

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MAY 8, 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 APRIL 10, 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 as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

PERFORMANCE OBLIGATIONS

Riverview Town Homes Subdivision, Ward 3, District 3

Amount: \$15,820.00 Expires : May 17, 2007

Debtor: Riverview Town Homes, L.L.C. Parish Council District Representative: Hon. James "Red" Thompson

Penn Mill Lakes, Phase 1A Subdivision, Ward 3, District 3

Amount: \$23,000.00 Expires : June 6, 2007

Debtor: Penn Mill Lakes, L.L.C. Parish Council District Representative: Hon. James "Red" Thompson

I-12 Service Road, Ward 3, District 5

Amount: \$39,600.00 Expires : June 21, 2007

Debtor: Marina Developers, L.L.C. Parish Council District Representative: Hon. Marty Gould

West Abita Springs Subdivision (Pansy, Independence & Daisy Streets), Ward 3, District 3

Amount: \$30,000.00 Expires : June 21, 2007

Debtor: Habitat for Humanity Parish Council District Representative: Hon. James "Red" Thompson

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Ashland Business Park Subdivision, Ward 1, District 1
Amount: \$6,000.00 Expires : June 22, 2007
Debtor: Ashland Oaks, L.L.C. Parish Council District Representative: Hon. Marty Dean

Lakeshore Village, Phase 1A Subdivision, Ward 9, District 13
Amount: \$160,500.00 Expires : June 29, 2007
Debtor: St. Tammany Holding Corp. Parish Council District Representative: Hon. Joe "Coach" Thomas

Money Hill, Phase 2A & 2B Subdivision, Ward 6, District 6
Amount: \$100,000.00 Expires : June 5, 2007
Debtor: Money Hill Plantation Parish Council District Representative: Hon. Gary Singletary

Money Hill, Phase 2A & 2B Subdivision, Ward 6, District 6
Amount: \$30,000.00 Expires : June 5, 2007
Debtor: Money Hill Plantation Parish Council District Representative: Hon. Gary Singletary

Chinchuba Subdivision (10th Street), Ward 4, District 4
Amount: \$2,000.00 Expires : June 5, 2007
Debtor: 11th Street Development Parish Council District Representative: Hon. Patricia Brister

Tammany Hills Subdivision (Quincy Avenue), Ward 3, District 5
Amount: \$2,500.00 Expires : July 5, 2007
Debtor: SMG Real Estate Parish Council District Representative: Hon. Marty Gould

(Holiday Boulevard), Ward 3, District 1
Amount: \$26,000.00 Expires : July 10, 2007
Debtor: MCI Parish Council District Representative: Hon. Marty Dean

Tammany Hills Subdivision (2nd & 3rd Streets), Ward 3, District 5
Amount: \$72,800.00 Expires : September 5, 2007
Debtor: Advance Mortgage Co. Parish Council District Representative: Hon. Marty Gould

Abita Springs Terrace Subdivision (Menuet Street), Ward 4, District 7
Amount: \$22,700.00 Expires : September 14, 2007
Debtor: Rene J. Baham Construction Parish Council District Representative: Hon. Albert Hamauei

Normandy Oaks, Phase 3 Subdivision, Ward 1, District 1
Amount: \$29,600.00 Expires : July 26, 2007
Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean
(60 day notice - no action required)

Tammany West Multiplex, Phase 3 Subdivision, Ward 1, District 1
Amount: \$64,965.00 Expires : July 3, 2007
Debtor: Pass On It Properties Parish Council District Representative: Hon. Marty Dean
(60 day notice - no action required)

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(Howze Beach Road), Ward 9, District 13
Request to enter Parish right-of-way for the purpose of installing 300' of sanitary sewer force main.
Petitioner: Trace Petroleum, Inc. Parish Council District Representative: Hon. Joe "Coach" Thomas

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV07-04-002

Revocation of a portion of 14th Avenue located in Alexiusville Subdivision, Ward 3, District 1
Applicant: George A. Cella, III Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
(TABLED FROM THE APRIL 10, 2007 MEETING)

REV07-04-003

Revocation of a portion of "A" Street located in Alexiusville Subdivision, Ward 3, District 1
Applicant: George A. Cella, III Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
(TABLED FROM THE APRIL 10, 2007 MEETING)

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

SD07-05-010

Jones-Hummock - The Settlement Estates, Ward 8, District 9
Developer/Owner: G. Brice Jones Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Barry Bagert

SD07-05-011

Koop Drive Development (*a commercial PUD development*), Ward 4, District 7
Developer/Owner: Lee Laporte Engineer: Richard C. Lambert Consultants, L.L.C.
Parish Council District Representative: Hon. Albert Hamauei

SD07-05-012

Forest Hill Estates, Ward 5, District 2
Developer/Owner: Aymond Development, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris

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SD07-05-013

Lachney Industrial Park, Ward 3, District 3
Developer/Owner: Dobby Lachney Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

PRELIMINARY SUBDIVISION REVIEW

SD06-06-019P

Fox Lair, Ward 9, District 11
Developer/Owner: DSDSD, L.L.C. Engineer: Dammon Engineering, Inc.
Parish Council District Representative: Hon. Steve Stefancik
(DEVELOPER REQUESTS TABLING)

SD07-01-001P1

Cedar Creek, Phase 1, Ward 1, District 1
Developer/Owner: HTH Development Group, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD06-11-040P3A

Alamosa Park, Phase 3-A, Ward 4, District 7
Developer/Owner: Alamosa Park, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Albert Hamauei

FINAL SUBDIVISION REVIEW

SD06-09-030F

Magnolia Trace, Ward 8, District 9
Developer/Owner: Leon Lowe & Sons Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Barry Bagert

SD06-12-046F

Abney Farm Estates, Ward 8, District 9
Developer/Owner: DJB Properties, Inc. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Barry Bagert

SD05-05-007F3A

Abita Lakes, Phase 3-A, Ward 10, District 2
Developer/Owner: Aphelion, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris

SD06-05-017F1

Oakley Place, Phase 1, Ward 8, District 9
Developer/Owner: DJB Properties, Inc. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Barry Bagert

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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, to rescind Section 40-035.0 Setback Lines, due to the fact that said section is obsolete.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT