AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JULY 12, 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 JUNE 14, 2016 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (6th 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 (10th Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property

MINOR SUBDIVISIONS

2016-326-MSP
Parcel D comprising 7.86 acres into parcels D-1 & D-2, Ward 1, District 3
Owner: Peggy Fitzsimons Surveyor: LS Land Surveying, L.L.C.

2016-328-MSP
A portion of land comprising Beau Chene Golf Course Fairways 8 thru 12 into parcel A and parcel FW-1, Ward 4, District 4
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JULY 12, 2016
MANDEVILLE, LOUISIANA

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2016-323-PP
Bedico Creek, Parcel 13, 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

2016-317-FP
Versailles Business Park, Phase 1, Ward 3, District 5
Developer/Owner: Versailles Business Park, L.L.C.  Engineer: Duplantis Design Group, P.C.
Parish Council District Representative: Hon. Marty Rykert Toledano

2016-315-FP
Ruelle Court, Ward 1, District 1
Developer/Owner: Coast Builders, L.L.C.  Engineer: Kyle Associates, L.L.C.
Parish Council District Representative: Hon. Marty Dean

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix “B”, of Chapter 40, Subdivision Regulatory Ordinance No. 499, specifically, the “Supplemental Section” under the Preliminary Approval Drainage Check Sheet for the purpose of correcting a $20.00 fee charge.
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JULY 12, 2016
MANDEVILLE, LOUISIANA

OLD BUSINESS

Grand Oaks, Phase 2-B, Ward 1, District 1
Developer/Owner: Marina Developers, LLC  Engineer: Kelly McHugh & Associates, L.L.C.
Parish Council District Representative: Hon. Marty Dean
(Request by developer to revise warranty obligation)

NEW BUSINESS

ADJOURNMENT
PLANNING

COMMISSION

MINUTES
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JUNE 15, 2016
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 Mannella.

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Absent: 
Staff Present: Lauren K. Davis, Mike Sevante, Karlin Riles, Ron Keller, Jay Watson, Holly Thomas

INVOCATION
The Invocation was presented by Mrs. Cazaubon.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was presented by Mr. Doherty.

APPROVAL OF THE MAY 10, 2016 MINUTES

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

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDE, EASEMENTS

Entering Parish Right-of-Way (N. Harrison St., 200 ft 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 MAY 10, 2016 MEETING)
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: James Lindsey/Dragonfly Enterprises  
Opposition: Margo Robin
Willie moved to approve, second by Richardson.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

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

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

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
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mark Salvetti  
Opposition: none
Cazaubon moved to approve, second by Willie.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:
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
A Public Hearing was opened for discussion of this case and the following individual(s) provided
testimony in favor of this request: Sean Burkes/JV Burkes Opposition: none
Doherty moved to approve, second by Lorren.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris,
Doherty, Drumm, Randolph
Nay: 
Abstain:

2016-300-MSP
A 6.0acre 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
A Public Hearing was opened for discussion of this case and the following individual(s) provided
testimony in favor of this request: Donald Lavigne/owner Opposition: none
Cazaubon moved to approve, second by Richardson.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris,
Doherty, Drumm, Randolph
Nay: 
Abstain:

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
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: Samantha Keen, Charles Acosta, John O’Malley, Allison Wies, Ladson Poole

Davis moved to approve, second by Doherty.

Yea: Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Randolph

Nay: Cazaubon, Drumm, Richardson

Abstain:

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

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 approve, second by Fitzmorris.

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

Nay:

Abstain:

FINAL SUBDIVISION REVIEW

2016-287-FP
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

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, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

Abstain:

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
JUNE 14, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

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, Denise Lemoine/Money Hill CFO
Opposition: none
Cazaubon moved to approve, second by Willie.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:
*Note: Chairman Mannella recused himself from discussion and vote of this case as he is employed by Money Hill.

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)
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Bonnie Paille/owner
Opposition: none
Cazaubon moved to approve, second by Willie.
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
(Request by staff to add additional staff comments as part of preliminary subdivision approval)
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Opposition: none
Cazaubon moved to approve, second by Willie.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:
NEW BUSINESS
Congratulations to our Zoning Commission Clerk Raima Tobler on accepting a promotion.

ADJOURNMENT

______________________________
Mr. Dave Mannella
Chairman
ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. ____________

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

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MDM, LLC AND ASSIGNEES, P. O. BOX 326, MANDEVILLE, LA 70470; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 6TH STREET, SQUARE 24, CHINCHUBA 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 acquires 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 $5,000 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 for a period of two (2) years.

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, if applicable.

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

20. 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 _______, 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
June 28, 2016

CERTIFIED MAIL – RETURN RECEIPT
No. 7012 3460 0000 9958 9755

MDM, LLC
P. O. Box 326
Mandeville, LA 70470

Re: Enter Parish ROW
    Specifically a Portion of 6th Street
    Chinchuba S/D
    For the Purpose of Gaining Access to Property

Gentlemen:

    This is to advise that the above captioned project will be on the Planning Commission agenda
    July 12, 2016.

    You are hereby advised that your presence is required at the July 12, 2016 meeting per
    Planning Commission directive.

Sincerely,

[Signature]

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. Magnier, 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. __________

TITLE: A RESOLUTION AUTHORIZING DARLING DESIGN HOMES, INC., TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO DARLING DESIGN HOMES, INC. 401 MARINA OAKS, MANDEVILLE, LA 70471; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 10TH STREET CHINCHUBA 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 Obligation in the amount of $4,000 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 for a period of two (2) years.

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

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

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

15. 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.

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

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

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

19. 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 _____, 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
June 27, 2016

Saint Tammany Parish Planning Commission

Mr. Dave Mannella, Chairman

I am requesting a waiver of the requirement for a twenty (20) foot wide roadway and allow a sixteen (16) foot wide roadway because of the proximity of the forty eight inch Oak Tree and the minimum traffic generated by the two (2) lots in question. Thank you for your professional courtesies, Buddy Coate, agent

[Signature]
July 5, 2016

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

Re: Enter Parish ROW
10th Street – Chinchuba Subdivision
Petitioner – Buddy Coate, Darling Design Homes, Inc.

Honorable Commissioners:

The petitioner is requesting to enter the Parish R.O.W. in accordance with the attached “Conceptual Plan” prepared by Kelly J. McHugh & Associates which indicates that the asphalt roadway will be sixteen (16) feet wide in lieu of the twenty (20) feet wide requirement and his attached letter dated June 27, 2016.

The Department of Engineering has reviewed the drawing and has no objection to the departure from the twenty (20) foot wide roadway due to the extenuating circumstances with the forty-eight (48) inch oak tree and the minimum traffic generated by the two (2) lots.

Should the Planning Commission approve the “Conceptual Plan” a waiver will be required in accordance with:

“SECTION 40-100.0 WAIVER OF REGULATIONS

1. Cases will occur where certain articles of the regulations cannot reasonably be complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chairman of the Planning Commission, stating that: He is requesting a waiver of a particular section or sections that effect him and the reasons therefor.

2. The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than a two-thirds (2/3) majority affirmative vote of the Planning Commission membership.

3. Such approved waivers shall be filed with the Director of the Department of Engineering and or Development and will be so noted in the files. (Amended per Ord. No. 88-897, adopted January 21, 1988)

Should you have any questions please advise.

Sincerely,

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

Enclosure: Letter dated 6/27/16 & Conceptual Plan

xc: Mr. Mike Noto
Mr. Sidney Fontenot
Mr. Ron Keller
Ms. Erin Stair

Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Mr. Buddy Coate
Mr. Kelly J. McHugh

CHARELS E. WILLIAMS, DIRECTOR OF ENGINEERING, PARISH ENGINEER | DEPARTMENT OF ENGINEERING
P.O. BOX 628, COVINGTON, LOUISIANA | 70434 | EDDIE@STPGOV.ORG | 985-998-2552
WWW.STPGOV.ORG
June 28, 2016

CERTIFIED MAIL – RETURN RECEIPT
No. 7012 3460 0000 9958 9748

Daring Design Homes, Inc.
Attn: Mr. Buddy Coate
401 Marina Drive
Mandeville, LA 70471

Re: Enter Parish ROW
Specifically a Portion of 10th Street
Chinchuba S/D
For the Purpose of Gaining Access to Property

Dear Mr. Coate:

This is to advise that the above captioned project will be on the Planning Commission agenda July 12, 2016.

You are hereby advised that your presence is required at the July 12, 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.
MINOR

SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of July 5, 2016)

CASE NO.: 2016-326-MSP

OWNER/DEVELOPER: Peggy Fitzsimons

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

SECTION: 35  WARD: 1
TOWNSHIP: 6 South  PARISH COUNCIL DISTRICT: 3
RANGE: 10 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 east side of W. Fitzsimons Road and south of U.S. Highway 190, west of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 7.86

NUMBER OF LOTS/PARCELS: 2  TYPICAL LOT SIZE: 3.59 & 4.27 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Requesting waiver of road construction standards for two lots.

STAFF COMMENTARY:

Department of Development - Planning

The owner previously received approval from the planning commission for a four (4) lot "family compound" minor subdivision. However, the owner is now seeking the creation of an additional parcel for her daughter in order to construct a home adjacent to her mother's property.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the road construction 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
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of July 5, 2016)

CASE NO.: 2016-328-MSP

OWNER/DEVELOPER: The Earnest Corporation


SECTION: 37  
WARD: 4
TOWNSHIP: 7 South  
PARISH COUNCIL DISTRICT: 4
RANGE: 11 East

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 the U.S. Highway 190 
Frontage Road, north of LA Highway 22, Mandeville, Louisiana.

SURROUNDING LAND USES: Single family residential, commercial & recreational

TOTAL ACRES IN DEVELOPMENT: (40+/- acres)

NUMBER OF LOTS/PARCELS: 2  
TYPICAL LOT SIZE: ½ acre and 40 +/- acres

ZONING: CB-1 Community Business Center

REASONS FOR PUBLIC HEARING: Requesting waiver of minimum one (1) acre lot size for proposed Parcel A.

STAFF COMMENTARY:

Department of Development - Planning

The owner is requesting that an approximate ½ acre parcel be created out of the Beau Chene Golf Course Fairways 8 thru 12 comprising approximately 40+/- acres. Although parcel A does not meet the minimum one (1) acre lot size requirement for a minor subdivision, it should be noted, that said parcel is zoned commercial which would normally permit parcels of less than one (1) acre in size if not for having to comply with the minor subdivision one (1) acre requirement.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot 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
A PORTION OF SECTION 37, TOWNSHIP 7 SOUTH — RANGE 11 EAST
COMPRISING FAIRWAYS 8 THRU 12 OF BEAU CHENE GOLF COURSE
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL A & PARCEL FW-1 (THE REMAINDER OF FAIRWAYS 8 THRU 12)
BEAU CHENE GOLF COURSE

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

CLERIC OF COURTH

DATE FILED    FILE NO.

NOTE:
ONLY PARCEL "A" WAS PHYSICALLY SURVEYED. THE FAIRWAYS ARE SHOWN FOR REFERENCE ONLY.

RANDALL W. BROWN & ASSOCIATES, INC.
Professional Land Surveyors
Planners - Consultants
228 W. Causeway App. Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309


THE DRAWINGS AND INFORMATION IN THIS SURVEY ARE INTENDED TO SHOW ONLY CERTAIN PROPERTY BOUNDARIES. THERE IS NO REPRESENTATION THAT ALL INFORMATION IS ACCURATE. THE SURVEYOR MAKES NO GUARANTEE OR WARRANTY OF ANY KIND WITH RESPECT TO THE INFORMATION IN THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS* FOR A CLASS "C" SURVEY.
PRELIMINARY

SUBDIVISION

REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of July 5, 2016)

CASE NO.:  2016-323-PP

SUBDIVISION NAME:  Bedico Creek, Parcel 13

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


SECTION 31  
TOWNSHIP 6 South  
RANGE 10 East

WARD:  1  
PARISH COUNCIL DISTRICT:  1

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:  21.5

NUMBER OF LOTS:  61  
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) Lots 841 & 819 have limited frontage along Bald Eagle Circle to comply with
restrictive covenant #10. Consider removing the greenspace that separates the lots from Bedico Trail Ln. to allow for driveway access along Bedico Trail Ln. or adding a restrictive covenant that would allow for these two lots to access Bedico Trail Ln. through the greenspace.

(2) Bald Eagle Circle exceeds the maximum cul-de-sac length therefore a waiver will be required.

b. **Sewer and Water**

(3) The sewer and water plan sheet must be signed and stamped by the engineer.

(4) 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.

c. **Stormwater**

(5) Need the following indicated on the SWPPP & Signage Plan:

   (a) Indicate and/or note the location of LDEQ Permit & SWPPP posting.

   (b) Note the complete path stormwater takes from the drainage infrastructure, to creeks, rivers, and/or streams, including its ultimate disposal in the lake (also include this note on the Paving & Drainage Plan).

d. **Paving & Drainage Plan**

(6) Verify ditch slopes meet standards. Verify 3:1 tying into cross drains and meeting grade.

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 a public hearing was held prior to January 1, 2005.

*Department of Development - Planning*

None
FINAL

SUBDIVISION

REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of July 5, 2016)

CASE NO.: 2016-317-FP

SUBDIVISION NAME: Versailles Business Park, Phase 1

DEVELOPER: Versailles Business Park, LLC
c/o Gulf States Real Estate Service
109 New Camellia Blvd., Suite 100
Covington, LA 70433

ENGINEER/SURVEYOR: Duplantis Design Group, PC

SECTIONS 15 & 16 WARD: 3
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)
X OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located in the northwest quadrant of I-12 and U.S.
Highway 190, just east of Avenue De Bellevue, and south of Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 48.27

NUMBER OF LOTS: 9 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: B & 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 28, 2016. The inspection disclosed that all concrete roads are constructed,
road shoulders are constructed and the roadside ditches are functioning. Detention ponds for
infrastructure have been constructed.

2. The following minor uncompleted items existed at the time of the final inspection and will be
completed before the plats are signed.
a. **GENERAL**

(1) Need Floppy disk or latest format for As-Builts and Subdivision plat.
(2) Blue Reflectors are needed at each fire hydrant.

b. **SEWER & WATER**

(3) 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.
(4) 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.

c. **SUBDIVISION PLAT**

(5) Remove Flood Zone “A9” from Restrictive Covenant #4.
(6) Label “Detention Pond #1” and “Detention Pond #2”
(7) Show extent of detention pond #1 that has already been constructed to agree with the As-Built Drainage and Grading Plan.
(8) Need description of circled numbers 1 thru 4 in the TYPICAL ROADWAY SECTION to agree with the As-Built Drainage and Grading Plan.

d. **AS BUILT DRAINAGE & GRADING PLAN**

(9) Need As-Built elevations of ponds.

3. The developer is requesting that a Performance Obligation be established to cover the construction cost for detention ponds #1 & #2 associated with building permits for lots #9 thru #17 in accordance with letter dated June 24, 2016 (copy attached).

The Department of Engineering has reviewed the developer’s request and has no objection to establish a Performance Obligation in the following amount.

| Detention Pond #1 | $237,510 |
| Detention Pond #2 | $60,550 |
| **TOTAL**         | **$298,060** |

The Performance Obligation will not be released until all detention is constructed and certification provided by the engineer associated with each lot.

4. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2380 linear feet x $25.00 per linear foot = $59,500 for a period of two (2) years.
5. 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.

6. Since the developer has no “end users”, the mandatory developmental fees are not due prior to signing the subdivision plat, but are due upon building permit application.

7. This subdivision is within the “Urban Growth Boundary Line”.

*Department of Development - Planning*

None
June 24, 2016

Charles E. Williams, P.E.
St. Tammany Parish Dept. of Engineering
620 Tyler Street
Covington, LA 70433

Re: Performance Obligation Request
Versailles Business Park, Phase I
Covington, LA - DDG Job# 13-305

Dear Mr. Williams,

This letter is to request the issuance of a Performance Obligation for Versailles Business Park, Phase I located in Covington. The development consists of two detention ponds, Detention Pond #1 and Detention Pond #2. A portion of the detention ponds have been built to satisfy St. Tammany Parish’s drainage requirements for the infrastructure built to date. The remaining portion of the detention ponds will be constructed as each lot is permitted and developed.

The remainder of Detention Pond #1 to be constructed is 33,930 cubic yards, with a performance obligation cost of $237,510. The remainder of Detention Pond #2 to be constructed is 8,650 cubic yards, with a performance obligation cost of $60,550.

Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Duplantis Design Group, PC

Thomas H. Buckel, PE

Cc: Mike Saucier – Versailles Business Park, LLC
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of July 5, 2016)

CASE NO.: 2016-315-FP

SUBDIVISION NAME: Ruelle Court

DEVELOPER: Coast Builders, LLC; dba Sunrise Homes
62250 West End Blvd.
Slidell, LA 70461

ENGINEER/SURVEYOR: Kyle Associates, LLC

SECTION 17 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 1
RANGE 10 East

TYPE OF DEVELOPMENT: X 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 located on the south side of Brewster Road and north of
LA Highway 22, northwest of Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 4.67

NUMBER OF LOTS: 12 AVERAGE LOT SIZE: 11,418 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A

FLOOD ZONE DESIGNATION: “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 28, 2016. The inspection disclosed that all Asphalt roads are constructed, road
shoulders are constructed. The roadside ditches have standing water in several locations and need
to be regraded to provide positive flow.

2. The following uncompleted items existed at the time of the final inspection and will be
completed before the plats are signed.
a. **SUBDIVISION PLAT**

   (1) 9-1-1 addresses on subdivision plat.
   (2) Indicate bench mark description on plat.

b. **PAVING & DRAINAGE**

   (3) Entrance culverts and roadside ditches in vicinity of the entrance have standing water. The standing water needs to be eliminated.
   (4) The twelve (12) inch PVC culverts on the side of lots #1 & #8 need to be installed before the plats are signed or the note must be place on the subdivision plat.
   (5) Note #1 states: "LOT FILL SUFFICIENT TO BRING REAR & PERIMETER LOT GRADE TO ELEVATION 19.15 IS REQUIRED PRIOR TO PLAT BEING RECORDED." This information is not shown on the Grading & Drainage plan. Therefore, the plan must be revised to show this elevation.
   (6) All other notations on the Grading & Drainage plan must state that the work has been completed.
   (7) Dry detention pond has standing water. Regrade to eliminate standing water.
   (8) Roadside ditches side slopes at the main entrance need to be regraded.

c. **SEWER & WATER**

   (9) New sewer manhole cover needs to be lowered to the natural ground elevation.
   (10) 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.
   (11) 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.

d. **GENERAL**

   (12) Need base test results.
   (13) Need asphalt test results.
   (14) Utility trench bedding test results.
   (15) Utility trench backfill test results.
   (16) Floppy disk or latest format.
   (17) Need blue reflectors at fire hydrants.

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 665 linear feet x $22.00 per linear foot = $14,600 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. Mandatory Developmental Fees are required as follows:

Road Impact Fee = $1077 per lot x 12 lots = $12,924

Drainage Impact Fee = $1114 per lot x 12 lots = $13,368

Fees are due before subdivision plats can be signed.

6. This subdivision is within the "Urban Growth Boundary Line".

*Department of Development - Planning*

None
PROPOSED AMENDMENTS
TO SUBDIVISION ORDINANCE
NUMBER 499
ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. ________ ORDINANCE COUNCIL SERIES NO. ________

COUNCIL SPONSOR ________________ PROVIDED BY: PLANNING

INTRODUCED BY: ________________ SECONDED BY: ________________

ON THE ______ DAY OF ________, 2012

AN ORDINANCE TO AMEND THE ST. TAMMANY PARISH
CODE OF ORDINANCES, APPENDIX “B” CHAPTER 40 OF
SUBDIVISION REGULATORY ORDINANCE NO. 499, SPECIFICALLY
THE “SUPPLEMENTAL SECTION”, UNDER THE PRELIMINARY
APPROVAL DRAINAGE CHECK SHEET

WHEREAS, there was an error found in the aforementioned check sheet where the
parish depicted a one-time $20.00 inspection fee charge for sewerage and water facilities for
new subdivisions; when in fact, said charge is already depicted in the “Final Approval Paving
& Drainage Check Sheet”.

THEREFORE, in order to rectify this matter, the staff recommends that said $20.00
charge be stricken from the “Preliminary Approval Drainage Check Sheet”.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session
convened, that the $20.00 inspection fee for sewerage and water facilities as depicted in the
“Preliminary Approval Drainage Check Sheet” be stricken from same since the fee is already
being charged and collected pursuant to the “Final Approval Paving & Drainage Check
Sheet”

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby
repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such
invalidity shall not affect other provisions herein which can be given effect without the
invalid provision and to this end the provisions of this Ordinance are hereby declared to be
severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after
adoption.

MOVED FOR ADOPTION BY: ________________ SECONDED BY: __________

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND
RESULTED IN THE FOLLOWING:

YEAS:

NAYS:
ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ____ DAY OF ____________, 2016;

AND BECOMES ORDINANCE COUNCIL SERIES NO. __________.

__________________________
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

__________________________
THERESA L. FORD, COUNCIL CLERK

__________________________
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____________, 2016

Published Adoption: _____________ , 2016

Delivered to Parish President: _____________, 2016 at ____________

Returned to Council Clerk: _____________, 2016 at ____________
OLD BUSINESS
July 1, 2016

St. Tammany Parish Planning Commission  OLD BUSINESS  July 12, 2016 Agenda
P.O. Box 628
Covington, LA 70434

Re: Grand Oaks S/D, Ph. 2B
Preliminary Approval

Honorable Commissioners:

The Warranty Obligation in the amount of $57,200 was established for a period of one (1) year
at the December 8, 2015 Planning Commission meeting.

This is to advise that an error was made with regards to the extent of time for the Warranty
Obligation.

This Warranty Obligation is to be for a five (5) year period.

It is therefore recommended that the Planning Commission establish the $57,200 Warranty
Obligation for a five (5) year period commencing on December 8, 2015, the date of final approval.

Sincerely,

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

xc: Honorable Marty Dean
Mr. Sidney Fontenot
Mr. Mike Noto
Ms. Leslie Long
Ms. Erin Stair
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Mr. Glenn Delatte
Kelly J. McHugh & Associates, Inc.
Mr. Jay Ploue, Developer