AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, NOVEMBER 8, 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 AUGUST 9, 2005 MINUTES

PUBLIC HEARINGS

PETITIONS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

Town of Mandeville, Sq. 237, lots 13 and 14 into lots 13A and 14A, Ward 4, District 10
TENTATIVE SUBDIVISION REVIEW

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
(TABLED AT THE AUGUST 9, 2005 MEETING AT THE REQUEST OF THE DEVELOPER)

SD05-08-022
Krentel Road Commercial Park (a commercial & industrial development), Ward 7, District 7
Developer/Owner: Randy Meyer  Engineer: Cooper Engineering, Inc.
(TABLED AT THE AUGUST 9, 2005 MEETING)

SD05-05-008
Terra Mariae (Amended), Ward 3, District 2
Developer/Owner: St. Christopher Development, L.L.C.  Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris
(TABLED AT THE MAY 10, 2005 MEETING - 120 DAY MANDATORY REVIEW)

Lake Ramsey, Phase 4A, Ward 3, District 3
Developer/Owner: One Consort International, L.L.C.  Engineer: Cooper Engineering, Inc.
(TABLED AT THE MAY 10, 2005 MEETING - 120 DAY MANDATORY REVIEW)

SD05-09-024
Money Hill Phase 5 Garden Homes, Ward 6, District 6
Developer/Owner: Money Hill Plantation, LLC  Engineer: LS Land Surveying, Inc.
Parish Council District Representative: Hon. Gary Singletary

SD05-09-025
Grand Oaks, Ward 1, District 1
Developer/Owner: Marina Developers, LLC  Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-09-026
Ashland Business Park, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean

SD05-11-027
Cantoncrest, Ward 4, District 10
Developer/Owner: Modern American Realty Services  Engineer: Scalfano Engineering, Inc.
Parish Council District Representative: Hon. Henry Billiot
SD05-11-028
Southern Gardens, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean

SD05-11-029
Palm Courts, Ward 1, District 1
Developer/Owner: M. Properties  Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-11-030
The Forest, Ward 1, District 1
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
(DEVELOPER REQUESTS TABLING)

SD05-05-010P1
Nature Walk, Phase 1, Ward 3, District 5
Developer/Owner: Gulf States Development Services, LLC Engineer: Richard C. Lambert Consultants

SD05-08-020P
Weston Glen, Ward 1, District 1
Developer/Owner: David Webber  Engineer: Richard C. Lambert Consultants
Parish Council District Representative: Hon. Marty Dean

SD05-08-023P
Ruelle Du Chene Estates, Ward 1, District 1
Developer/Owner: Colonnade Homes  Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-05-007P3
Abita Lakes, Ward 10, District 2
Developer/Owner: Aphelion, L.L.C.  Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 8, 2005
MANDEVILLE, LOUISIANA

FINAL SUBDIVISION REVIEW

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

**SD02-12-026F2B**
Penn Mill Lakes, Phase 2-B, Ward 3, District 3
Developer/Owner: Penn Mill Lakes, L.L.C.  Engineer: Cooper Engineering, Inc.

Cypress Lakes of Oak Harbor, Filing 2, Ward 9, District 12
Developer/Owner: Vey Development, Inc.  Engineer: Wink, Inc.
Parish Council District Representative: Hon. Jerry Binder

**SD04-08-025F**
Marina Beau Chene, Section 3, Ward 4, District 4
Parish Council District Representative: Hon. Patricia Brister

**SD04-08-027F**
Marina Beau Chene, Section 4, Ward 4, District 4
Parish Council District Representative: Hon. Patricia Brister

Brookstone, Phase 3, Ward 4, District 5

ENTERING PARISH RIGHT-OF-WAY/SERVITUDES/EASEMENTS

**VOLUNTARY DEVELOPMENTAL AGREEMENTS**

Del Sol, Ward 1, District 1
Developer/Owner: Lonesome Development, LLC  Engineer: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. Marty Dean

*(TABLED AT THE AUGUST 9, 2005 MEETING)*

**PERFORMANCE OBLIGATIONS**

Unnamed Boulevard (entering right-of-way), Ward 1, District 1
Amount: $83,000.00  Expires: September 27, 2005
Debtor: Wainer Brothers  Parish Council District Representative: Hon. Marty Dean
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 8, 2005
MANDEVILLE, LOUISIANA

Timberlane, Phase 1 Subdivision, Ward 1, District 1
Amount: $20,000.00  Expires : September 8, 2005
Debtor: Tchefuncte Trace South, LLC  Parish Council District Representative: Hon. Marty Dean

Tammany Hills Subdivision (10th Street, enter parish right-of-way for sewer lines), Ward 3, District 5
Amount: $6,000.00  Expires : October 8, 2005

Abita Terrace Subdivision (Walnut & 1st Streets), Ward 4, District 7
Amount: $26,000.00  Expires : October 12, 2005

Tammany Hills Subdivision (11th Street), Ward 3, District 5
Amount: $25,600.00  Expires : October 12, 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

An ordinance to amend appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-074.01 Parish Enforced Subdivision Restrictions

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT