AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JUNE 14, 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 MAY 10, 2016 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Harrison Avenue), Ward 3, District 2
Request to enter Parish right-of-way for the purpose of gaining access to property
(POSTPONED AT THE MAY 10, 2016 MEETING)

Entering Parish Right-of-Way (5th Avenue), Ward 3, District 5
Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Entering Parish Right-of-Way (Camp Villere, Grantham College and W. Perimeter Roads), Ward 9, District 11
Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Entering Parish Right-of-Way (E. Brewster Road), Ward 1, District 1
Request to enter Parish right-of-way for the purpose of connecting sewer and water lines
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 14, 2016
MANDEVILLE, LOUISIANA

MINOR SUBDIVISIONS

2016-299-MSP
A 1.962 acre parcel into parcels A & B, Ward 8, District 13
Parish Council District Representative: Hon. Michele Blanchard

2016-300-MSP
A 6.0 acre parcel into parcel A-2, Ward 1, District 1
Owner: Donald Lavigne & Amanda Huber Surveyor: John Cummings & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2016-301-TP
Pontchartrain Medical Park, Ward 4, District 5
Parish Council District Representative: Hon. Rykert Toledano

PRELIMINARY SUBDIVISION REVIEW

2016-288-PP
Bedico Creek, Parcel C, 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

2016-287-PP
Bedico Creek, Bubble 2, Phase 2, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 14, 2016
MANDEVILLE, LOUISIANA

2016-298-FP
Money Hill, Phase 6, Part 4, Ward 5, District 6
Developer/Owner: Money Hill Plantation, L.L.C.  Engineer: Arrow Engineering & Consultants
Parish Council District Representative: Hon. Richard Tanner

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

MS14-11-065
16.8 combined acreage parcels into parcels A thru E, Ward 10, District 6
Parish Council District Representative: Hon. Richard Tanner
(Request by owner for the commission to consider amending their original conditions of approval)

2016-249-PP
Abita River Park, Ward 3, District 2
Parish Council District Representative: Hon. Dennis Sharp
(Request by staff to add additional staff comments as part of preliminary subdivision approval)

NEW BUSINESS

ADJOURNMENT
PLANNING COMMISSION MINUTES
CALL TO ORDER

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

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Absent: [List of absent members]

Staff Present: Lauren K. Davis, Terry Hand, Karlin Riles, Ron Keller, Jay Watson, Holly Thomas

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Drumm.

APPROVAL OF THE APRIL 12, 2016 MINUTES

Randolph moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay: [List of any nay votes]

Abstain: [List of any abstain votes]

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (N. Harrison St., 200ft south of Sunshine Ave.) Ward 3, District 2

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


(POSTPONED AT THE APRIL 12, 2016 MEETING)

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
MAY 10, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

Richard moved to postpone until the June meeting, second by Randolph.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Randolph
Nay: Drumm
Abstain:

MINOR SUBDIVISIONS

2016-267-MSP
A combined 19.952 acres into Parcels 1, 2, & 3, Ward 9, District 6
Owner: John & Deette Lindsey Surveyor: JV Burkes & Assoc., Inc.
Parish Council District Representative: Hon. Richard Tanner
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: John Lindsey  Opposition: none

Willie moved to approve, second by Randolph.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

PETITIONS/REQUESTS

A request to build on a buildable substandard lot of record, located in Forest Glen Subdivision, Sq. 100, lot 1, Ward 7, District 7
Petitioner: Amanda Damario Parish Council District Representative: Hon. Jacob Groby
(POSTPONED AT THE APRIL 12, 2016 MEETING)
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

Davis moved to deny, second by Drumm.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW
DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

*Counsel for the petitioner has requested to hear both preliminary case 2016-246-PP as well as final case 2016-247-FP in order to review and discuss together. Voting on each case will be separate.

2016-246-PP
Northpark, Phase IV-B, Ward 3, Ward 1, District 5
Developer/Owner: Green Gate Northpark, L.L.C. Engineer: Deep South Design Group
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: Jeff Schoen
Opposition: none

Richard moved to approve, second by Cazaubon.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay: 
Abstain:

2016-247-FP
Northpark, Phase IV-B, Ward 3, Ward 1, District 5
Developer/Owner: Green Gate Northpark, L.L.C. Engineer: Deep South Design Group
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: Jeff Schoen
Opposition: none

Lorren moved to approve, second by Richard.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay: 
Abstain:

2016-249-PP
Abita River Park, Ward 3, District 2
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
Opposition: none
Cazaubon moved for approval, subject to following: receipt of 5 (five) Certificates of Occupancy before the active amenities are installed; walking path be constructed with aggregate surface; additional restrictive covenant added to the plat stating that walking path will be maintained by the HOA; additional restrictive covenant added to the plat stating that the 60' setback is required for corner lots with respect to the driveways. Developer has withdrawn request for 30' corner lot setback waiver. Second by Randolph.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay: 

Abstain:

2016-251-PP
Deer Crossing, Ward 1, District 1

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: Paul Mayronne Opposition: none

Richard moved to approve, subject to following: receipt of 5 (five) Certificates of Occupancy before the active amenities are installed; the waiver for the 30' setback for corner lot driveways will apply to Lots 1, 73, & 81; with regard to walking path - area around pond be of natural surface, areas around athletic field and basketball court be aggregate; additional restrictive covenant added to the plat stating the 30' setback requirement for corner lot driveways. Second by Willie.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Fitzmorris, Doherty, Drumm, Randolph

Nay: Davis

Abstain:

2016-252-PP
Wingfield (Revised), Ward 1, District 3
Developer/Owner: Robert Bruno Engineer: Arrow Engineering & Consulting
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Darrell Fussell Opposition: none
Cazaubon moved to approve, second by Willie.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Fitzmorris, Doherty,
Randolph
Nay: Davis, Drumm
Abstain:

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD03-09-011F
Bushwood Estates, Ward 5, District 6
Parish Council District Representative: Hon. Richard Tanner
(Request by developer to amend the recorded final subdivision survey plat.)
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

Richardson moved to approve, second by Willie.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty,
Drumm, Randolph
Nay:
Abstain:

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella
Chairman
ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS
May 12, 2016

CERTIFIED MAIL – RETURN RECEIPT
No. 7012 3460 0000 9958 9717

Dragonfly Enterprises, Inc.
Attn: Mr. James A. Lindsay, II
81116 Highway 1083
Bush, LA 70431

Re: Enter Parish ROW
Specifically a Portion of N. Harrison St.
(for 200 feet south of Sunset Ave)
Town of Maclayville S/D
For the Purpose of Gaining Access to Property

Dear Mr. Lindsay:

This is to advise that the above captioned project was postponed to the June 14, 2016 Planning Commission meeting because you did not appear at the meeting.

You are hereby advised that your presence is required at the June 14, 2016 meeting per Planning Commission directive.

Sincerely,

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

xc: Honorable Dennis Sharp
Mr. Mike Noto
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Mr. Theodore Reynolds, E.I.
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 16-

TITLE: A RESOLUTION AUTHORIZING DRAGONFLY ENTERPRISES, INC., C/O MR. JAMES A LINDSAY II TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING DRAGONFLY ENTERPRISES, INC., C/O MR. JAMES A LINDSAY II, 81116 HIGHWAY 1083, BUSH, LA 70431; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY PORTION OF N. HARRISON ST. FOR 200 FEET SOUTH OF SUNSHINE AVE, MAILLEVILLE 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 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 Obligation in the amount of $8,000 for a period of six (6) months.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of $22.00 per linear foot of roadway.

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 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 ________________, SECONDED BY ________________;

A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 14TH DAY OF JUNE, 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
May 20, 2016

CERTIFIED MAIL – RETURN RECEIPT
No. 7012 3460 0000 9958 9694

Southern Light, LLC
Attn: Carolina Weaver
107 St. Francis St., Ste. 1800
Mobile, AL 36602

Re: Enter Parish ROW
Specifically a Portion of 5th Street
For the Purpose of Laying Fiber Optic Cables

Dear Ms. Weaver:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda June 14, 2016.

You are hereby advised that your presence is required at the June 14, 2016 meeting per Planning Commission directive.

Sincerely,

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

xc: Honorable Rykert Toledano
Mr. Mike Noto
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Mr. Theodore Reynolds, E.I.
Sawgrass Consulting, LLC
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; 107 ST. FRANCIS ST., STE. 1800, MOBILE, AL 36602; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY 5TH AVENUE FOR THE PURPOSE OF LAYING FIBER OPTIC CABLES.

WARD 3    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 $3,200 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 14TH DAY OF JUNE, 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
May 20, 2016

CERTIFIED MAIL — RETURN RECEIPT
No. 7012 3460 0000 9958 9724

Southern Light, LLC
Attn: Carolina Weaver
107 St. Francis St., Ste. 1800
Mobile, AL 36602

Re: Enter Parish ROW
Specifically Portions of Camp Villere Rd Grantham College Rd & W Perimeter Rd
For the Purpose of Laying Fiber Optic Cables

Dear Ms. Weaver:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda June 14, 2016.

You are hereby advised that your presence is required at the June 14, 2016 meeting per Planning Commission directive.

Sincerely,

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

xc: Honorable Steve Stefancik
    Mr. Mike Nato
    Mr. Sidney Fontenot
    Ms. Erin Stair
    Mr. Ron Keller
    Mr. Earl J. Magner, P.E., P.L.S.
    Mr. Jay Watson, P.E.
    Mr. Theodore Reynolds, E.I.
    Sawgrass Consulting, LLC
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; 107 ST. FRANCIS ST., STE. 1800, MOBILE, AL 36602; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY PORTIONS OF CAMP VILLERE RD., GRANTHAM COLLEGE RD. & W. PERIMETER RD. FOR THE PURPOSE OF LAYING FIBER OPTIC CABLES.

WARD 9   DISTRICT 11

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 $21,700 for a period of six (6) months.
RESOLUTION P.C. NO._______
PAGE NO. 2 OF 2

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 14TH DAY OF JUNE, 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
PROJECT LOCATION

Fiber Optic Installation
Plans for Proposed Project

#60450 West Perimeter Rd. - Slidell, LA
T-Mobile Crown Camp Villere #N005123B

April 27, 2016

Attention Permitting Department

Date: [ ]

Approve: [ ]

Job Information

Total Fiber: EST: 6,700' ACT: -
Aerial: EST: 500' ACT: -
Underground: EST: 4,200' ACT: -

Job #: [ ]

Date: [ ]

Contact List

Project Manager: Donnie Cooper (251) 209-4155
DCOOPER@SLPIER.COM

Engineer: Wallas Del-Rooff (504) 202-1095
WRAOF@SLPIER.COM

Project Contact: Allinson Hasley (251) 582-1435
AHASTILY@SLPIER.COM

Carolina Weaver (251) 445-1588
CWEAVERS@SLPIER.COM

Attention Permitting Department

April 27, 2016

Memorandum

West Perimeter Rd.
Crown Camp Villere Rd.
Camp Villere Rd.

#N005123B

DATE: [ ]
May 24, 2016

CERTIFIED MAIL – RETURN RECEIPT
NO. 7012 3460 0000 9958 9731

Mark Salvetti
Stirling Properties, LLC
109 Northpark Blvd., Suite 300
Covington, LA 70433

Re: Enter Parish R.O.W.
   Specifically a Portion of E. Brewster Road
   For the Purpose of Laying and Connecting Water & Sewer Lines

Dear Mr. Salvetti:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda June 14, 2016.

You are hereby advised that your presence is required; Planning Commission directive.

Sincerely,

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

xc: Honorable Rykert Toledano
   Mr. Mike Noto
   Mr. Earl J. Magner, P.E., P.L.S.
   Mr. Sidney Fontenot
   Mr. Ron Keller
   Ms. Erin Stair
   Mr. Jay Watson, P.E.
   Mr. Theodore Reynolds, E.I.
   DDG – Attn: David Laizer
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO.______

TITLE: A RESOLUTION AUTHORIZING STIRLING PROPERTIES TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING STIRLING PROPERTIES, LLC, 109 NORTH PARK BLVD., STE 300, COVINGTON, LA 70433; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY A PORTION OF E. BREWSTER RD., FOR THE PURPOSE OF LAYING AND CONNECTING WATER & SEWER LINES.

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 $10,000 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 utility lines 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 14TH DAY OF JUNE, 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 June 7, 2016)

CASE NO.: 2016-299-MSP

OWNER/DEVELOPER: 2301 Gause Boulevard East, L.L.C.


SECTION: 38  
WARD: 8  
PARISH COUNCIL DISTRICT: 13

TOWNSHIP: 9 South  
RANGE: 15 East

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

GENERAL LOCATION: The property is located on the southeast corner of East Gause Boulevard and Cross Gates Boulevard, Slidell, Louisiana.

SURROUNDING LAND USES: Commercial and Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 1.962

NUMBER OF LOTS/PARCELS: 2  
TYPICAL LOT SIZE: 1 acre

ZONING: HC-2 Highway Commercial

REASONS FOR PUBLIC HEARING: Both parcels are slightly under 1 acre in size.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one (1) 1.962 acre parent parcel. Both proposed parcels are just slightly under one (1) acre minimum lot size requirement with Parcel A being 0.97 acres and Parcel B 0.992 acres in size.

Since both parcels are so close to the one (1) acre minimum, and given that the property is zoned commercial, which under the zoning classification, would allow for smaller sized lots, the staff has no objection to the proposed minor subdivision request.

However, since this is commercial property, by creating new boundary lines along the perimeters and internally, may create issues with the owner being able to comply with the parish’s minimum landscape and planting buffer requirements (10' wide planting buffers on each side and rear and street planting buffers along the frontages). Therefore, the staff recommends that the survey plat not be recorded for public record unless and until one of the following two conditions have been met:
a.) A new landscape buffer and planting plan must be submitted to our department's resident landscape architect for review and approval for the new lots or parcels in question; or

b.) the owner files for a variance with the St. Tammany Parish Board of Adjustment and receives approval for exceptions to the parish's landscape buffer and planting requirements.

Additionally, if the commission decides to approve this request, a waiver of the regulations are required relative to the minimum parcel size issue, and 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
NO IT! THERE WILL BE CROSS ACCESS EASEMENT BETWEEN PARCEL A AND PARCEL B.

REFERENCES: SURREY, JR. AS SURREY BY TULL, DATED 7/20/04, SURREY NO. 1041527.

APPROVED: CLERK OF PLANNING COMMISSION DATE
DIRECTOR OF ENGINEERING DATE
CLERK OF COURT DATE
DATE FILED
FILE NO.

LEGAL DESCRIPTION:
PARCEL A & PARCEL B SURVEYED IN A 1.962 ACRE PARCEL OF LAND INTO A MINOR SUBDIVISION MAP OF

ST. TAMMANY PARISH, LOUISIANA
SECTION 3B T-9 S R-15 E CD
PARCEL A & PARCEL B SURVEYED IN
J.W. BURKE'S ASSOCIATES, INC.

TOTAL AREA: 85465 SQ. FT. OR 1.982 ACRES

DRAWN BY:
CHECKED BY:

DATE 4/18/16

LAPEG NO. 4785

LA. REG. NO. 4785

Phone: 985-649-0075  Fax: 985-649-0154
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 7, 2016)

CASE NO.: 2016-300-MSP

OWNER/DEVELOPER: Donald Lavigne & Amanda Huber


SECTION: 7
TOWNSHIP: 7 South
RANGE: 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 1

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 near the southwest intersection of LA Highway 1085 and Lavigne Road, northwest of Madisonville, Louisiana.

SURROUNDING LAND USES: Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT: 6.0

NUMBER OF LOTS/PARCELS: 1

TYPICAL LOT SIZE: 6 acres

ZONING: A1-A Suburban

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

STAFF COMMENTARY:

Department of Development - Planning

The owner of the original minor subdivision (creating two parcels) inadvertently left out proposed parcel A-2 from the application process, and as such, now wants to rectify that by adding said parcel into the existing minor subdivision; and since a private drive will provide access to only that one 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 parish code requirements, the staff has no objections to the proposed minor subdivision.

Department of Engineering

None

Department of Environmental Services

None
This property is located in flood Zone C, per F.E.M.A. Map No. 2252050205C, dated October 17, 1989.

Improvements not located hereon.

Setback lines must be verified by St. Tammany Parish Planning Department.

REFERENCE BEARING:
Iron Rod A to Iron Rod 8
S 89° 45' E

REFERENCE SURVEYS:
2. Survey for Amanda Huber by John C. Cummings, Surveyor, dated August 17, 2009, filed St. Tammany Parish Clerk of Court Map file No. 4832E.

NOTE: THIS MINOR SUBDIVISION SUPERSEDES FORMER RECORDS UNDER MAP FILE NO. 4832E, RECORDED ON OCTOBER 19, 2009.

APPROVAL:
Chairman/Parish Planning Commission

May 2009

Scale: 1" = 200' Date: 5-5-2009
Job No. 09144-AR

NOTES:

2. Survey for Amanda Huber by John C. Cummings, Surveyor, dated August 17, 2009, filed St. Tammany Parish Clerk of Court Map file No. 4832E.

REFERENCE BEARING:
Iron Rod A to Iron Rod 8
S 89° 45' E

REFERENCE SURVEYS:
2. Survey for Amanda Huber by John C. Cummings, Surveyor, dated August 17, 2009, filed St. Tammany Parish Clerk of Court Map file No. 4832E.

NOTE: THIS MINOR SUBDIVISION SUPERSEDES FORMER RECORDS UNDER MAP FILE NO. 4832E, RECORDED ON OCTOBER 19, 2009.

APPROVAL:
Chairman/Parish Planning Commission

May 2009

Scale: 1" = 200' Date: 5-5-2009
Job No. 09144-AR

NOTES:

2. Survey for Amanda Huber by John C. Cummings, Surveyor, dated August 17, 2009, filed St. Tammany Parish Clerk of Court Map file No. 4832E.

REFERENCE BEARING:
Iron Rod A to Iron Rod 8
S 89° 45' E

REFERENCE SURVEYS:
2. Survey for Amanda Huber by John C. Cummings, Surveyor, dated August 17, 2009, filed St. Tammany Parish Clerk of Court Map file No. 4832E.

NOTE: THIS MINOR SUBDIVISION SUPERSEDES FORMER RECORDS UNDER MAP FILE NO. 4832E, RECORDED ON OCTOBER 19, 2009.

APPROVAL:
Chairman/Parish Planning Commission

May 2009

Scale: 1" = 200' Date: 5-5-2009
Job No. 09144-AR

NOTES:

2. Survey for Amanda Huber by John C. Cummings, Surveyor, dated August 17, 2009, filed St. Tammany Parish Clerk of Court Map file No. 4832E.

REFERENCE BEARING:
Iron Rod A to Iron Rod 8
S 89° 45' E

REFERENCE SURVEYS:
2. Survey for Amanda Huber by John C. Cummings, Surveyor, dated August 17, 2009, filed St. Tammany Parish Clerk of Court Map file No. 4832E.

NOTE: THIS MINOR SUBDIVISION SUPERSEDES FORMER RECORDS UNDER MAP FILE NO. 4832E, RECORDED ON OCTOBER 19, 2009.

APPROVAL:
Chairman/Parish Planning Commission

May 2009

Scale: 1" = 200' Date: 5-5-2009
Job No. 09144-AR

NOTES:

2. Survey for Amanda Huber by John C. Cummings, Surveyor, dated August 17, 2009, filed St. Tammany Parish Clerk of Court Map file No. 4832E.

REFERENCE BEARING:
Iron Rod A to Iron Rod 8
S 89° 45' E

REFERENCE SURVEYS:
2. Survey for Amanda Huber by John C. Cummings, Surveyor, dated August 17, 2009, filed St. Tammany Parish Clerk of Court Map file No. 4832E.
TENTATIVE

SUBDIVISION

REVIEW
TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of June 7, 2016)

CASE NO.: 2016-301-TP

PROPOSED SUBDIVISION NAME: PONTCHARTRAIN MEDICAL PARK

DEVELOPER: Voelkel/McWillimas Construction Co.

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 27 WARD: 4
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5
RANGE: 11 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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is bounded on the south by Lakeview Drive and on the north by Hickory Drive, north of Mandeville, Louisiana.

SURROUNDING LAND USES: North - single family residential
South - medical
East - single family residential
West - commercial/medical

TOTAL ACRES IN DEVELOPMENT: 16.2

NUMBER OF LOTS: 15 TYPICAL LOT SIZE: 150' x 175'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: MD-1 (Existing)

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

Department of Development - Planning

1. It warrants consideration that the parcel that is being reserved for the “retention pond” at the northern end of the subdivision should be designed so that a minimum 60' wide constructed right-of-way can be provided through lots 7 & 8 and tie into Hickory Drive. Since this development is commercial, it’s important to promote not only local efficient traffic circulation but global as well; and by opening up this additional access way to Hickory Lane will provide another means
of convenient access to a collector road (Dove Park Road) that feeds into LA Highway 59 to the east and ultimately to U.S. Highway 190 (Causeway Boulevard) to the west.

2. The public works department has indicated that Lakeview Drive is a private road, which is the only road being used to access the subdivision, which will have public roads. This presents a potential problem since the private road could be “gated” or have “limited access” that would in turn deny access to the public to the public streets within the development.

Therefore, in order to mitigate this matter, the staff recommends that either Lakeview Drive be dedicated to the parish, or that a restrictive covenant be added to the subdivision plat stating to the affect that Lakeview Drive shall not be “gated” or have any kind of “limited access” relative to accessing the public streets within the subdivision.

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.

The staff recommends approval subject to the developer complying with the aforementioned staff comment.

Department of Engineering

TIA COMMENTS

1. Several of the intersections studied in this TIA are maintained by DOTD. Therefore DOTD approval of this TIA is required.

2. The Hwy. 190 SB exit ramp was agreed to be included in the scope of the TIA, but was not included in the report. Please revise.

3. Table 5 states that the delay for Judge Tanner Blvd. @ 190 service Rd. (P.M. Peak) will be increased by 31.9 seconds, but no mitigation is offered. This is a DOTD intersection and therefore any requirements that DOTD has must be met.

4. The project description states that the traffic generated by the project will be 90% right turns and 10% left turns onto Judge Tanner Blvd. Staff agrees with this assumption, but a 72/28 split was used for the P.M. trip generated traffic. Please revise.

5. Table 5, WB Judge Tanner Blvd., Future P.M. LOS should be “D” not “C”. Please Revise.
PRELIMINARY

SUBDIVISION

REVIEW
Preliminary Subdivision Staff Analysis Report
(As of June 7, 2016)

Case No.: 2016-288-PP

Subdivision Name: Bedico Creek, Parcel C

Developer: Bedico Creek Preserve, LLC


Section 6, Ward: 1

Township 7 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: In the southwest quadrant of Bedico Creek S/D

Total Acres in Development: 39.36

Number of Lots: 50

Average Lot Size: Varies

Sewer and Water Systems: Central

Zoning: PUD

Flood Zone Designation: A

Revised PUD: Administrative Approval November 12, 2015

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 and no work order to be issued until all punch list items have been resolved.

   a. Subdivision Plat

      (1) Remove the note “Parcel B” from lot #123.
b. Sewer and Water

(1) 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.

3. No Maintenance Obligation is required since this is an extension of private roadways.

4. No Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

Department of Development - Planning

None
FINAL

SUBDIVISION

REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 7, 2016)

CASE NO.: 2016-287-FP

SUBDIVISION NAME: Bedico Creek Bubble 2, Phase 2 (Heron Lake)

DEVELOPER: Bedico Creek Preserve, LLC
3520 Holiday Dr., Suite 100
New Orleans, LA 70114


SECTION 6 WARD: 1
TOWNSHIP 7 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)

TOTAL ACRES IN DEVELOPMENT: 18.40

NUMBER OF LOTS: 43 LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: “A”

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on June 1, 2016. The inspection disclosed that all concrete roads are constructed, road shoulders are constructed and the roadside ditches are functioning.

2. The following revisions to the drawings are needed and will be completed before the plats are signed.
a. General

(1) Need utility trench bedding test results.
(2) Need utility trench backfill test results.
(3) Need floppy disk or latest format.

b. As-Built Paving & Drainage Plan

(1) Need invert elevations at each property corner.
(2) Note: No Fill To Be Placed On Side Lot Lines Lots 752-764. However arrow points to Lot 767 not 764. Resolve this conflict on the As-Built drawing.
(3) Complete the phase line at the southern side of Bubble 2; Phase 2 on the As-Built drawing.

c. Sewer and Water

(1) A negative bacteriological report relative to the construction of the project’s water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
(2) A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2556 liner feet x $25.00 per linear foot = $63,900 for a period of two (2) years.

4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

5. No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.

*Department of Development - Planning*

None
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 7, 2016)

CASE NO.: 2016-298-FP

SUBDIVISION NAME: Money Hill S/D, Ph. 6; Part 4

DEVELOPER: Money Hill Plantation, LLC
100 Country Club Drive
Abita Springs, LA 70420

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc./Land Surveying, LLC

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 (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT: 7.27

NUMBER OF LOTS: 23 LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: PUD

FLOOD ZONE DESIGNATION: “A” & “C”

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on June 1, 2016. The inspection disclosed that all roadside drainage, sewer & water lines and signage was constructed previously under other phases of this subdivision.

2. The following revisions to the drawings are needed and will be completed before the plats are signed.

a. Subdivision Plat

   (1) Restrictive covenant #8 must state 60' not 35'.
(2) Remove “All will have 15” BCCMP culvert or Equivalent” from the Notes.
(3) Need 9-1-1 addresses.

b. **As-Built Paving & Drainage Plan**

(1) Need typical roadway x-sections.
(2) Need typical drainage servitudes as shown on the subdivision plat.
(3) Drainage servitude is between lots #372/373 not lots #370/372.
(4) Label “cart paths” between lots #369/370; #376/377 and #358/359.
(5) Remove drainage arrow between lots #359/360.
(6) Highlight Ph. 6; Part 4 with bold lines.

3. No Warranty Obligation is needed since the infrastructure has already been approved.

4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

5. No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.

*Department of Development - Planning*

None
OLD BUSINESS

(Item # 1)
June 3, 2016

St. Tammany Parish Planning Commission
St. Tammany Parish Government Complex
21490 Koop Drive
Mandeville, LA 70471

Re: OLD BUSINESS ITEM - MS14-11-065
    Request to Amend the Minor Subdivision Survey Plat

Dear Commissioners:

Please see attached letter from Ms. Bonnie Paille, the owner of the above minor subdivision along with a revised survey of same.

Ms. Paille has indicated that she currently does not currently have sufficient funds to complete the private drive that will access parcels A, B, D and E; therefore, she is requesting that the commission grant her permission to delay the completion of the roadway and to allow for the recording of the survey plat, and for the issuance of a building permit and subsequently an occupancy permit to be issued in favor of parcel C, which has public road frontage.

In return, Ms. Paille will not seek the issuance of any building permits for parcels A, B, D and E until the private drive leading to said parcels is constructed to parish standards and approved by the parish.

Ms. Paille is seeking this request so that she can transfer the parcels as part of the succession of the Andre Paille, Jr. Estate.

The staff has no objections to Ms. Paille’s request.

If you have any questions, or require additional information, please feel free to give me a call at 985-898-2529.

Sincerely,

Ron Keller
Senior Land Use Planner
Ron Keller  
P.O. Box 628  
Covington, LA 70434  

May 31, 2016  

Dear Mr. Ron Keller:  

I would like to request to be put back on the agenda for the Planning Commission Meeting on June 14, 2016 in reference to Case Number: MS 14-11-065; Estate of Andre Paille, Jr.  

Sincerely,  

Bonnie A. Paille
MINOR SUBDIVISION MAP

A 7.05 Acre & 9.75 Acre Parcel of Land, into Parcel A, B, C, D & E, Situated in Section 15, T—6—5, R—12—E, St. Tammany Parish, Louisiana. The P.O.B. is reported to be S89°30' E—1331.0'; North—652.28', from the Section Corner commencing at Section 15, 16, 21 & 22, T—6—5, R—12—E, St. Tammany Parish, La.

Reference:
1.) A Survey made byieron R. Fitzmorris Dated 12—13—95. Job #7468—A
(Basis of Bearing)
2.) A Survey made by Lowell E. Cummings Dated 11—06—74

Building Setbacks (If Any) should be verified prior to any construction.

This Map is in Flood Zone C, as per FEMA Firm, Comm. Panel No. 2252050175C, Map Dated 10—17—89

LEGEND:
•= Found 1/2 Rebar
•Fnd. 1 Pipe
○= Set 1/2 Rebar
= Found 3/4 Pipe
= Power Pole

CHAIRMAN PLANNING COMM.
DIR. DEPT. OF ENGINEERING
SECRETARY PLANNING COMM.
CLERK OF COURT

Final Approval

Note: No St. Tammany Parish Building Permits or Occupancy Permits shall be issued for Parcels A, B, C, D & E until all roadway and drainage construction is complete and approval of the construction has been granted by the St. Tammany Parish Department of Engineering. Building Permits and Occupancy Permits for Parcel C are allowed without roadway and drainage construction as long as the driveway is constructed off of Downs Avenue rather than Poille Lane.

Rhinelander Farms LLC

Estate of Andr P. Melje

Al—12—01.5f—2, Section 15, T—6—5, R—12—E, St. Tammany Parish, Louisiana

1 Acre
3.08 Acres
3.06 Acres
3.05 Acres
4 Acres
4.44 Acres
4.44 Acres
4 Acres
3.96 Acres
3.96 Acres
3.96 Acres
3.96 Acres
4.44 Acres
4.44 Acres
6.99 Acres
10.94 Acres
14.96 Acres
14.96 Acres
14.96 Acres

DOWNS AVENUE
OLD BUSINESS

(Item # 2)
June 6, 2016

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

Re: Abita River Park S/D
Preliminary Approval

Honorable Commissioners:

The following two (2) items were inadvertently omitted from the May 3, 2016 Preliminary Subdivision Staff Analysis Report and need to be approved by the Planning Commission:

Department of Engineering

3. A funded Maintenance Obligation in the amount of $21,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision, which includes the extension of the sewer and water lines.

4. Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

Sincerely,

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

xc: Honorable James A. “Red” Thompson
Mr. Sidney Fontenot
Ms. Leslie Long
Mr. Greg Gorden
Ms. Erin Stair
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Ms. Holly Thomas, P.E.
Abita River Park, LLC
Kelly J. McHugh & Associates, Inc.