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

ROLL CALL

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MARCH 11, 2014 MINUTES

PUBLIC HEARINGS

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

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Ozone Park Subdivision (Bodet Lane/Pine Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property

Entering Parish Right-of-Way (Ochsner Boulevard), Ward 1, District 1
Request to enter Parish right-of-way for the purpose of laying fiber optic cable

MINOR SUBDIVISIONS

MS14-03-014
Owner: Maurnmont Properties, L.L.C. Surveyor: Acadia Land Surveying, L.L.C.
Parish Council District Representative: Hon. Marty Dean
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
APRIL 8, 2014
MANDEVILLE, LOUISIANA

MS14-03-015
A 6.86 acre parcel into Parcels A and B, Ward 6, District 11
Parish Council District Representative: Hon. Steve Stefancik

MS14-03-016
Lots 1, 3 & 4 into Lots 1A, 3A & 4A, Ward 4, District 5

PETITIONS/REQUESTS
ENTERING THE TAMMANY TRACE
REVOCATION/CLOSINGS REVIEW
RESUBDIVISION REVIEW
RS14-04-018
South Abita Springs, Sq. 19, lot 19-A into lots 19-A1 & 19-A2, Ward 3, District 2
Owner: Andrew Muller, et al. Surveyor: D & S Surveyors, Inc.
Parish Council District Representative: Hon. Dennis Sharp

DORMANT SUBDIVISION REVIEW
TENTATIVE SUBDIVISION REVIEW
SD14-04-003
Money Hill Plantation, Phase 7, Ward 6, District 6
Parish Council District Representative: Hon. Richard Tanner

PRELIMINARY SUBDIVISION REVIEW
FINAL SUBDIVISION REVIEW
PROPOSED AMENDMENTS TO ORDINANCE 499
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
APRIL 8, 2014
MANDEVILLE, LOUISIANA

OLD BUSINESS

Entering Parish Right-of-Way (Partridge Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property
(Request for an extension of time)

NEW BUSINESS

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

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

CALL TO ORDER

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

ROLL CALL

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

Absent:

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

INVOCATION

The Invocation was presented by Mrs. Cazaubon.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Hines.

APPROVAL OF THE JANUARY 14, 2014 MINUTES

Davis moved to approve, second by Lorren.

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

Nay: 

Abstain: 

APPROVAL OF THE FEBRUARY 11, 2014 MINUTES

Hines moved to approve, second by Willie.

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

Nay: 

Abstain: 

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

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

1
The following items were pulled from the Consent Calendar:

Entering Parish Right-of-Way (Harrison Avenue), Ward 3, District 3
Request to enter Parish right-of-way for the purpose of laying and connecting 8" PVC Sewer Main

Willie moved to pull this item, second by Matthews.
Yea:   Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:   
Abstain:

Willie moved to approve this item with the amendment to no. 10 to read “sewer and water lines” instead of “fiber optic cable”. Second by Davis.
Yea:   Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:   
Abstain:

PERFORMANCE OBLIGATIONS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

(End of consent calendar)

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

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

PRELIMINARY SUBDIVISION REVIEW
SD14-01-002P
Ruelie Court, Ward 1, District 1
Developer/Owner: Denham Investments, L.L.C.  Engineer: Kyle Associates, L.L.C.
Parish Council District Representative: Hon. Marty Dean

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

Cazaubon moved to grant preliminary approval, second by Lorren.
Yea:  Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:

FINAL SUBDIVISION REVIEW
SD01-06-009F3A
Grand Maison, Phase 3-A, Ward 54, District 5

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

Davis moved to grant final approval, second by Randolph.
Yea:  Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:

DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

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

ADJOURNMENT

Mr. Dave Doherty
Chairman
(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _________

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

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

WARD 4, DISTRICT 5.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the “Subdivision Regulatory Ordinance.” The Parish’s engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. Any developer/applicant proposing to develop lots within a “dormant subdivision” or “subdivision of record” must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the “St. Tammany Parish Drainage Impact Fee Ordinance” (Sec. 2-009.00 Part IV (B) (8) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the “Drainage Impact Fee Escrow Account” by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.

5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

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

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

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

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

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

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

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

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

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

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

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

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

20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
21. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

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

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

ATTEST:

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

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 

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

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

WARD 1   DISTRICT 1

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.

5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.

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

7. That the petitioner post a Performance Letter of Credit in the amount of $14,900 for a period of six (6) months.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.
9. That the petitioner shall submit a copy of the current owner's deed.

10. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

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

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

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

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

ATTEST:

_____________________________
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
(CONSENT CALENDAR)

MINOR

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

CASE NO.: MS14-03-014

OWNER/DEVELOPER: Maurmont Properties, L.L.C.

ENGINEER/SURVEYOR: Acadia Land Surveying, L.L.C.

SECTION: 47
TOWNSHIP: 7 South
RANGE: 11 East

WARD:
PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION:
The property is located at the intersection of East Brewster Road and Stirling Boulevard, south of Covington, Louisiana.

SURROUNDING LAND USES:
North - Interstate 12
South - Commercial
East - Commercial
West - Commercial

TOTAL ACRES IN DEVELOPMENT: 34.15

NUMBER OF LOTS/PARCELS: 6 (inclusive of a servitude parcel)
TYPICAL LOT SIZE: Varies

ZONING: HC-3 Highway Commercial & PBC-1 Planned Business Center

REASONS FOR PUBLIC HEARING:
Part of an existing Minor Subdivision and one parcel (Parcel 6-A) does not meet the one (1) acre lot size minimum

STAFF COMMENTARY:

Department of Development - Planning

The owner of the property is proposing to resubdivide three (3) lots within an existing minor subdivision into five (5) buildable lots and a greenspace servitude. The proposal meets code with the exception of proposed parcel 6-A which does not meet the minimum one (1) acre lot size requirement.

Based on the amount of the total acreage within the proposed new minor subdivision (34.15 acres), the staff fails to understand why the owner can't simply add an additional 0.74 acres to parcel 6-A in order to comply with parish code. However, it should be noted that the parcel, as well as all of the other parcels are zoned commercial in which district permits less than one (1) acre parcels, if not for having to comply with the minor subdivision code requirements.
The staff recommends approval of the proposed minor subdivision request subject to parcel 6-A being increased to a one (1) acre minimum lot size.

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

**Department of Engineering**

None

**Department of Environmental Services**

None
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of April 1, 2014)

CASE NO.: MS14-03-015

OWNER/DEVELOPER: Michael & Kim Avocato

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 33  WARD: 6
TOWNSHIP: 7 South  PARISH COUNCIL DISTRICT: 11
RANGE: 13 East

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

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

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

TOTAL ACRES IN DEVELOPMENT: 6.86
NUMBER OF LOTS/PARCELS: 2  TYPICAL LOT SIZE: 1.41 & 5.45 acre parcels
ZONING: A-2 Suburban

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

STAFF COMMENTARY:

Department of Development - Planning

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

Department of Engineering

None

Department of Environmental Services

None
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of April 1, 2014)

CASE NO.: MS14-03-016

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


SECTION: 19  WARD: 4
TOWNSHIP: 7 South  PARISH COUNCIL DISTRICT: 5
RANGE: 12 East

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

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

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

TOTAL ACRES IN DEVELOPMENT: 6.45

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

ZONING: HC-2 & HC-3 Highway Commercial

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

STAFF COMMENTARY:

Department of Development - Planning

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

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

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

**Department of Engineering**

None

**Department of Environmental Services**

None
RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS14-04-018

NAME OF SUBDIVISION: SOUTH ABITA SPRINGS, SQ. 19

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

SECTION: 11  WARD: 3
TOWNSHIP: 7 South  PARISH COUNCIL DISTRICT: 2
RANGE: 11 East

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

ZONING: Single Family Residential

PROPERTY OWNER: Andrew Muller, et al.

STAFF COMMENTARY:

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

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

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

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

Furthermore, a waiver of the regulations is required in order to approve this resubdivision request relative to the lot size reduction. Therefore, a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.
A RESUBDIVISION OF
LOT 19—A
SOUTH ABITA SPRINGS S/D
SEC. 11, T7S, R11E,
ST. TAMMANY PARISH, LOUISIANA.
INTO
LOTS 19—A1 AND 19—A2 SQ. 19,
SOUTH ABITA SPRINGS S/D
SEC. 11, T7S, R11E,
ST. TAMMANY PARISH, LOUISIANA.

LOT 19—A 12,760sq.ft. LEGEND
LOT 19—A1 6,380sq.ft. 1/2" IRON ROD FOUND
LOT 19—A2 6,380sq.ft.

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

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

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

SUBDIVISION

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

CASE NO.: SD14-04-003

PROPOSED SUBDIVISION NAME: MONEY HILL PLANTATION, PHASE 7

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


SECTION: 12 WARD: 6
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 6
RANGE: 12 East

TYPE OF DEVELOPMENT: 
- URBAN (Residential lots less than 1 acre)
- SUBURBAN (Residential lots between 1-5 acres)
- RURAL (Residential Farm Tract lots 5 acres plus)
X OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located at the intersection of Camp hill Drive and Fox Trot, west of Money Hill Parkway, near Talisheek, Louisiana.

SURROUNDING LAND USES: North - Single Family Residential
South - Lake
East - Single Family Residential
West - Pond

TOTAL ACRES IN DEVELOPMENT: 45.1

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

SEWER AND WATER SYSTEMS: Central

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

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

Department of Development - Planning

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

1
Informational Items:

1. Parish code requires that a land clearing permit be applied for and obtained through the Department of Development prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

2. A “preliminary draft” copy of the declaration of covenants and restrictions should be remitted to this department for review prior to the developer receiving a “work order” in conjunction with the preliminary subdivision approval process.

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

Department of Engineering

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

Informational Items:

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

Department of Environmental Services

None
OLD BUSINESS
April 1, 2014

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

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

Honorable Commissioners:

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

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

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

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

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

Sincerely,

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

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

Mr. Paul Carroll
Mr. Jeremy R. Harrison
McCalman, LLC
To: St. Tammany Parish Government  
Dept of Engineering  
ATT: Charles Williams - Dir. of Engineering  
EARL MAGNER, P.E. P.L.S.

From: McCalman LLC  
139 Baker LN Cov. La. 70434

Ref - Resolution No. 13-041 (Enter Parish Right of Way)  
Specifically 550ft of the un-gated portion of  
Partridge St (Road ID # R04D016) for the  
purpose of gaining access to property: Dove Park Sub.  
Ward 4 District 5

Dear Sir,

At this time we (McCalman LLC)  
respectfully request a six-month extension on  
the above resolution which was originally granted  
and approved on June 11, 2013.  Any cooperation  
regarding this matter will be greatly appreciated.  
Please feel free to contact me @ 650-255-0051

Respectfully Submitted  
Dale McWilliams

McCalman LLC  
Samuel M. Campo

Note: The above project was not  
started due to a delay of the  
sale of additional lots on this  
right of way that we just purchased.  
Thanks
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 13-041

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

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

WARD 4, DISTRICT 5.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the “Subdivision Regulatory Ordinance.” The Parish’s engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. Any developer/applicant proposing to develop lots within a “dormant subdivision” or “subdivision of record” must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the “St. Tammany Parish Drainage Impact Fee Ordinance” (Sec. 2-009.00 Part IV (B) (8)) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the “Drainage Impact Fee Escrow Account” by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.

5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

8. That the petitioner post a Performance Letter of Credit in the amount of $22,000 for a period of six (6) months.

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

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

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

12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, on the public right of way he/she seeks permission to enter until the Parish takes over the infrastructure for maintenance.

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

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

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

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

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

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

19. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the Parish’s “Subdivision Regulatory Ordinance”.

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

21. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.
THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

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

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

NAY: 0

ABSTAIN: 0

ABSENT: Mr. Bill Matthews

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

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

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION