

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 12, 2006
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 AUGUST 8, 2006 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

Wadsworth Subdivision, Ward 4, District 7

Amount: \$10,000.00 Expires : October 3, 2006

Debtor: Azby Fund & Wadsworth Estates Parish Council District Representative: Hon. Joseph Impastato

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

Amount: \$192,000.00 Expires : October 5, 2006

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

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

Amount: \$97,000.00 Expires : October 5, 2006

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

Flowers Estates Subdivision (Unnamed Boulevard), Ward 1, District 1

Amount: \$83,000.00 Expires : October 18, 2006

Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean

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Turtle Creek, Phase 5-1-C Subdivision, Ward 8, District 9
Amount: \$142,000.00 Expires : October 18, 2006
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 : October 26, 2006
Debtor: Halmark Homes Parish Council District Representative: Hon. Joseph Impastato

Timberlane Subdivision, Ward 1, District 1
Amount: \$20,000.00 Expires : October 21, 2006
Debtor: Tchefuncte Trace South Parish Council District Representative: Hon. Marty Dean

Bedico Creek, Phase 1-A Subdivision, Ward 1, District 1
Amount: \$150,000.00 Expires : October 31, 2006
Debtor: Upland Properties Parish Council District Representative: Hon. Marty Dean

River Gardens Subdivision (Holly Drive), Ward 8, District 9
Amount: \$5,800.00 Expires : November 9, 2006
Debtor: John Finch Parish Council District Representative: Hon. Barry Bagert

Tammany Terrace Subdivision (Walden & Linden Streets), Ward 3, District 2
Amount: \$140,800.00 Expires : September 14,, 2006
Debtor: Tammany Terrace, L.L.C. Parish Council District Representative: Hon. Russell Fitzmorris

Tammany Hills Subdivision (8th Street), Ward 3, District 5
Amount: \$24,800.00 Expires : November 9, 2006
Debtor: Hallmark Homes Parish Council District Representative: Hon. Marty Gould
(60 day notice - no action required)

Alamosa Park, Phase 2 Subdivision, Ward 4, District 5
Amount: \$15,000.00 Expires : November 10, 2006
Debtor: Alamosa Park, L.L.C. Parish Council District Representative: Hon. Marty Gould
(60 day notice - no action required)

Autumn Creek Subdivision, Ward 1, District 1
Amount: \$5,000.00 Expires : November 24, 2006
Debtor: Autumn Creek, L.L.C. Parish Council District Representative: Hon. Marty Dean
(60 day notice - no action required)

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Town of Alton Subdivision, Ward 8, District 14
Request to enter Parish right-of-way (1st, 9th, 10th & 11th Streets) for the purpose of gaining access to property
Petitioner: Davis Land Holding, L.L.C. Parish Council District Representative: Hon. Ken Burkhalter

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Tammany Terrace Subdivision, Ward 3, District 2
Request to enter Parish right-of-way (Lyons & Delta Streets & Eldora Avenue) for the purpose of gaining access to property
Petitioner: Tammany Terrace, L.L.C. Parish Council District Representative: Hon. Russell Fitzmorris

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCAATION/CLOSINGS REVIEW

REV06-09-010

Revocation of a portion of Jackson Street, Town of Mandeville Subdivision, Ward 4, District 10
Applicant: Marigny Trace Development, L.L.C. Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Henry Billiot

RESUBDIVISION REVIEW

RS06-08-187

Wildwood Farms, lot 52 into lots 52A, 52B & 52C, Ward 6, District 6
Petitioner: Joe E. Kennedy Surveyor: J.V. Burkes & Associates, Inc.
Owner: Joe E. Kennedy Parish Council District Representative: Hon. Gary Singletary
(TABLED AT THE AUGUST 8, 2006 MEETING)

RS06-09-200

Branker's, lot 110 into lots 110A & 110B, Ward 5, District 6
Petitioner: Ronald G. Hand Surveyor: LS Land Surveying, Inc.
Owner: Ronald G. Hand Parish Council District Representative: Hon. Gary Singletary

TENTATIVE SUBDIVISION REVIEW

SD06-07-022

Tchefuncte Club Estates, Phase II, Ward 1, District 1
Developer/Owner: Tchefuncte Club Estates, Inc. Surveyor: Richard Lambert & Associates
Parish Council District Representative: Hon. Marty Dean
(TABLED AT THE AUGUST 8, 2006 MEETING)
(STAFF RECOMMENDS TABLING)

SD06-08-029

Portico Estates, Ward 4, District 5
Developer/Owner: Dufour-Maier-Murray Partnership Surveyor: Kelly McHugh & Associates
Parish Council District Representative: Hon. Marty Gould
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SD06-09-030

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Tiger Trace, Ward 8, District 9
Developer/Owner: FMG-LTL, L.L.C. Surveyor: Scalfano Engineering, Inc.
Parish Council District Representative: Hon. Barry Bagert

SD06-09-031

Grand Oaks, Phase 2, Ward 1, District 1
Developer/Owner: Grand Oaks, L.L.C. Surveyor: Kelly McHugh & Associates
Parish Council District Representative: Hon. Marty Dean

SD06-09-032

Autumn Creek II, Phase 3, Ward 1, District 1
Developer/Owner: Autumn Creek II, L.L.C. Surveyor: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD06-09-033

Planche Estates, Ward 3, District 3
Developer/Owner: Tammany Development, Inc. Surveyor: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Gould

PRELIMINARY SUBDIVISION REVIEW

SD06-08-027P

Raiford Oaks, Ward 1, District 1
Developer/Owner: KLE Investment Company, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD06-06-020P

Autumn Creek II, Ward 1, District 1
Developer/Owner: Autumn Creek, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD06-06-018P

Countryside, Ward 1, District 1
Developer/Owner: 285, L.L.C. Engineer: Kyle Associates, L.L.C.
Parish Council District Representative: Hon. Marty Dean

FINAL SUBDIVISION REVIEW

SD06-08-025F

Amber Trace Town Homes, Ward 9, District 11
Developer/Owner: Hitt Development, L.L.C. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Steve Stefancik
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SD02-06-012F3C

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Southdown, Phase 3-C, Ward 1, District 1
Developer/Owner: Southdown, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD04-01-006F6&7

Madison Farm, Phase 6 & 7, Ward 1, District 1
Developer/Owner: Madison Lake Development Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

DEVELOPMENTAL AGREEMENTS

Pontchartrain Oaks Estates, Ward 1, District 1
Developer/Owner: Pontchartrain Oaks Estates, LLC Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT