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

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

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

2016-159-MSP
A 10.921 acre parcel into lots 1 thru 5, Ward 5, District 6
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
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

Nay: 

Abstain:

Richard made a motion to nominate Mr. Mannella as the chairman. Second by Doherty.
ST. TAMMANY PARISH PLANNING COMMISSION
DECEMBER 8, 2016 MINUTES (CONT.)

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
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
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:
ST. TAMMANY PARISH PLANNING COMMISSION
DECEMBER 8, 2016 MINUTES (CONT.)

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
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
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 & 5th Streets), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying fiber optic cable
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
ST. TAMMANY PARISH PLANNING COMMISSION
DECEMBER 8, 2016 MINUTES (CONT.)

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.
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
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
Nay:
Abstain:

2015-136-MSP
Lots 1A1 & 5 into lots 1A1-A & 1A1-B, Ward 4, District 5
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
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  Surveyor: Land Surveying, LLC
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
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
Nay:
Abstain:

2015-126-PP
Guste Island, Parcel D-3, Ward 1, District 4
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
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


(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
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; 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, 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 $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.
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 G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

______________________________
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
PLAN FOR PROPOSED PROJECT:

FIBER OPTIC INSTALLATION

PROJECT LOCATION

NETCHEX

1431 HIGHWAY 190 SERVICE ROAD EAST - COVINGTON, LA

CONTACT LIST

DATE: JANUARY 4, 2016

TOTAL FIBER:

815

ACT.

115

AERIAL:

Fibers

VICTORY MAP

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

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

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

PROJECT LOCATION / TEDWG. NAME DESCRIPTION AS-BUILT

CONTACT PRINTING DEPARTMENT

ATTENTION PRINTING DEPARTMENT

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

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

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

CONTACT LIST

DATE: JANUARY 4, 2016

TOTAL FIBER: EST. 783/ACT. 783

AERIAL: NA

Fibers

VICTORY MAP

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

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

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

CONTACT LIST

DATE: JANUARY 4, 2016

TOTAL FIBER: EST. 783/ACT. 783

AERIAL: NA

Fibers

VICTORY MAP

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

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

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

CONTACT LIST

DATE: JANUARY 4, 2016

TOTAL FIBER: EST. 783/ACT. 783

AERIAL: NA

Fibers

VICTORY MAP

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

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

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

CONTACT LIST

DATE: JANUARY 4, 2016

TOTAL FIBER: EST. 783/ACT. 783

AERIAL: NA

Fibers

VICTORY MAP
NOTE: SLT.REPT TO BE ONSITE
WHEN DOING UTILITY WORK.

DEPHT TO BE A MINIMUM OF 48" BELOW GRADE.

BELOW GRADE DEPHT TO BE AT MINIMUM OF 48" BELOW GRADE.

Fiber Optic Southern Light Bore Lane

2) PULL FIBER ACT=0

EST 483 ACT=0

EST 783 ACT=0

146) OPTICAL FIBER CABLE
Set SL at t1M at Row of Bodet.

In ROW of Bodet leave 159 Ylack.

Trench and existing conduit. Pull fiber through conduit 350K to first floor riser room. Then pull fiber additional 50 feet through conduit to 3rd floor server room and leave 50" slack in first and second floor server rooms.

SL requests two full days of on-site construction. SL will notify property owner at least 2 hours prior to construction. Ground conditions will be restored to existing or better conditions. SL estimates 1-2 days to complete construction.

SL will notify property owner at least 24 hours prior to construction.

Ground conditions will be restored to existing or better conditions.

SL estimates 1-2 days to complete construction.

1 inch = 40 feet.
SL requests two full days of on-site construction. SL will notify property at least 24 hours prior to construction. Ground conditions will be restored to existing or better conditions. SL estimates 1-2 days to complete construction.

Fiber optic will pull fiber through existing conduit to existing server room. Then pull fiber additional 50' through existing conduit to existing server room and leave 150' slack.

b) Leave 50' slack in first and third floor riser room and existing server room as shown on the attached drawings.
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 ALEXIUSVILLE 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.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 2.

19. 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.

20. 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.

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. DAVIS, SECONDED BY MR. RANDOLPH; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT: 0

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 G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

________________________
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
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.

SECTION: 17  WARD: 2
TOWNSHIP: 5 South  PARISH COUNCIL DISTRICT: 3
RANGE: 11 East

TYPE OF DEVELOPMENT:  x 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 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


SECTION: 45
TOWNSHIP: 6 South
RANGE: 14 East

WARD: 5
PARISH COUNCIL DISTRICT: 6

TYPE OF DEVELOPMENT: □ 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.

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

TOTAL ACRES IN DEVELOPMENT: 10.921

NUMBER OF LOTS/PARCELS: 5 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
TOTAL AREA: 475,718.76 SQ. FT OR 10.921 ACRES

SCALE: 1" = 100'
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: Bedico Creek Preserve, LLC

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTIONS 31 WARD: 1
TOWNSHIP 6 South PARISH COUNCIL DISTRICT: 1
RANGE 10 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 (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 DEVELOPMENT: 14.72

NUMBER OF LOTS: 56 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: “A”

TENTATIVE APPROVAL GRANTED: May 14, 2013

STAFF COMMENTARY:

Department of Engineering

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

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