

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MARCH 13, 2007
ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE FEBRUARY 13, 2007 MINUTES

PUBLIC HEARINGS

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

Any items not pulled from the consent calendar are automatically dispensed by vote in accordance to the staff's recommendations. Items pulled from the consent calendar shall be discussed and voted upon individually.

PERFORMANCE OBLIGATIONS

Bedico Creek, Phase 1A Subdivision, Ward 1, District 1

Amount: \$150,000.00 Expires : April 30, 2007

Debtor: Upland Properties Parish Council District Representative: Hon. Marty Dean

Autumn Creek Subdivision, Ward 1, District 1

Amount: \$5,000.00 Expires : April 30, 2007

Debtor: Autumn Creek, L.L.C. Parish Council District Representative: Hon. Marty Dean

Wadsworth Subdivision, Ward 4, District 7

Amount: \$10,000.00 Expires : April 3, 2007

Debtor: Azby Fund & Wadsworth Estates Parish Council District Representative: Hon. Albert Hamauei

Lakeshore Estates, Phase 2A Subdivision, Ward 9, District 13

Amount: \$192,000.00 Expires : April 4, 2007

Debtor: Tammany Holding Corporation Parish Council District Representative: Hon. Joe "Coach" Thomas

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Lakeshore Estates, Phase 2B Subdivision, Ward 9, District 13
Amount: \$97,000.00 Expires : April 4, 2007
Debtor: Tammany Holding Corporation Parish Council District Representative: Hon. Joe "Coach" Thomas

Turtle Creek Subdivision, Ward 8, District 9
Amount: \$142,000.00 Expires : April 18, 2007
Debtor: Cross Gates, Inc. Parish Council District Representative: Hon. Barry Bagert

Abita Terrace Subdivision (Walnut & First Streets), Ward 4, District 7
Amount: \$26,000.00 Expires : April 12, 2007
Debtor: Halmark Homes Parish Council District Representative: Hon. Albert Hamauei

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Robindale Subdivision (Plantation & Josephine Streets), Ward 3, District 3
Request to enter Parish right-of-way for the purpose of installing water and sewer lines
Petitioner: Gordon Philebert Parish Council District Representative: Hon. James "Red" Thompson

Howze Beach Road, Ward 9, District 13
Request to enter Parish right-of-way for the purpose of installing water and sewer lines
Petitioner: Gulf Coast Bank and Trust Parish Council District Representative: Hon. Joe "Coach" Thomas

-----**(End of consent calendar)**-----

PETITIONS/REQUESTS

Request by petitioner to build a single family home on a substandard lot of record on lot 18, Square 17,
Chinchuba Subdivision, Ward 4, District 5
Petitioner: Vaccaro Homes, L.L.C. Parish Council District Representative: Hon. Marty Gould

ENTERING THE TAMMANY TRACE

REVOCAION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

RS07-02-014

Evergreen Acres, Block 5, lot 3 into lots 3A & 3B, Ward 1, District 1
Petitioner: Platinum Investments, L.L.C. Surveyor: Fontcuberta Surveys, Inc.
Owner: Platinum Investments, L.L.C. Parish Council District Representative: Hon. Marty Dean

DORMANT SUBDIVISION REVIEW

River Park Estates, Ward 3, District 3
Developer/Owner: TJG Investments, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

TENTATIVE SUBDIVISION REVIEW

SD07-03-004

Perriloux Trace, Ward 1, District 1
Developer/Owner: Perriloux Properties, L.L.C. Engineer: Applied Engineering Services, L.L.C.
Parish Council District Representative: Hon. Marty Dean

SD07-03-005

Grand Champions of Oak Harbor, Filing 4, Ward 9, District 12
Developer/Owner: CJS Real Estate Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Jerry Binder
(STAFF RECOMMENDS TABLING PENDING TIA STUDY)

SD07-03-006

Audrey Heights, Ward 3, District 3
Developer/Owner: Audrey Heights, L.P. Engineer: Forte & Tablada, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

SD07-03-007

Schwartz Development (*a commercial subdivision*), Ward 1, District 1
Developer/Owner: SVS Highway 21, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

PRELIMINARY SUBDIVISION REVIEW

SD04-10-029P

Lake Ramsey, Phase 4A, Ward 3, District 3
Developer/Owner: One Consort International, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. James "Red" Thompson
(TABLED AT THE FEBRUARY 13, 2007 MEETING AT THE REQUEST OF DEVELOPER)

SD07-03-004P

Perriloux Trace, Ward 1, District 1
Developer/Owner: Perriloux Properties, L.L.C. Engineer: Applied Engineering Services, L.L.C.
Parish Council District Representative: Hon. Marty Dean

FINAL SUBDIVISION REVIEW

SD06-09-031F1

Grand Oaks, Phase 1, Ward 1, District 1
Developer/Owner: Marina Developers, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-08-020F1

Weston Glen, Phase 1, Ward 1, District 1
Developer/Owner: Webber Land Development Corp. Engineer: Richard C. Lambert Consultants
Parish Council District Representative: Hon. Marty Dean

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SD05-12-033F1A&B

Pine Creek Acres, Phase 1A & 1B, Ward 1, District 1

Developer/Owner: Pine Creek Development, L.L.C. Engineer: Krebs, LaSalle, LeMieux Consultants, Inc.

Parish Council District Representative: Hon. Marty Dean

DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend Appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-070.02 Final Plan Procurement, relative to requiring a developer to remit additional final subdivision plats for recording.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT