### **AGENDA**

## ST. TAMMANY PARISH PLANNING COMMISSION MEETING 6:00 P.M. - WEDNESDAY, FEBRUARY 10, 2016 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 JANUARY 12, 2016 MINUTES**

### **PUBLIC HEARINGS**

### ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Bodet Road), Ward 4, District 5
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. Rykert Toledano

Entering Parish Right-of-Way ("H" Street), Ward 3, District 2 Request to enter Parish right-of-way for the purpose of gaining access to property

Debtor: DMM Construction Parish Council District Representative: Hon. Dennis Sharp

### MINOR SUBDIVISIONS

### 2016-158-MSP

3.84 acres being parcels 3, 4 and a portion of land into parcels 3A, 3B & 4A, Ward 2, District 3

Owner: Evan & Aaron Wolfe

Surveyor: Dading, Marques & Associates, L.L.C.

Parish Council District Representative: Hon. James "Red" Thompson

### 2016-159-MSP

A 10.921 acre parcel into lots 1 thru 5, Ward 5, District 6

Owner: StrongHold Construction Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

AGENDA ST. TAMMANY PARISH PLANNING COMMISSION FEBRUARY 10, 2016 MANDEVILLE, LOUISIANA

### **PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE** 

### **REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW** 

### **DORMANT SUBDIVISION REVIEW**

### **TENTATIVE SUBDIVISION REVIEW**

### **PRELIMINARY SUBDIVISION REVIEW**

### 2016-150-PP

Bedico Creek, Parcel 12, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

### **FINAL SUBDIVISION REVIEW**

### **PROPOSED AMENDMENTS TO ORDINANCE 499**

### **OLD BUSINESS**

### **NEW BUSINESS**

### **ADJOURNMENT**

# PLANNING COMMISSION MINUTES

### MINUTES OF THE

### ST. TAMMANY PARISH PLANNING COMMISSION MEETING

6:00 P.M. - TUESDAY, JANUARY 12, 2016

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

Note: Audio and video tapes of this meeting, produced by Parish employees, are considered par 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 Mannella.

### **ROLL CALL**

Present:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty,

Drumm, Randolph

Absent:

Staff Present: Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson, Holly Thomas

### INVOCATION

The Invocation was presented by Mr. Sevante.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Matthews.

### APPROVAL OF THE DECEMBER 8, 2016 MINUTES

Matthews moved to approve, second by Doherty.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

Matthews made a motion to open the agenda for Planning Commission officer elections. Second by Richard.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nav:

Abstain:

Richard made a motion to nominate Mr. Mannella as the chairman. Second by Doherty.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

Matthews made a motion to nominate Mr. Doherty as vice-chairman. Second by Davis.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

Mr. Mannella called for any further nominations, and none were stated. Elections were closed at that time.

### **PUBLIC HEARINGS**

### ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Center Bar Street), Ward 8, District 13

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

Debtor: Laurent Construction Co.

Parish Council District Representative: Hon. Michele Blanchard

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jimmy Laurent/owner Opposition: none

Davis made a motion to approve, second by Randolph.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

Entering Parish Right-of-Way (Orleans Avenue), Ward 4, District 10

Request to enter Parish right-of-way for the purpose of laying and connecting a sewer line

Debtor: May Investments, L.L.C.

Parish Council District Representative: Hon. Maureen O'Brien

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Phil Church/May Investments

Opposition: none

Matthews made a motion to approve, second by Lorren.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

Entering Parish Right-of-Way (John T. Prats Road), Ward 10, District 6
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. Richard Tanner
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Donald Cooper/Southern Light

Opposition: none

Willie made a motion to approve, second by Richardson.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay: Abstain:

Entering Parish Right-of-Way (Coffee Street & Tammany Trace), Ward 4, District 10
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. Maureen O'Brien
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Donald Cooper/Southern Light

Opposition: none

Doherty made a motion to approve, second by Matthews.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay: Abstain:

Entering Parish Right-of-Way (Desoto & 5<sup>th</sup> Streets), Ward 4, District 5
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. Rykert Toledano
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Donald Cooper/Southern Light
Opposition: Cameron Mary/adjacent owner

Randolph made a motion to approve, second by Doherty.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

### MINOR SUBDIVISIONS

### 2015-134-MSP

An 18.67 acre parcel into parcels A & B, Ward 1, District 3

Owner: Janice Accardo

Surveyor: LS Land Surveying, L.L.C.

Parish Council District Representative: Hon. James "Red" Thompson

A Public Hearing was opened for discussion of this case and the following individual(s) provided

testimony in favor of this request: Lincoln Case

Opposition: none

Willie moved to approve with the waiver, second by Richard.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

### 2015-135-MSP

Parcels A, B & C into parcels A-1, B-1, C-1, D-1 & E-1, Ward 1, District 4

Owner: Katrinna Cherie

Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. Mike Lorino

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Katrinna Cherie/owner Opposition: none

Davis moved to approve, second by Matthews.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nav:

Abstain:

### 2015-136-MSP

Lots 1A1 & 5 into lots 1A1-A & 1A1-B, Ward 4, District 5

Owner: N59 Ventures, L.L.C.

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jason Riebert/Gulf States

Opposition: none

Matthews moved to approve with the waiver, second by Davis.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

### 2015-137-MSP

An 11.571 acre parcel into parcels A1 & A2, Ward 3, District 5

Owner: Fritz Developers, L.L.C. Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Larry Ditoro/Fritz Developers

Opposition: none

Randolph moved to approve, second by Matthews.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

### **PETITIONS/REQUESTS**

### **ENTERING THE TAMMANY TRACE**

### REVOCATION/CLOSINGS REVIEW

### REV16-01-001

Revocation of a portion of "F" Street located in Alexiusville Subdivision, Ward 3, District 2

Applicant: Steve Baumgartner & John T.M. Baldwin

Parish Council District Representative: Hon. Dennis Sharp

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

Lorren moved to approve, second by Cazaubon.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

### RESUBDIVISION REVIEW

### **DORMANT SUBDIVISION REVIEW**

### **TENTATIVE SUBDIVISION REVIEW**

### PRELIMINARY SUBDIVISION REVIEW

### 2015-125-PP

Whispering Forest, Ward 1, District 3

Developer/Owner: Bob Hesson

Engineer: Arrow Engineering Parish Council District Representative: Hon. James "Red" Thompson

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

Cazaubon made a motion to grant preliminary approval, second by Willie.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nav:

Abstain:

### 2015-126-PP

Guste Island, Parcel D-3, Ward 1, District 4

Developer/Owner: McINT, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Mike Lorino

A Public Hearing was opened for discussion of this case and the following individual(s) provided

testimony in favor of this request: Jeff Schoen/Jones Fussell

Opposition: Christopher Snow/homeowner

Doherty moved to grant preliminary approval, second by Lorren.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

### FINAL SUBDIVISION REVIEW

### 2015-98-FP

Wadsworth, Ward 4, Districts 5 & 7

Developer/Owner: The Azby Fund & Wadsworth Estates, L.L.C. Surveyor: R.W. Krebs, L.L.C.

Parish Council District Representative: Hon. Mike Lorino & Jacob Groby

(POSTPONED AT THE DECEMBER 8, 2015 MEETING)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Shelby LaSalle/Azby Fund Opposition: Carlo Hernandez

Richard moved to grant final approval, second by Lorren.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

### PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix B, Chapter 40 of Subdivision Regulatory Ordinance No. 499, Street Identification and Traffic Control Signs, in order to incorporate updated standards.

### (POSTPONED INDEFINITELY AT THE SEPTEMBER 8, 2015 MEETING)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Commissioners Opposition: Carlo Hernandez

Davis moved to approve, second by Randolph.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis,

Doherty, Drumm, Randolph

Nay:

Abstain:

### **OLD BUSINESS**

Entering Parish Right-of-Way (19th Avenue), Ward 3, District 5

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

Debtor: T.J. & C Real Est. Holdings, LLC Parish Council District Representative: Hon. Rykert Toledano

(Request for an extension of time to produce documentation)

A Public Hearing was opened for discussion of this case and the following individual(s) provided

testimony in favor of this request: none

Opposition: none

Doherty moved to approve the time extension, second by Cazaubon.

Yea:

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty,

Randolph

Nay:

Matthews, Drumm

Abstain:

### **NEW BUSINESS**

**ADJOURNMENT** 

Mr. Dave Mannella Chairman

# ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES AND/OR EASEMENTS

### ST. TAMMANY PARISH PLANNING COMMISSION

### RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO.	
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TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 107
ST. FRANCIS ST., STE. 1800, MOBILE, AL 36602;
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,
SPECIFICALLY BODET ROAD FOR THE PURPOSE OF
LAYING FIBER OPTIC CABLES.
WARD 4 DISTRICT 5

NOW, THEREFORE, BEIT 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 <u>licensed engineer</u> 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 <a href="Liability Insurance"><u>Liability Insurance</u></a> 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 \$4,800 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.

RESOLUTI	ON P.C. NO.	
PAGE NO.	2 OF 2	

9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).
10. 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 10TH DAY OF FEBRUARY, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.
DAVID C MANDELLA CHARDAAN
DAVID G. MANNELLA, CHAIRMAN ST. TAMMANY PARISH PLANNING COMMISSION
ATTEST:
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

## **NETCHEX**

# #1431 HIGHWAY 190 SERVICE ROAD EAST - COVINGTON, LA PLANS FOR PROPOSED PROJECT:

Ward Ward

Stom

FIBER OPTIC INSTALLATION

**JANUARY 4, 2016** 

## JOB INFORMATION

UNDERGROUND: EST - 783' / ACT -APPROVED: JOB # LST10291501 TOTAL FIBER: EST - 783' / ACT -AERIAL: N/A

## VICINITY MAP

N ABITA SPRINGS AERIAL FIBER UNDERGROUND FIBER EXISTING

PROJECT LOCATION

11/25/15 NETCHE-01 UG - BODET RD

REFERENCE

NETCHI-01

TO SITE LOCATION SITE LOCATION DETAIL

DATE DWG. NAME

DESCRIPTION

AS-BUILT

LEGEND

PROJECT MANAGER: DONALD COOPER - (251) 209-4155

CONTACT LIST

ENGINEER: WALI ABDEL-RAOOF - (504) 202-1098

PROJECT CONTACT: CAROLINA WEAVER - (251) 445-1658

ATTENTION PERMITTING DEPARTMENT

DIRECTORY

BEGIN PROJECT

S LEWISBURG

BODET LANE

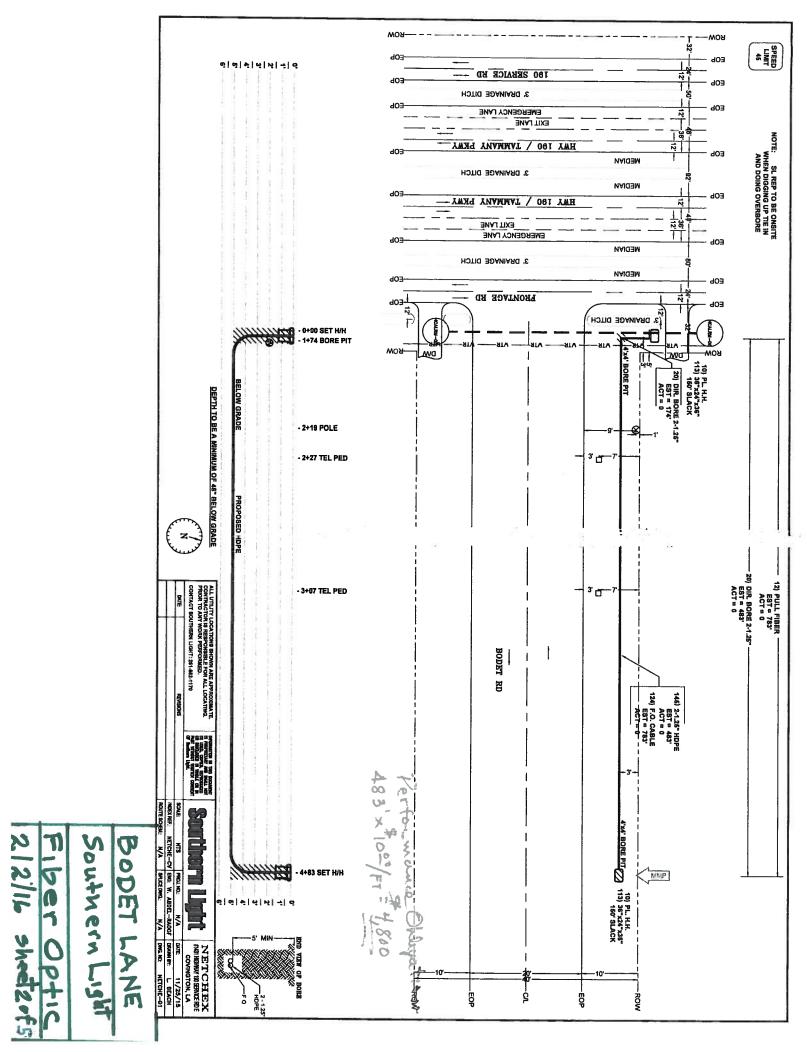
Southern Light

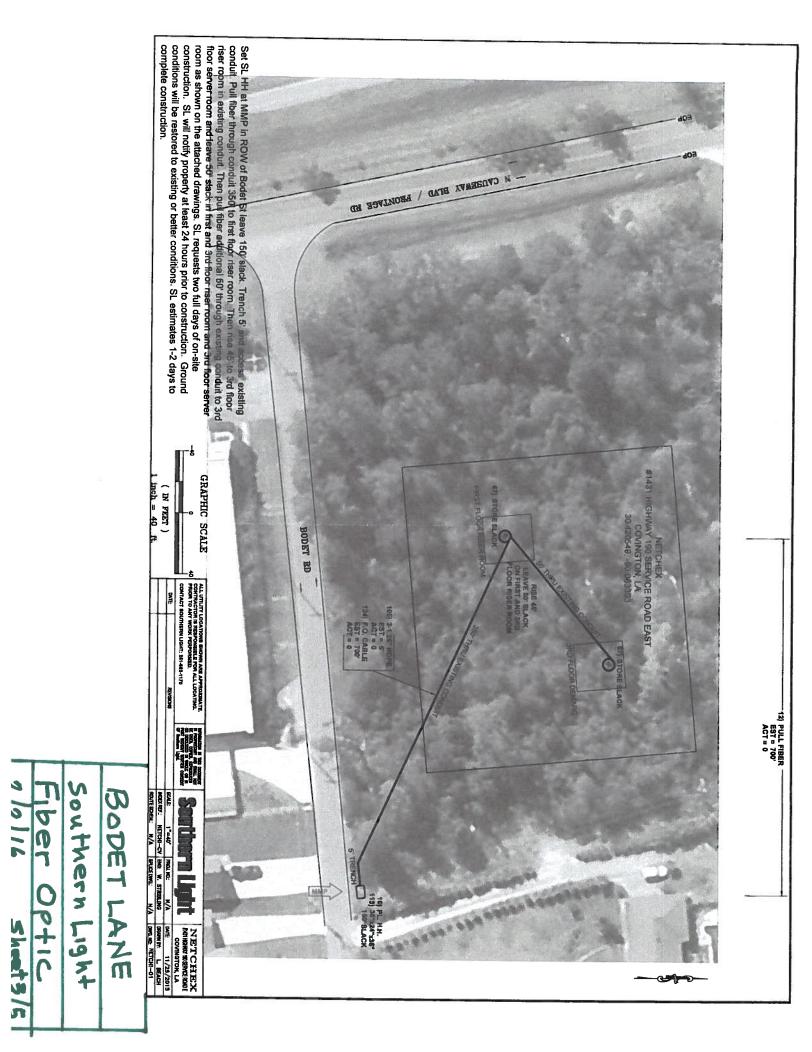
Optic

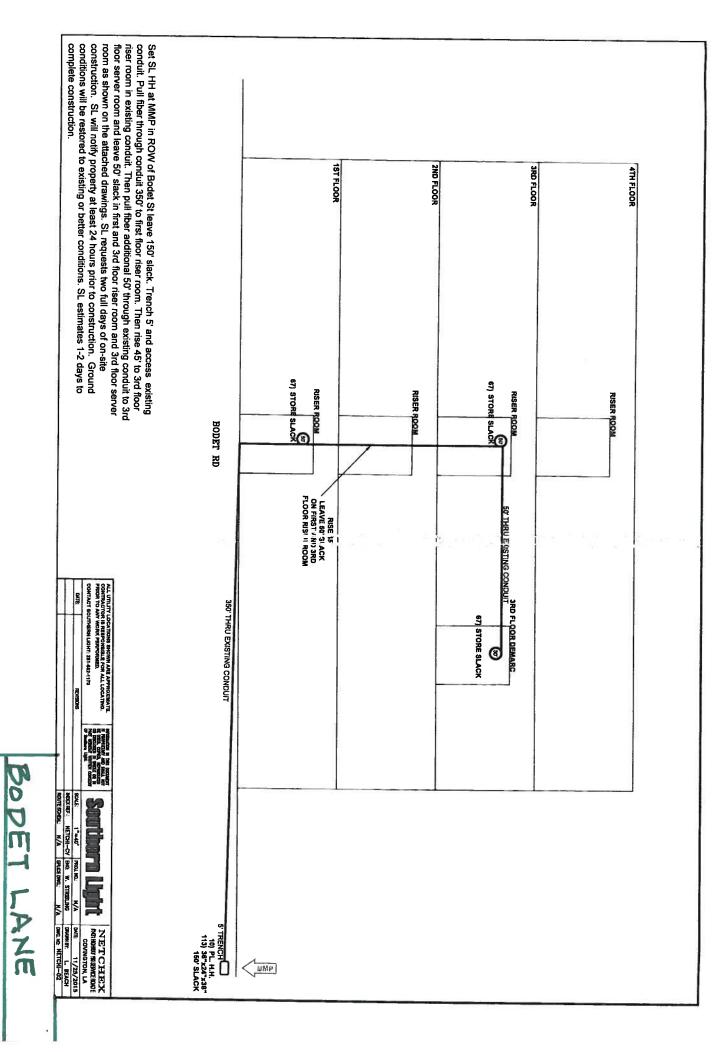
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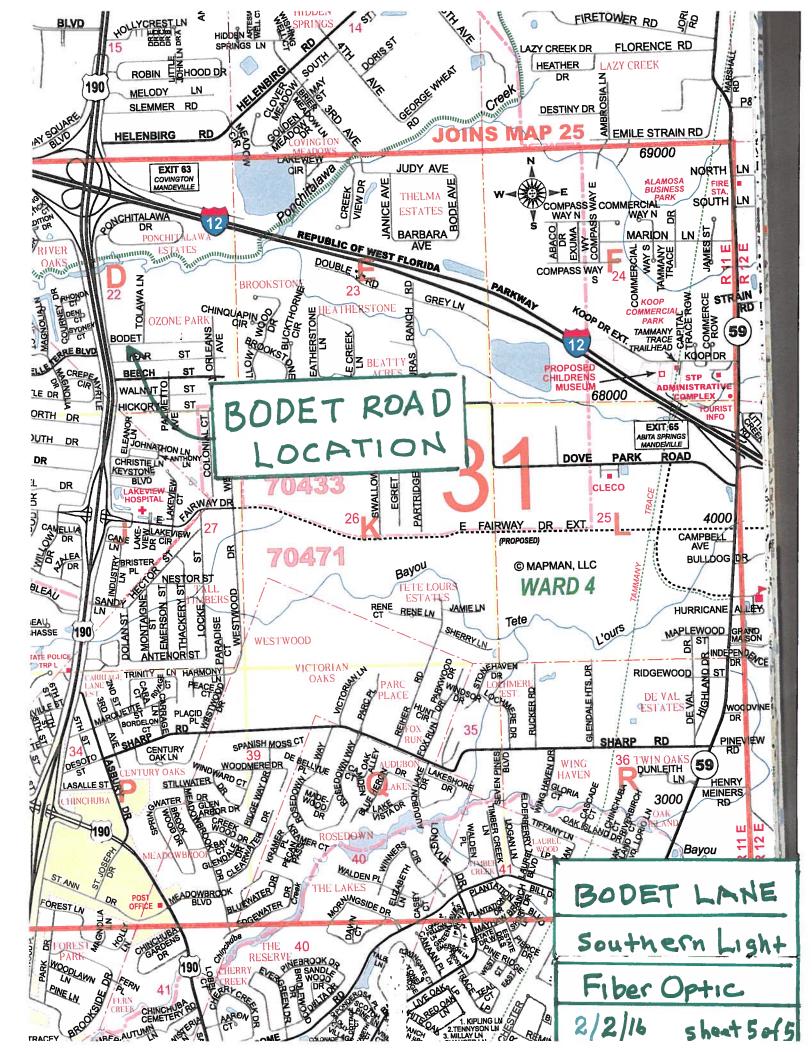




Southern Light

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### ST. TAMMANY PARISH PLANNING COMMISSION

### RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 16-

TITLE: A RESOLUTION AUTHORIZING DMM CONSTRUCTION, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING DMM CONSTRUCTION, 21404 SPRING CLOVER LANE, COVINGTON, LA 70435; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY PORTION OF "H" STREET, LOCATED WITHIN ALEXIUS VILLE SUBDIVISION FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3 DISTRICT 2

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 AGGREGATE 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 Obligation in the amount of \$9,600 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.

RESOLUTION P.C. NO. 16-PAGE NO. 3 OF 3

- Permission is valid for the issuance of building permits according to current 18. zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 2.
- That the petitioner must agree to participate in a front foot assessment in upgrading the road to a hard surface standard meeting Parish requirements, in the future.
- That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way and that the sewer and water tie ins have been completed.
- 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.

MOVED FOR ADOPTION BY MR. DAVIS, SECONTHEREON RESULTED IN THE FOLLOWING:  YEA:	,
NAY:	
ABSTAIN:	
ABSENT: 0	
AND THIS RESOLUTION WAS DECLARED DULY FEBRUARY, 2016 AT A REGULAR MEETING OF QUORUM OF THE MEMBERS BEING PRESENT.	Y ADOPTED ON THE 10TH DAY OF THE PLANNING COMMISSION, A
	NELLA, CHAIRMAN Y PARISH PLANNING COMMISSION
ATTEST.	

RON KELLER, SECRETARY

ST. TAMMANY PARISH PLANNING COMMISSION



ENTER PARISH

Alexius VILLE 5/D "H'Street Lots 1-4,5096C Lots 1-4,5096D

### MINOR SUBDIVISIONS

### MINOR SUBDIVISION STAFF ANALYSIS REPORT (As of February 2, 2016)

CASE NO.:

2016-158-MSP

OWNER/DEVELOPER:

Evan & Aaron Wolfe

ENGINEER/SURVEYOR:

Dading, Marques & Associates, L.L.C.

PARISH COUNCIL DISTRICT: 3

SECTION:

17

WARD: 2

TOWNSHIP: RANGE:

5 South

11 East

TYPE OF DEVELOPMENT:

SUBURBAN (Residential acreage between 1-5 acres) <u>X</u>

RURAL (Low density residential 5 acres or more)

OTHER (PUD, Multi-family, commercial or industrial)

**GENERAL LOCATION:** 

The property is located on the south side of Zellie Lane, southwest of the

junction with LA Highway 40 and LA Highway 437, east of Folsom.

Louisiana.

SURROUNDING LAND USES:

North - rural residential

South - rural residential East - rural residential West - rural residential

TOTAL ACRES IN DEVELOPMENT:

3.84

NUMBER OF LOTS/PARCELS:

3

TYPICAL LOT SIZE: 1 acre +

ZONING:

A-2 Suburban

REASONS FOR PUBLIC HEARING: One parcel does not have public road frontage.

### **STAFF COMMENTARY:**

### **Department of Development - Planning**

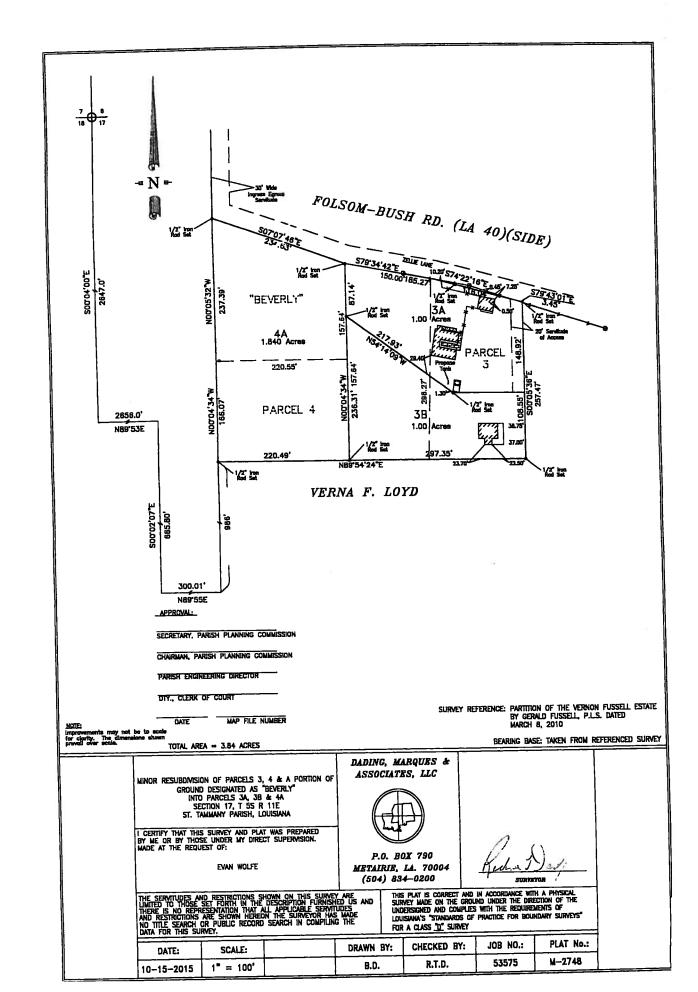
The owner is proposing to adjust lot lines between three existing lots of record, and by doing so, is creating a lot (parcel 3B) that does not have public road frontage; hence the reason for the public hearing. However, since a private drive will provide access to only said parcel, said drive is not 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, since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

### **Department of Engineering**

None

### **Department of Environmental Services**

None



### MINOR SUBDIVISION STAFF ANALYSIS REPORT (As of February 2, 2016)

CASE NO.:

2016-159-MSP

OWNER/DEVELOPER:

StrongHold Construction

ENGINEER/SURVEYOR:

J.V. Burkes & Associates, Inc.

SECTION:

45

WARD: 5

TOWNSHIP:

6 South

PARISH COUNCIL DISTRICT: 6

RANGE:

14 East

TYPE OF DEVELOPMENT:

<u>X</u> SUBURBAN (Residential acreage between 1-5 acres)

RURAL (Low density residential 5 acres or more)

OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:

The property is located on the west side of LA Highway 41, Bush,

Louisiana.

5

SURROUNDING LAND USES:

North - undeveloped

South - undeveloped East - undeveloped West - undeveloped

TOTAL ACRES IN DEVELOPMENT:

10.921

NUMBER OF LOTS/PARCELS:

TYPICAL LOT SIZE: 2.18 acres

**ZONING:** 

A-2 Suburban

REASONS FOR PUBLIC HEARING: Multiple parcels are being accessed by a private drive.

### **STAFF COMMENTARY:**

### Department of Development - Planning

The owner is proposing to create five (5) parcels from one 10.921 acre parent parcel. This property came before the commission a few months ago in the form of an eight (8) lot tentative subdivision request; however, was rejected by the commission.

This proposal complies with parish code requirements. Therefore, the staff has no objections to the proposed minor subdivision request subject to the following comment:

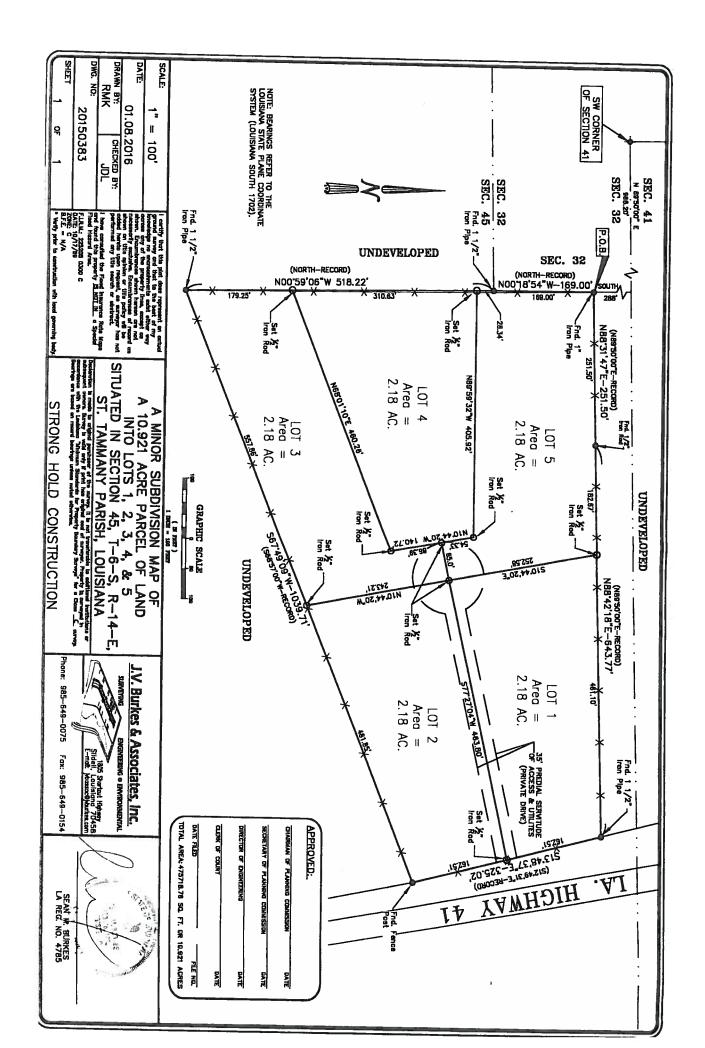
The private drive to be constructed must meet all applicable parish road construction standards pursuant to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499, prior to the survey plat being recorded for public record.

### Department of Engineering

None

### **Department of Environmental Services**

None



## PRELIMINARY SUBDIVISION REVIEW

### PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT (As of February 2, 2016)

CASE NO.: 2016-150-PP		
SUBDIVISION NAME:	Bedico Creek, Parcel 12	
DEVELOPER: Bedic	Creek Preserve, LLC	
ENGINEER/SURVEYOR:	Kelly McHugh & Associates, Inc.	
SECTIONS 31 TOWNSHIP 6 South RANGE 10 East	WARD: 1 PARISH COUNCIL DISTRICT: 1	
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 (Multi family, commercial or industrial)(PUD)	
GENERAL LOCATION:	The property is bounded on the north by Interstate 12, on the south by LA Highway 1085 and on the west by the St. Tammany Parish/Tangipahoa parish line, northwest of Madisonville, Louisiana	
TOTAL ACRES IN DEVELO	PMENT: 14.72	
NUMBER OF LOTS: 56	AVERAGE LOT SIZE: Varies	
SEWER AND WATER SYST	EMS: Central	
ZONING: PUD		
FLOOD ZONE DESIGNATIO	N: "A"	

### **STAFF COMMENTARY:**

TENTATIVE APPROVAL GRANTED:

### **Department of Engineering**

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

May 14, 2013

2. It is recommended that Preliminary submittal be approved subject to the following:

### **SEWER & WATER COMMENTS**

a. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and

Hospitals as required.

- b. No work order will be issued until the submitted plans and specifications are approved by the DHH.
- 3. No Maintenance Obligation is required since this is a Private Subdivision.
- 4. No Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

### **Department of Development - Planning**

None