AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JUNE 14, 2005
ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Please mute all cellular phones and pagers.
- A concerned party has the right to appeal to the Parish Council any adverse ruling made by this Commission, except final subdivision approval, which can only be appealed by the developer. An appeal form can be obtained through the Department of Planning. Appeals must be filed within ten (10) days after the meeting.
- If a person wishes to speak, they must fill out a “speaker card” which are located along the railing behind and to the left of the staff where the agendas are situated. Please return your card to the staff and you will be recognized at the appropriate time when the case you are interested in is called for public hearing.
- In the event of cases that have opposition, a time limit of ten (10) minutes for each side and a five (5) minute rebuttal shall be awarded.
- Once a case that you had interest in has been heard, please exit the building in an orderly fashion and do not congregate in the front lobby.

INVOCATION
PLEDGE OF ALLEGIANCE

APPROVAL OF THE MAY 10, 2005 MINUTES

PUBLIC HEARINGS

MISCELLANEOUS ITEMS

Town of Mandeville, Square 194, lot 23, Ward 4, District 10
Request by petitioner to construct a home on a buildable substandard lot of record located on Labarre Street, north of Mandeville, Louisiana

Lacombe Acres Annex, Square 12, lot 1, Ward 7, District 7
Request by petitioner to construct a home on a buildable substandard lot of record located on Fish Hatchery Road, in the vicinity of Lacombe, Louisiana

29 acre tract of land off LA Highway 1129 (N. Lee Road), Ward 2, District 2
Request by petitioner for a waiver of parish road construction standards relative to a family compound
Petitioner: Jason & Alexa Felean Parish Council District Representative: Hon. Russell Fitzmorris
ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

**SD05-06-012**
Bedico Creek, Phase 1-B, Ward 1, District 1
Developer/Owner: Upland Properties, LLC  Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

**SD05-06-013**
Houltonville Estates, Ward 4, District 4
Developer/Owner: Favret Investments, LLC  Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Patricia Brister

**SD05-06-014**
Country Lanes, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean

**SD05-06-015**
Live Oak Trace, Ward 3, District 3
Developer/Owner: Lowe Davis Investments, LLC  Engineer: Wilson Engineering Consultants, Inc.

**SD05-06-016**
South Ridge, Ward 2, District 2
Developer/Owner: Grant Grady  Engineer: Darrell Fussell
Parish Council District Representative: Hon. Russell Fitzmorris

**SD05-06-017**
DelSol, Ward 1, District 1
Developer/Owner: Lonesome Development, LLC  Engineer: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. Marty Dean

PRELIMINARY SUBDIVISION REVIEW

**SD04-09-028P2**
Seymour Myers Industrial Park, Phase 2 (an industrial development), Ward 1, District 1
Developer/Owner: Robert F. Myers  Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

*(TABLED FROM THE MAY 10, 2005 MEETING AT THE REQUEST OF THE DEVELOPER)*
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 14, 2005
MANDEVILLE, LOUISIANA

SD04-11-031P
Paloma Pines, Ward 3, District 2
Developer/Owner: Paloma Pines, Ltd. Engineer: Myers Engineers, Ltd.
Parish Council District Representative: Hon. Russell Fitzmorris
(TABLED FROM THE MAY 10, 2005 MEETING)

SD04-08-024P1C
Bedico Creek, Phase I-C (Golf Course), Ward 1, District 1
Developer/Owner: Upland Properties, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-05-006P2
Lakeshore Estates, Phase 2, Ward 9, District 13
Developer/Owner: Tammany Holding Corp. Engineer: Krebs, LaSalle, Lemieux Consultants, Inc.

FINAL SUBDIVISION REVIEW

SD04-03-012F1
Autumn Creek, Phase 1, Ward 1, District 1
Developer/Owner: Autumn Creek, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD01-04-007F2
Fox Branch Estates, Phase 2, Ward 1, District 1
Developer/Owner: Fox Branch Development, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD02-12-026F2A3
Penn Mill Lakes, Phase 2-A3, Ward 3, District 3
Developer/Owner: Penn Mill Lakes, LLC Engineer: Cooper Engineering, Inc.

SD04-03-010F
Tammany Middle, LLC (a commercial development), Ward 3, District 1
Developer/Owner: Bruno & Bruno Engineer: Duplantis Design Group, PC
Parish Council District Representative: Hon. Marty Dean

ENTERING PARISH RIGHT-OF-WAY/SERVITUDES/EASEMENTS

Rummel Street (Old Covington Highway), Ward 9, District 14
Request to enter Parish right-of-way for the purpose of gaining access to property
Petitioner: Old Hat Investments, L.L.C.
Parish Council District Representative: Hon. Ken Burkhalter
(TABLED FROM THE MAY 10, 2005 MEETING)

Sunset Park Subdivision (Chevreuil Street), Ward 4, District 7
Request to enter Parish right-of-way for the purpose of gaining access to property
Petitioner: Reed Custom Builders

VOLUNTARY DEVELOPMENTAL AGREEMENTS

PERFORMANCE OBLIGATIONS

Money Hill Plantation, Phase 2A & 2B Subdivision, Ward 6, District 6
Amount: $30,000.00  Expires: July 5, 2005

Money Hill Plantation, Phase 2A & 2B Subdivision, Ward 6, District 6
Amount: $100,000.00  Expires: July 5, 2005

Lakeshore Estates, Phase 1A-3 Subdivision, Ward 9, District 13
Amount: $30,000.00 (Sewerage)  Expires: July 24, 2005

Alexiusville Subdivision (F Street), Ward 3, District 5
Amount: $4,000.00  Expires: July 5, 2005

Abita Terrace Subdivision (State, Orange, Walnut Streets & Mandeville Avenue), Ward 4, District 7
Amount: $50,500.00  Expires: July 9, 2005

Abita Terrace Subdivision (Abita Avenue, Walnut & Orange Streets), Ward 4, District 7
Amount: $50,500.00  Expires: July 9, 2005

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 40-020.0 Exemptions

OLD BUSINESS

(Entering Parish Right-of-way - Resolution No. 04-190)
Birg Boulevard Subdivision (1st Avenue), Ward 3, District 5

(Entering Parish Right-of-way - Resolution No. 04-257)
River Gardens Subdivision (Holly Drive), Ward 8, District 9
Parish Council District Representative: Hon. Barry Bagert
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 14, 2005
MANDEVILLE, LOUISIANA

**SD04-02-007**
The Landings at Tchefuncta, Ward 1, District 1
Developer/Owner: Lonesome Development  
Engineer: Kelly McIlugh & Associates
Parish Council District Representative: Hon. Marty Dean
(Request by developer to change the name of the subdivision to “Natchez Trace”)

**NEW BUSINESS**

**ADJOURNMENT**