

Link to original [Document here](#)

PUBLISHED MARCH 30, 2006 AND POSTED AT PARISH COMPLEX BY APRIL 4, 2006

AGENDA

ST. TAMMANY PARISH COUNCIL MEETING

THURSDAY, APRIL 6, 2006 AT 6:00 P.M.

PARISH GOVERNMENT COMPLEX

21490 KOOP DRIVE, MANDEVILLE, LA.

Call to Order by Honorable Steve Stefancik, Chairman

Invocation by

Pledge of Allegiance by

Roll Call: Marty Dean

Russell Fitzmorris

James A. "Red" Thompson

Patricia P. Brister

Marty Gould

Gary Singletary

Steve Stefancik

Joe Impastato

Chris Canulette

Barry D. Bagert

Henry Billiot

Jerry Binder

Joe "Coach" Thomas

Ken Burkhalter

PRESENTATIONS

1) Martha Hennegan, RN, BSN, Fetal and Infant Mortality in St. Tammany.

2) Proposal to repeal Parish Council Ordinance C.S. No. 06-1248, adopted 2/2/2006, which amends the official zoning map of St. Tammany Parish, pursuant to St. Tammany Parish Home Rule Charter, Article VI. (ZC 05-09-059)

CONSENT CALENDAR

MINUTES

Regular Council Meeting March 2, 2006

Council Committee Meeting March 29, 2006

ORDINANCES FOR INTRODUCTION

(Public Hearing May 4, 2006)

1) Ord. Cal. No. 3251 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the north and east sides of Robert Road, south of Cornibe Henry Road, north of Red Rooster Road, containing 50.71 acres, from SA Suburban Agricultural to a PUD (Planned Unit Development). (Ward 8, District 9) (ZC 05-12-076) (Zoning Commission approved 3/7/06)

2) Ord. Cal. No. 3252 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the west side of Highway 11, south of Spartan Drive, containing 4800 sq. ft., from C-1 Neighborhood Commercial to C-2 Highway Commercial. (Ward 9, District 13) (ZC 06-03-014) (Zoning Commission approved 3/7/06)

3) Ord. Cal. No. 3253 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the north side of Highway 190, west of I-10, being Lots 7 & 8, containing 2.5 acres, from SA Suburban Agricultural to C-2 Highway Commercial. (Ward 8, District 14) (ZC 06-03-015) (Zoning Commission approved 3/7/06)

Parish Council Meeting

April 6, 2006

Page 2

4) Ord. Cal. No. 3254 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the west side of 7th Street, north of Iberville Street (Lots 7, 8, 13 & 14, Square 8, Chinchuba Subdivision), containing 14,400 sq. ft., from SA Suburban Agricultural to C-1 Neighborhood Commercial. (Ward 4, District 4) (ZC 06-03-016) (Zoning Commission approved 3/7/06)

5) Ord. Cal. No. 3255 - Ordinance to amend the Parish Code of Ordinances to repeal and reenact Article II of Chapter 14, to prohibit accumulation and storage of one or more abandoned, inoperative, dismantled or wrecked vehicles on public or private property, to provide for the removal, storage and disposition of such vehicles, and to provide for notice and enforcement procedures.

6) Ord. Cal. No. 3256 - Ordinance to amend the Parish Code of Ordinances, Chapter 14, Nuisances, Article II, to enact Sections 14-050.00 through 14-055.00 to establish procedures for removal and disposition of damaged and unattended vehicles and boats from public and private property following a natural disaster declared to be an emergency.

7) Ord. Cal. No. 3257 - Ordinance to revoke a 32 foot wide non-designated right of way located in Orchard Drive Subdivision. (Ward 3, District 5)

8) Ord. Cal. No. 3258 - Ordinance to amend Code, Appendix B, Section 40-080.0 Resubdivision Review, Subsection B, Minor Resubdivision, regarding survey plats. (Planning Commission approved 3/14/06)

9) Ord. Cal. No. 3259 - Ordinance to correct the road inventory to include 6th Street, 9th Street, Sam's Branch Road, and an extension of Golden Lane. (Wards 2, 8 & 10, Districts 2 & 6)

10) Ord. Cal. No. 3260 - Ordinance accepting Les Bois, Phase 2A, Forest Brook, Phase 4C4, Forest Brook, Phase 5B, Tammany West Multiplex, Phase 2B, Tallow Creek, Phase 1C, Tallow Creek, Phase 1A, and The Trace Subdivisions, into Parish Road and Drainage Inventories. (Wards 1, 4 & 9, Districts 1, 7 & 11)

11) Ord. Cal. No. 3261 - Ordinance establishing a “No Thru Trucks” zone on Jackson Street, between Highway 21 and Plantation Street. (Ward 3, District 3)

12) Ord. Cal. No. 3262 - Ordinance to amend Ord. C.S. No. 04-0998, the 2005-2009 Capital Improvements Budget and Program, and further identify changes to the Capital Improvement List for 2005-2009.

13) Ord. Cal. No. 3263 - Ordinance amending the 2006 Operating Budget.

14) Ord. Cal. No. 3264 -Ordinance providing for the sale of \$50 Million of Sales Tax Bonds, Series 2006 of Sales Tax District No. Three, prescribing the form, terms and conditions of such bonds and providing for payment thereof; authorizing an agreement with the paying agent, and providing for other matters in connection therewith.

RESOLUTIONS

15) Resolution C.S. No. C-1671 - Resolution approving holding of an election in Recreation District No. 14 on July 15, 2006 to authorize the incurring of debt and issuance of bonds, and the levy of special taxes therein.

16) Resolution C.S. No. C-1672 - Resolution supporting the concept of J & T Development, LLC, to create a 64-unit single family residential complex of safe, affordable senior citizen housing with assisted living for those with physical or other special needs services.

Parish Council Meeting April 6, 2006 Page 3

17) Resolution C.S. No. C-1673 - Resolution to vacate, in part, the moratorium established by Ord. C.S. No. 04-1026, and any subsequent extension thereof, on the receipt of submissions by the Parish Zoning Commission for rezoning of property within a certain portion of unincorporated St. Tammany Parish in Ward 1, District 1.

18) Resolution C.S. No. C-1674 - Resolution stating Council endorsement of Rainbow Chrysler Dodge Jeep, LLC, for participation in Louisiana Enterprise Zone Program.

19) Resolution C.S. No. C-1675 - Resolution stating Council endorsement of Movie Gallery for participation in Louisiana Enterprise Zone Program.

20) Resolution C.S. No. C-1676 - Resolution establishing Warranty Obligations.

WARRANTY

NAME OF SUBDIVISION RECOMMENDATION

<p>OAK PLAIN S/D, PH 1 AMOUNT: \$17,100 EXPIRES: MAY 3, 2006 WARD 8, DISTRICT 13</p>	<p>EXTEND FOR ONE (1 YEAR) OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED</p>
---	---

<p>SOUTHDOWN S/D, PH3-A</p>	<p>EXTEND FOR ONE (1) YEAR OR</p>
-----------------------------	-----------------------------------

AMOUNT: \$42,100
EXPIRES: MAY 5, 2006
WARD 1, DISTRICT 1

**UNTIL WORK IS SATISFACTORILY
 ACCOMPLISHED**

RUELLE DU CHENE S/D PH1
AMOUNT: \$46,200
EXPIRES: MAY 6, 2006
WARD 1, DISTRICT 1

**EXTEND FOR ONE (1) YEAR OR
 UNTIL WORK IS SATISFACTORILY
 ACCOMPLISHED**

RUELLE DU CHENE S/D PH 2
AMOUNT: \$16,300
EXPIRES: MAY 6, 2006
WARD 1, DISTRICT 1

**EXTEND FOR ONE (1) YEAR OR
 UNTIL WORK IS SATISFACTORILY
 ACCOMPLISHED**

THE WOODLANDS S/D, PH 9
AMOUNT: \$43,500
EXPIRES: MAY 9, 2006
WARD 4, DISTRICT 7

**EXTENDED FOR ONE (1) YEAR OR
 UNTIL WORK IS SATISFACTORILY
 ACCOMPLISHED**

ENTER PARISH R.O.W
COURS CARSON & JOANS STREETS
TOWN OF MANDEVILLE S/D
AMOUNT: \$21,000
EXPIRES: MAY 10, 2006
WARD 4, DISTRICT 7

**EXTEND FOR ONE (1) YEAR OR
 UNTIL WORK IS SATISFACTORILY
 ACCOMPLISHED**

THE DOMINION S/D, PHASE 2
AMOUNT: \$60,000
EXPIRES: MAY 11, 2006
WARD 1, DISTRICT 1

**EXTEND FOR ONE (1) YEAR OR
 UNTIL WORK IS SATISFACTORILY
 ACCOMPLISHED**

Parish Council Meeting

April 6, 2006

Page 4

Warranty Obligations continued:

NAME OF SUBDIVISION RECOMMENDATION

SOUTHDOWN S/D, PH 2
AMOUNT: \$30,900
EXPIRES: MAY 17, 2006
WARD 1, DISTRICT 1

**EXTEND FOR ONE (1) YEAR OR
 UNTIL WORK IS SATISFACTORILY
 ACCOMPLISHED**

TALLOW CREEK S/D, PH 1-E
AMOUNT: \$17,400
EXPIRES: JULY 7, 2006
WARD 1, DISTRICT 1

**RELEASE L.O.C
 TO BE BROUGHT INTO SELECTIVE
 PARISH MAINTENANCE SYSTEM**

FAIRFIELD OAKS S/D, PH 3
AMOUNT: \$8,400
EXPIRES: MAY 25, 2006
WARD 1, DISTRICT 1

**EXTEND FOR ONE (1) YEAR OR
 UNTIL WORK IS SATISFACTORILY
 ACCOMPLISHED**

**ARBOR WALK S/D, PH 3
AMOUNT: \$20,400
EXPIRES: MAY 27, 2006
WARD 1, DISTRICT 1**

**RELEASE L.O.C.
TO REMAIN IN THE OWNERSHIP
OF HOMEOWNERS ASSOCIATION**

21) Resolution C.S. No. C-1677 - Resolution to concur/not concur with City of Mandeville annexation and rezoning of .8 acres of land, being Lot 74 Forest Park Estates Subdivision, from Parish C-1 Neighborhood Commercial to City of Mandeville B-2 Highway Business District. (Ward 4, District 10)

22) Resolution C.S. No. C-1678 - Resolution to concur/not concur with Town of Pearl River annexation and rezoning of 2.5 acres of land at the southeast corner of Highway 1090 (Military Road) and the Southern Railroad right of way east of Highway 11, from Parish R-Rural to Town of Pearl River B-2 Highway Commercial District. (Ward 8, District 9)

23) Resolution C.S. No. C-1679 - Resolution to concur/not concur with Town of Pearl River annexation and rezoning of 1 acre of land at the southwest corner of Highway 41 and Pine Street Extension from Parish C-2 Highway Commercial to Town of Pearl River B-2 Highway Commercial District. (Ward 8, District 6)

24) Resolution C.S. No. C-1680 - Resolution to amend Ord. C.S. No. 05-1025, the 2006-2010 Capital Improvement Budget and Program, Fixed Asset and Grant Awards.

25) Resolution C.S. No. C-1681 - Resolution authorizing the defeasance of all outstanding maturities of (i) Sales Tax Refunding Bonds, Series 2000, (ii) Sales Tax Refunding Bonds, Series 2001 and (iii) Sales Tax Refunding Bonds, Series 2003, of Sales Tax District No. Three of St. Tammany, and providing for other matters in connection therewith.

26) Resolution C.S. No. C-1682 - Resolution authorizing advertising for sealed bids for purchase of \$50 Million of Sales Tax Bonds, Series 2006, of Sales Tax District No. Three of St. Tammany, and providing for other matter in connection therewith.

27) Resolution C.S. No. C-1683 - Resolution to amend Ord. C.S. No. 05-1205, the 2006-2010 Capital Improvement Budget and Program, Fixed Asset and Grant Awards.

Parish Council Meeting

April 6, 2006

Page 5

28) Resolution C.S. No. C-1684 - Resolution authorizing the Chief Administrative Officer to execute an Agreement with La DOTD for improvements at the St. Tammany Regional Airport.

END OF CONSENT CALENDAR

APPEALS

1) Applicant Oliver J. Kerwin appealing the Zoning Commission APPROVAL on December 6, 2005 of a conditional use permit for a 3840 sq. ft. Auto Repair/Body Shop on the south side of Highway 190, west of 24th Street, across from Henderson Road, in a C-2 Highway Commercial District. (Ward 7, District 7) (CP 05-12-111) (TABLED 1/5/2006 thru 3/2/2006)

2) Applicant Leroy J. Cooper appealing the Zoning Commission DENIAL on January 3, 2006 to rezone 5.24 acres at the end of Hollycrest Lane, east of Highway 190, from LC Light Commercial to C-2 Highway Commercial. (Ward 3, District 5) (ZC 05-09-056) (TABLED 2/2/2006 & 3/2/2006)

3) Paul J. Mayronne, Attorney for applicant Favret Investments, LLC, appealing the Planning Commission DENIAL on December 13, 2005 for Tentative Subdivision Approval of Houltonville Estates located east of Penn's Chapel Road and south of Highway 22, east of Madisonville. (Ward 4, District 4) (SD 05-06-013) (TABLED 2/2/2006 & 3/2/2006)

4) Hazel Sinclair appealing the Planning Commission APPROVAL on December 13, 2005 for Preliminary Subdivision Review of Weston Glen in Section 45 and 46, Township 7 South, Range 11 East. (Ward 1, District 1) (SD 05-08-020P) (Developer/owner David Webber; Engineer Richard C. Lambert Consultants) (TABLED 2/2/2006 & 3/2/2006)

5) Applicant Dudley Simmerly appealing the Zoning Commission DENIAL on February 7, 2006 to rezone 39,107 sq. ft. parcel of land located on the southwest corner of Orleans Street & Clausel Street, north of US Highway 190, from C-1 (Neighborhood Commercial) District to A-6 (General Multi Family Residential) District. (Ward 4, District 10) (ZC06-01-001) (Tabled 3/2/2006)

6) Julian Rodrigue, Jr., Attorney for petitioner Bilbo Strain, appealing the Zoning Commission DENIAL on February 7, 2006 for issuance of a conditional use permit for a Land Reclamation and Construction and Debris Disposal Site on 52.927 acres located on the north side of Cleland Road, east of Highway 1083, in an R (Rural) District. Ward 10, District 2. (CP06-02-040) (Owners David & Deanna Glass) (Tabled 3/2/2006)

7) Applicant Brenda Coleman appealing the Zoning Commission DENIAL on March 7, 2006 to rezone 1.677 acres on northeast corner of Highway 22 and Kathman Drive (Lot 23, Square 5, Live Oak Hills) from R-Rural to A-6 General Multi-Family Residential. (Ward 1, District 1)(ZC 06-03-017)

8) Applicant Gary Kern appealing the Zoning Commission DENIAL on February 7, 2006, for issuance of a conditional use permit for a 1010 sq. ft. mobile home on the south side of Crescent Drive, west of Tranquility Trail, being Lot 80 of Beau Village. (Ward 7, District 7) (CP 06-01-009)

9) Candis D. Pettis appealing the Zoning Commission APPROVAL on March 7, 2006 for issuance of a conditional use permit for 86,000 sq. ft. land reclamation site on east side of Highway 41, south of Howard O'Berry Road. (Ward 6, District 6) (CP 06-03-054) (Applicant Eva Cheramie)

10) Applicant Sean M Burkes appealing the Zoning Commission APPROVAL on March 7, 2006 for issuance of conditional use permit for 110,000 sq. ft. lumber distribution center on west side of Highway 11, north of Robert Road in an M-2 District. (Ward 8, District 9) (CP 06-03-057)

ORDINANCES FOR ADOPTION**(Public Hearing)**

- 1) Ord. Cal. No. 3233 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the south side of M. P. Planche Road, west of Highway 25, east of Jenkins Road, containing 32.6 acres, from SA Suburban Agricultural to A-3 Suburban District. (Ward 3, District 3) (ZC05-04-024) (Zoning Commission Approved 02/07/06) (Introduced 3/2/06)
- 2) Ord. Cal. No. 3234 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the southeast corner of Main Street and Highway 434, being Lots 5, 6, 7 & 8, Sq. 89, Lacombe Park, containing 30,000 sq. ft., from A-2 Suburban to ID Institutional. (Ward 7, District 7) (ZC05-10-068) (Zoning Commission Approved 02/07/06) (Introduced 3/2/06)
- 3) Ord. Cal. No. 3235 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the south side of Haas Road, west of Highway 11 and Ashton Oaks Subdivision, east of Robert Road, containing 196.4 acres, from SA Suburban Agricultural to a PUD (Planned Unit Development). (Ward 8, District 9) (ZC06-01-004) (Zoning Commission Approved 02/07/06) (Introduced 3/2/06)
- 4) Ord. Cal. No. 3236 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the south side of Highway 22, west of Koepp Road, east of Trepagnier Road, containing 10.719 acres, from R-Rural to A-3 Suburban. (Ward 1, District 1) (ZC06-01-005) (Zoning Commission Approved 02/07/06) (Introduced 3/2/06)
- 5) Ord. Cal. No. 3237 - Ordinance amending the official zoning map of St. Tammany Parish to reclassify land on the west side of Charlie Street, south of Three Rivers Road, being Square 108, Alexiusville, containing 1.322 acres, from SA Suburban Agricultural to A-6 General Multi-Family Residential. (Ward 3, District 1) (ZC06-02-009) (Zoning Commission Approved 02/07/06) (Introduced 3/2/06)
- 6) Ord. Cal. No. 3238 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the south side of the Tammany Trace, west of South Pontchartrain Drive, containing 5 acres, from SA Suburban Agricultural to LC Light Commercial. (Ward 4, District 7) (ZC06-02-010) (Zoning Commission Approved 02/07/06) (Introduced 3/2/06)
- 7) Ord. Cal. No. 3239 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the east and west sides of Highway 1077, north of Highway 190, containing 285.94 acres, from SA Suburban Agricultural and R Rural to PUD (Planned Unit Development). (Ward 1, District 1) (ZC06-02-011) (Zoning Commission Approved 02/07/06) (Introduced 3/2/06)
- 8) Ord. Cal. No. 3240 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the east side of Falconer Drive, north of Emerald Forest Blvd., south of Crestwood Blvd., containing 33,600 sq. ft., from SA Suburban Agricultural to LC Light Commercial. (Ward 3, District 5) (ZC06-02-012) (Zoning Commission Approved 02/07/06) (Introduced 3/2/06)
- 9) Ord. Cal. No. 3241 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the east side of Highway 1077, north of Brewster Road, containing 25.963 acres, from SA Suburban Agricultural to A-2 Suburban. (Ward 1, District 1) (ZC06-02-013) (Zoning Commission Approved 02/07/06) (Introduced 3/2/06)
- 10) Ord. Cal. No. 3242 - Ordinance to extend for an additional six (6) months the moratorium

on the issuance of permits for construction or placement of building structures on property within a certain portion of Highland Park Subdivision in District 12. (Introduced 3/2/06)

Parish Council Meeting

April 6, 2006

Page 7

11) Ord. Cal. No. 3243 - Ordinance to extend for an additional six (6) months the moratorium on issuance of permits for the construction or placement of building structures on certain property within unincorporated St. Tammany Parish abutting a portion of Highway 190. (Districts 5 & 10) (Introduced 3/2/06)

12) Ord. Cal. No. 3244 - Ordinance to extend for an additional six (6) months the moratorium on issuance of building permits for construction or placement of building structures on any properties abutting, in whole or in part, Tantella Ranch Road, and any properties abutting, in whole or in part, Highway 1077 from Highway 190 to the parish line, and which properties use said roadways to ingress and egress said properties. (Ward 1, District 1) (Introduced 3/2/06)

13) Ord. Cal. No. 3245 - Ordinance to amend Parish Code, Chapter 16, providing for the amendment of boundaries of Recreation District No. 10 and Recreation District No. 1, and to provide for repeal, severability and date of enactment. (Ward 3, District 5) (Introduced 3/2/06) (Call for public hearing prior to adoption pursuant to Resolution C.S. No. C-1663, adopted 3/2/06)

14) Ord. Cal. No. 3246 - Ordinance amending the 2005 Operating Budget. (Introduced 3/2/06)

15) Ord. Cal. No. 3247 - Ordinance to amend Ordinance C. S. 04-0988, the 2005-2009 Capital Improvements Budget and Program, Fixed Assets and Grant Awards. (Introduced 3/2/06)

16) Ord. Cal. No. 3248 - Ordinance to revoke a portion of Machinist Row right-of-way, located in Covington Industrial Park, Phase 1 Subdivision. (Ward 3, District 2) (Introduced 3/2/06)

17) Ord. Cal. No. 3249 - Ordinance to amend Parish Code, Chapter 5, Article I, and Appendix D, Supplemental Code, particularly Ord. C.S. No. 06-1250, adopted February 2, 2006, which enacted The Building Code of St. Tammany, to include new Sections on Construction Site Maintenance. (Introduced 3/2/06)

APPOINTMENTS

1) Resolution to appoint _____ to replace Thomas J. Havrilla (resigned) to Sewerage District No. 7. (District 13 appointment) (Tabled 1/5/2006 thru 3/2/2006)

2) Resolution to appoint to replace Marshall G. Gries (declined appointment) to the 22nd Judicial District Children and Youth Planning Board. (Tabled 3/2/06)

3) Resolution to appoint _____ to the St. Tammany Parish Development District Board for two consecutive one year terms. (Tabled 3/2/06)

4) Resolution to appoint Michael Moore to replace Howard Dearing (resigned) and to reappoint Raymond Legendre, William J. Burkstaller and Ron Civello (terms expired) to Water District No. 3 (Riverwood/Covington Country Club).