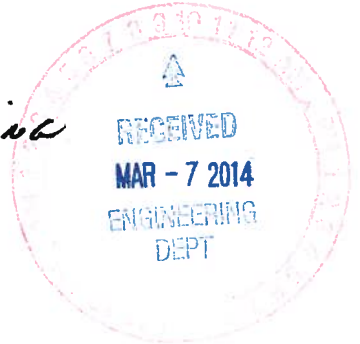
Charles E. Williams, P.E.
Parish Engineer/Director of Engineering

xc: Honorable Marty Gould
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Ron Keller

Mr. Paul Carroll
Mr. Jeremy R. Harrison
McCalman, LLC

March 7, 2014

To: ST. TAMMANY Parish Government
Dept of Engineering
ATT: Charles Williams - Dir. of Engineering
EARL MAGNER, P.E. P.L.S.



From: McCallman LLC
139 Baker LN Cov. LA. 70434

Ref - Resolution No. 13-041 (Enter Parish Right of Way)
Specifically 550ft of the un-opened portion of
Partridge ST (ROAD ID # R04D016) for the
purpose of gaining access to property. Dove Park Subd.
WARD 4 District 5

DEAR Sir,

AT THIS TIME WE (McCallman LLC)
Respectfully request a six-month extension on
the above resolution which was originally granted
and approved on June 11, 2013. Any co-operation
REGARDING this matter will be greatly appreciated.
Please feel free to contact me @ 850-255-0051

Respectfully Submitted
Date McWilliams

McCallman LLC
Samuel M. Gump
x

NOTE: THE ABOVE PROJECT WAS NOT
STARTED DUE TO A DELAY OF THE
SALE OF ADDITIONAL LOTS ON THIS
RIGHT OF WAY THAT WE JUST PURCHASED.
THANK'S

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 13-041

TITLE: A RESOLUTION AUTHORIZING MCCALMAN, LLC, TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MCCALMAN, LLC, 139 BODET LANE, COVINGTON, LA 70433; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY 550 FEET OF THE UNOPENED PORTION OF PARTRIDGE ST. (ROAD I.D. #R04D016), DOVE PARK SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.
WARD 4, DISTRICT 5.**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No.. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the "St. Tammany Parish Drainage Impact Fee Ordinance" (Sec. 2-009.00 Part IV (B) (8) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
- 6 That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.

7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Letter of Credit in the amount of \$22,000 for a period of six (6) months.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual(s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, on the public right of way he/she seeks permission to enter until the Parish takes over the infrastructure for maintenance.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4 DISTRICT 5.
19. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the Parish's "Subdivision Regulatory Ordinance".
20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
21. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY Mr. Marcus Hines, SECONDED BY Mr. Todd Richard, A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA: Dave Doherty, Martha Cazaubon, "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Dave Mannella, Dale Mackie, Ron Randolph, and Jimmie Davis

NAY: 0

ABSTAIN: 0

ABSENT: Mr. Bill Matthews

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 14th DAY OF MAY 2013, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



DAVE DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:



RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION