

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, MAY 10, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, May 10, 2022.

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE APRIL 12, 2022 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

REVOCATION REVIEW

1- REV22-05-005

The revocation of an unopened portion of “G” Street and 7th Avenue, located east of North Highway 190, north of 9th Avenue, Louisiana, Ward 3, District 2.

Applicant: Baldwin Motors, Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

2- REV22-05-006

The revocation of an unopened portion of Cours Carson Street, located north of Preval Street, south of Joans Street in Square 311A of the Town of Mandeville Subdivision, Louisiana, Ward 4, District 7.

Applicant: Nancy Landers

Parish Council District Representative: Hon. James J. Davis.

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE

3- Request to Enter the Parish Right-of-Way for Manor Street, Robert Street and Walker Street (Robindale Subdivision, Squares 10 & 11) for the purpose of gaining access to the property.

Debtor: Steadfast Development

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located east of Hwy 21, west of Hwy 59, north of Hwy 36, Abita Springs, Louisiana. Ward 3, District 2

MINOR SUBDIVISION REVIEW**4- 2022-2811-MSP**

A minor subdivision of 3.9 acres into Parcels A & B

Owners & Representatives: Chad Almquist and Pat Almquist

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the north side of US Highway 190, west of Blackwell Drive, being 24401 US Highway 190, Lacombe, Louisiana. Ward 4, District 7

5- 2022-2815-MSP

A minor subdivision of 3.847 acres into Parcels A and B

Owners & Representatives: Dustin W. Mooney, Johnnie C. Slade, II & Suzanne P. Slade

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located at the southwest corner of J. Slade Road and Columbia Road, Bush, Louisiana. Ward 5, District 6

6- 2022-2832-MSP

A minor subdivision of the remaining portion of Parcel 11 into Parcel 11A

Owners: Stirling Properties, LLC - James Moran

Representative: Mark Salvetti

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located at the southeast corner of East Brewster Road and River Chase Drive, Covington, Louisiana. Ward 1, District 1

7- 2022-2845-MSP

A minor subdivision of 7.38 acres & 3.61 acres into Parcels 3-A, 3-B & 3-C

Owners & Representatives: Maribel Soto Burgos Currow

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located at the northeast corner of Dummy Line Road and LA Highway 1077 and along Currow Lane, Madisonville, Louisiana. Ward 1, District 1

8- 2022-2846-MSP

A minor subdivision of 30.19 acres into Parcels A1, A2, A3, A4 & A5

Owners: S & L Properties of Mandeville, LLC

Representative: Jason VanHaelen

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the north side of LA Highway 21 (Military Road), east of Higgins Road, Bush, Louisiana. Ward 5, District 6

9- 2022-2848-MSP

A minor subdivision of 20.408 acres into Parcels A, B, C & D

Owners & Representatives: South Fitzmorris/ Meyers RD LLC – Karl Gottfried Jr. and Carol Fontan Gottfried

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located at the northeast corner of South Fitzmorris Road & Myers Road, Covington, Louisiana. Ward 3, District 2

10- 2022-2852-MSP

A minor subdivision of 3 acres into lots A, B & C

Owners & Representatives: Cadis Investments, LLC – Christopher Cadis

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located on the west side of Goslee Road, south of Ronald Reagan Highway, Covington, Louisiana. Ward 1, District 3

RESUBDIVISION REVIEW**11- 2022-2823-MRP**

Resubdivision of 1.87 acres & lot 10-A Fairview Oaks Business Park into Parcel CW-1 and lot 10-A-1 Fairview Oaks Business Park

Owner & Representative: Favret Investments, LLC - Uncas B. Favret, Jr.

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael J. Lorino Jr.

General Location: The property is located on the south side of LA Highway 22 & at the end of Fairview Oaks Drive, Madisonville, Louisiana. Ward 4, District 4

12- 2022-2847-MRP

Resubdivision of lots 2 & 3 into lot 2-A Northshore Commercial Park

Owner & Representative: MJS Ventures, LLC. – Michael J. Schwartz

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert O. Toledano, Jr.

General Location: The property is located on the east side of General Patton Avenue, south of Marshall Road, Mandeville, Louisiana. Ward 4, District 5

13- 2022-2849-MRP

Resubdivision of lots 45, 46 & 47 into lot 45-M Covington Industrial Park Phase 2

Owner & Representative: Favret Investments, LLC - Uncas B. Favret, Jr

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located on the north side of Painters Row, west of Airport Road, Covington, Louisiana. Ward 4, District 2

14- 2022-2850-MRP

Resubdivision of lots 164-B & 166 into lots 164-B1 & 166A Terra Bella Phase 1A-2

Owner & Representative: Sunny Gizmo Trust -Edward S. & Cynthia B. Schmidt and David & Hope Richard

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of Chretien Point Avenue, north and west of Melrose Avenue, Covington, Louisiana. Ward 1, District 1

15- 2022-2851-MRP

Resubdivision of lots 24 & 25 into lot 24A Alamosa Park

Owner & Representative: RML Properties, LLC – Richard C. & Lisa Maia

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Rykert O. Toledano, Jr.

General Location: The property is located on the southwest corner of Commercial Way North and on the north side of Marion Lane, Mandeville, Louisiana. Ward 3, District 5

16- 2022-2853-MRP

Resubdivision of site 230 and a portion of the common area into site 230-A Natchez Trace Phase 4

Owner & Representative: Rockwell Builders, LLC – Robert Rockwell

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of Natchez Court, east of Delta Queen Court, Covington, Louisiana. Ward 1, District 1

17- 2022-2856-MRP

Resubdivision of Lots 134, 135 & 136 into Lots 134A & 136A, The Bluffs Subdivision, Phase 5-B

Owner & Representative: Matthew & Michelle Pecoraro

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Mike M. Smith

General Location: The property is located at the end of Pearl View Court, east of Arbor View Drive, Slidell, Louisiana. Ward 8, District 9

TENTATIVE SUBDIVISION REVIEW**18- 2022-2753-TP**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

POSTPONED AT THE MARCH 8, 2022 AND APRIL 12, 2022 MEETING

PRELIMINARY SUBDIVISION REVIEW**FINAL SUBDIVISION REVIEW****19- 2022-2749-FP**

Lakeshore Villages, Phase 6A

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

POSTPONED AT THE MARCH 8, 2022 AND APRIL 12, 2022 MEETING

20- 2022-2755-FP

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

POSTPONED AT THE MARCH 8, 2022 AND APRIL 12, 2022 MEETING

21- 2022-2792-FP

Tribute at Tamanend, Phase 1

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

POSTPONED AT THE APRIL 12, 2022 MEETING

22- 2022-2795-FP

Bonterra, Phase 1-A

Developer/Owner: Lynn Levy Land Co., LLC

Engineer/Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Michael Smith

General Location: The property is located on the east & west sides of North Military Road/LA Highway 1090, north of Interstate 12, Slidell, Louisiana. Ward 8, District 9

POSTPONED AT THE APRIL 12, 2022 MEETING

23- 2022-2797-FP

Guste Island Estates, Parcel I

Developer/Owner: McInt, Inc.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

POSTPONED AT THE APRIL 12, 2022 MEETING

24- 2022-2842-FP

Covington Place Cottage, Phase 2

Developer/Owner: Tidal Group, LLC

Engineer: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the north side of 10th Street, east of Ruby Street, Covington. Ward 3, District 2

25- 2022-2843-FP

Lakeshore Villages, Phase 6B

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

26- 2022-2844-FP

Abita Ridge, Phases 3A & 3B

Developer/Owner: Abita River Park, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the north of Harrison Avenue, east of US Highway 190, Covington, Louisiana. Ward 3, District 2

OLD BUSINESS

27- ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE

Request to Enter the Parish Right-of-Way for portions of Seventh Avenue, Eight Avenue and Seventh Street for the propose of extending the street and installing drainage features (Pailet First Subdivision).

Debtor: HMM Development, LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on Seventh Avenue, Eighth Avenue and Seventh Street, east of Sixth Street, south of Hwy 435, Abita Springs, Louisiana, Ward 10, District 6

Developer requesting a modification to the original request and an extension of time to submit the required documentation and to complete the work

NEW BUSINESS

ADJOURNMENT