AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M., TUESDAY, APRIL 14, 2009 - PARISH COUNCIL CHAMBERS
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MARCH 10, 2009 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

Enter Parish Right of Way (Crawford Road & Jenkins Avenue), Ward 3, District 3
Amount: $4,000.00 Expires: September 25, 2009

Alamosa Park, Phase 2 Subdivision, Ward 4, District 7
Amount: $15,000.00 Expires: May 11, 2009

Northshore Commercial Park Subdivision, Ward 4, District 5
Amount: $30,000.00 Expires: May 1, 2009

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Alton Subdivision (13th Street Extension), Ward 8, District 14
Amount: $5,000.00 Expires: May 30, 2009

Abita Terrace Subdivision (Walnut & First Streets), Ward 4, District 7
Amount: $26,000.00 Expires: May 30, 2009
Debtor: Hallmark Homes Parish Council District Representative: Hon. Albert Hamauei

Tchefuncte Club Estates, Phase 2 Subdivision, Ward 1, District 1
Amount: $39,260.00 Expires: May 15, 2009

Tchefuncte Club Estates, Phase 2 Subdivision, Ward 1, District 1
Amount: $48,000.00 Expires: May 9, 2009

Audrey Heights Subdivision, Ward 3, District 3
Amount: $348,268.00 Expires: May 25, 2009

Fairhope Place Subdivision, Ward 7, District 6
Amount: $76,400.00 Expires: August 24, 2009

Money Hill, Phases 2A & 2B Subdivision, Ward 6, District 6
Amount: $100,000.00 Expires: June 3, 2009
(60 day notice - no action required)

Money Hill, Phases 2A & 2B Subdivision, Ward 6, District 6
Amount: $30,000.00 Expires: June 3, 2009
(60 day notice - no action required)

Alexiusville Subdivision (13th & Bravo Streets), Ward 3, District 1
Amount: $12,000.00 Expires: June 13, 2009
Debtor: Place 190, L.L.C. Parish Council District Representative: Hon. Marty Dean
(60 day notice - no action required)
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Riverview Townhomes Subdivision, Ward 3, District 3
Amount: $15,820.00       Expires: June 17, 2009
(60 day notice - no action required)

Lakeshore Estates, Phase 1-A-3 Subdivision (Sewer), Ward 9, District 13
Amount: $30,000.00       Expires: June 29, 2009
(60 day notice - no action required)

Lakeshore Villages, Phase 1-A Subdivision, Ward 9, District 13
Amount: $160,500.00       Expires: June 29, 2009
(60 day notice - no action required)

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Unopened portion of Emerald Forest Extension, Ward 3, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property

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

PETITIONS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

DEVELOPMENTAL AGREEMENTS
AGENDA
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PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend and reenact Section 40-034.01 Contiguous Lot Rule, of Subdivision Regulatory Ordinance No. 499, to allow for the combining of substandard lots with abutting rear property lines, and to establish the criteria applicable thereto.

An ordinance to amend Appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-045.0 Minor Subdivision Review, Number 1., Subpart (f.), Number 2., Subpart (b.) 1., 2., 4. and 5., Number 4 Exemption, and Subsection 40-045.01 Minimum Construction Standards for a Private Drive, creating Subpart (c.), for the purposes of clarification of said sections.

An ordinance to amend Appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically amending Section 40-090.0 Schedule of Fees, Subtitle “Resubdivisions”, and creating Subtitle “Minor Subdivisions” within same said section.

OLD BUSINESS

Town of Mandeville Subdivision, Ward 3, District 5
Entering the Parish Right of Way (Unnamed Street)
(Request to extend the adoption and submission of documentation for six (6) months to September 14, 2009, and to extend the completion of the construction to no later than March 14, 2011.)

Alpha Industrial Park, Ward 4, District 7
Debtor: David Webber   Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Albert Hamauei
(Request to extend preliminary subdivision approval for one (1) year.)

NEW BUSINESS

MS09-03-010 (Minor Subdivision, a.k.a. Hollycrest Business Park), Ward 3, District 5
Applicant: Mark Malkemus   Engineer/Surveyor: Cooper Engineering, Inc.
(Request by applicant for a waiver to permit the establishment of a Performance Obligation in the amount of $144,500.00 for six (6) months, so that the resubdivision plat can be recorded prior to the completion of road and drainage improvements.)

ADJOURNMENT