

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -WEDNESDAY, JULY 5, 2006**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**CALL TO ORDER**

**ANNOUNCEMENTS**

- **Phones and Pagers**
- **Appeals**
- **Speaker Card**
- **Ten (10) minutes of each side and five (5) minutes for rebuttal**
- **Please exit the building**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF THE MINUTES OF THE JUNE 6, 2006 MEETING**

**TABLING OF CASES**

**PUBLIC HEARING**

**APPEARERS**

**ZONING CHANGE REQUEST CASES- APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

- 1. ZC05-03-012**  
Existing Zoning: SA (Suburban Agricultural) & C-2 (Highway Commercial) Districts  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 181.2 acres  
Petitioner: Jim Rehkopf  
Owner: Maurmont Properties, LLC/ James E. Maurin  
Location: Parcel located on the south side of I-12, east of LA Highway 21, behind the Target Shopping Center, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

**(TABLED FROM 6/6/06 MEETING)**

- 2. ZC06-04-027**  
Existing Zoning: R (Rural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 56.13 acres  
Petitioner: Leroy Cooper  
Owner: Peter M. McEnery & Mary F. McEnery Broussard  
Location: Parcel located on the east and west sides of Fish Hatchery Road, north I-12, S31, T7S, R13E, Ward 6, District 7  
Council District: 7

**(TABLED FROM 6/6/06 MEETING)**

- 3. ZC06-05-033**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 2.23 acres  
Petitioner: William M. Magee  
Owner: Samuel R. & Louise Woods  
Location: Parcel located on the southeast corner of US Highway 190 & Oaklawn Drive, being Part of lot 349, North Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7  
Council District: 7

**(TABLED FROM 6/6/06 MEETING)**

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4. **ZC05-07-044**  
Existing Zoning: R (Rural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 5.214 acres  
Petitioner: Michael Saucier  
Owner: BCS, L.L.C.  
Location: Parcel located on the west side of LA Highway 1077, south of I-12, north of Brewster Road, S11, T7S, R10E, Ward 1, District 1  
Council District: 1  
**(TABLED FROM 6/6/06 MEETING)**
5. **ZC06-04-047**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 254.74 acres  
Petitioner: Kyle Associates, L.L.C.  
Owner: CERP Development  
Location: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road, S21, T6S, R10E, Ward 1, District 1  
Council District: 1
6. **ZC06-07-051**  
Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: C-1 (Neighborhood Commercial) (1.5 acres) & C-2 (Highway Commercial) District  
Acres: 1.5045 acres  
Petitioner: R.J. Comeaux  
Owner: Sarco Inc.  
Representative: Floyd Glass  
Location: Parcel located on the east side of LA Highway 1077, north of I-12, S3, T7S, R10E, Ward 1, District 1  
Council District: 1
7. **ZC06-07-053**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 161.2 acres  
Petitioner: Brian Pellissier  
Owner: Charles Barnette c/o Tchefunte Club Estates  
Location: Parcel located at the end of Briar Hollow Road, east of LA Highway 21, S49, T7S, R11E, Ward 1, District 1  
Council District: 1
8. **ZC06-07-054**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 2.52 acres  
Petitioner: Rykert Toledano  
Owner: Clayton & Charlotte Miller  
Location: Parcel located on the north side of LA Highway 36, west of Manor Street, east of St. Landry Street, S35, T6S, R11E, Ward 3, District 3  
Council District: 3
9. **ZC06-07-055**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 26,850 sq.ft.  
Petitioner: Alice H. Torry  
Owner: Torry Specialties, Inc.  
Location: Parcel located on the east side of LA Highway 59, south of Casril Drive, being lots 3 & 4, Sq. 2, Red Gap Acres, Phase 1, S13, T7S, R11E, Ward 3, District 7  
Council District: 7

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10. **ZC06-07-056**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 1 acre  
Petitioner: David S. Derbes  
Owner: Mary Enid Markezich  
Location: Parcel located on the east side of LA Highway 25, north of Jenkins Road, S20, T6S, R11E, Ward 3, District 2  
Council District: 2
11. **ZC06-07-057**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 42,000 sq.ft.  
Petitioner: Kevin Keller  
Owner: Betty Jean Harmon Gonzales  
Location: Parcel located on the south side of US Highway 190, east of 15th Street, being lots 2, 3, 4, 9, 10 & 11, Square 81, Lacombe Park Subdivision, S40, T8S, R12E, Ward 7, District 7  
Council District: 7
12. **ZC06-07-058**  
Existing Zoning: A-3 (Suburban) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 10,250 sq.ft.  
Petitioner: Michael Lizanna  
Owner: Michael Lizanna  
Location: Parcel located on the southwest corner of Canal Road & Military Road, being lot 26, Square 1, Ozone Pines , S36, T8S, R14E, Ward 8, District 9  
Council District: 9
13. **ZC06-07-059**  
Existing Zoning: R (Rural) District  
Proposed Zoning: A-2 (Suburban) District  
Acres: 34.31 acres  
Petitioner: Leroy Cooper  
Owner: Lazy Creek Development, Inc./Dave Aymond  
Location: Parcel located on the east and west sides of William Galloway Cemetery Road, north of LA Highway 40, S39 & 40, T5S, R12E, Ward 5, District 2  
Council District: 2
14. **ZC06-07-060**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 25.8 acres  
Petitioner: Marilyn Beaupre  
Owner: Fit-Right, LLC  
Location: Parcel located on the south side of Little Creek Road, north of I-12, S30, T7S, R12E, Ward 4, District 7  
Council District: 7
15. **ZC06-07-061**  
Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 13.4869 acres  
Petitioner: Steve Duvernay  
Owner: FMG/LTL, L.L.C.  
Location: Parcel located on the south side of Morgan Bluff Road, east of Military Road, S19, T8S, R15E, Ward 8, District 9  
Council District: 9

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16. **ZC06-07-062**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: ID (Institutional) District  
Acres: 60 acres  
Petitioner: Jeff Schoen/Jones Fussell, L.L.P.  
Owner: St. Tammany Parish School Board  
Location: Parcel located on the north side of LA Highway 1088, east of I-12, S26, T7S, R12E, Ward 4, District 7  
Council District: 7
17. **ZC06-07-063**  
Existing Zoning: R (Rural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 67.7 acres  
Petitioner: Leroy Cooper  
Owner: Albert M. Raiford Jr., Jeanell R. Landwehr, Charlotte James, Paula A. Vial, George A. Jenevein, Jr., Keith D. Jenevein, Karen J. Price  
Location: Parcel located on the south side of Brewster Road, east of LA Highway 1085, S17, T7S, R10E, Ward 1, District 1  
Council District: 1
18. **ZC06-07-064**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 28.36 acres  
Petitioner: Leroy Cooper  
Owner: Henry V. Stanga, Jr.  
Location: Parcel located on the south side of Joiner Weimer Road and on the west side of LA Highway 1077, north of Stanga Road, S34, T6S, R10E, Ward 1, District 1  
Council District: 1
19. **ZC06-07-065**  
Existing Zoning: R (Rural) & SD#8 (Special District # 8) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 7.87 acres  
Petitioner: Paul Snow & Mike Haydel  
Owner: Landworks  
Location: Parcel located on the south side of C.S. Owens Road, west of LA Highway 1077, S43, T7S, R10E, Ward 1, District 1  
Council District: 1
20. **ZC06-07-066**  
Existing Zoning: R (Rural) District  
Proposed Zoning: A-2 (Suburban) & A-3 (Suburban) acres) Districts  
Acres: 78.87 acres  
Petitioner: Fred Sigur  
Owner: Estate of Mr. Frederick Sigur  
Location: Parcel located on the south side of East Oalmann Road, east of LA Highway 1083, S28, T5S, R12E, Ward 5, District 2  
Council District: 2

**CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:**

1. **CP06-06-105 - Use: Religious Center**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 7056 sq.ft.  
Petitioner: Walter & Dorothy Pennington  
Owner: Walter & Dorothy Pennington  
Location: Parcel located on the southeast corner of Josephine Street & Riverhill Court, south of LA Highway 36, S1 T7S R11E, Ward 3, District 3  
Council District: 3

**(TABLED FROM 6/6/06 MEETING)**

**2. CP06-06-110 - Use: Retail Building over 20,000 sq. ft.**

Zoning: R (Rural) District  
Use Size: 24,473 sq. ft.  
Petitioner: Mike Saucier  
Owner: BCS, L.L.C. c/o Robert Bruno  
Location: Parcel located on the southwest corner of LA Highway 1077 & Belington Avenue, south of I-12, S11, T7S, R10E, Ward 1, District 1  
Council District: 1

**(TABLED FROM 6/6/06 MEETING)**

**3. CP06-07-117 - Use: High School**

Zoning: A-4 (Single Family Residential) District  
Use Size: 200,000 sq.ft.  
Petitioner: St. Tammany Parish School Board  
Owner: St. Tammany Parish School Board  
Location: Parcel located on the north side of LA Highway 1088, east of I-12, south of LA Highway 36, S26, T7S, R12E, Ward 6, District 7  
Council District: 7

**4. CP06-07-118 - Use: Electric Substation**

Zoning: RC (Recreational/Conservation) District  
Use Size: 7.79 acres  
Petitioner: Jerry Nolen  
Owner: Cleco Power, LLC  
Location: Parcel located on the west side of Log Cabin Road, north of US Highway 190, S42, T8S, R12E, Ward 4, District 7  
Council District: 7

**5. CP06-07-119 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 512 sq.ft.  
Petitioner: Carol Mitchell  
Owner: Carol Mitchell  
Location: Parcel located on the north side of 4th Street, east of Salmen Avenue, being lots 31 & 32, Square 42, Morgan Subdivision , S27, T8S, R14E, Ward 9, District 6  
Council District: 6

**6. CP06-07-120 - Use: 2nd Residence-Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1456 sq.ft.  
Petitioner: Randy J. Martin  
Owner: Randy J. Martin  
Location: Parcel located on the north side of Bennett Bridge Road, west of Spinks Road, S4, T6S, R10E, Ward 3, District 3  
Council District: 3

**7. CP06-07-121 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 840 sq. ft.  
Petitioner: L.S.Hiern  
Owner: Martha T. Olivia  
Location: Parcel located on the south side of Delery Street, east of Robert Road, being the west 1/2 of lot 25, block 2, Litloff Subdivision, S17, T7S, R12E, Ward 4, District 7  
Council District: 7

**8. CP06-07-122 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 910 sq. ft.  
Petitioner: Lashawn A. Perrie  
Owner: Danny P. Cosler  
Location: Parcel located on the north side of 7th Street, east of Slidell Avenue, lot 25A, Square 21, Morgan Subdivision, S27, T8S, R14E, Ward 9, District 6  
Council District: 6

**9. CP06-07-123 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2,000 sq. ft  
Petitioner: Daniel and Salomeia Azgur  
Owner: Daniel and Salomeia Azgur  
Location: Parcel located on the north side of Ruth Road, south of US Highway 190, being lot 351B, North Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7  
Council District: 7

**10. CP06-07-124 - Use: Townhouse Development**

Zoning: C-2 (Highway Commercial) District  
Use Size: 5.75 acres  
Petitioner: Leroy Cooper  
Owner: Rozario Zuppardo  
Location: Parcel located on the north side of Holiday Blvd., west of US Highway 190, S15, T7S, R11E, Ward 3, District 1  
Council District: 1

**11. CP06-07-125 - Use: Office & Storage Warehouse**

Zoning: R (Rural) District  
Use Size: 8400 sq. ft.  
Petitioner: Randy Varuso  
Owner: Varuso Enterprises, Inc.  
Location: Parcel located at the southwest of corner of Perriloux Road and LA Highway 1085, S4, T7S, R10E, Ward 1, District 1  
Council District: 1

**12. CP06-07-126 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2432 sq. ft.  
Petitioner: Patrick Burke, III  
Owner: Patrick Burke, III  
Location: Parcel located on the south side of Washington Street, east of 20th Street, being lot 1A, Square 129, Subdivision of Lacombe Park, S40, T8S, R12E, Ward 7, District 7  
Council District: 7

**13. CP06-07-127 - Use: John Deere Dealer**

Zoning: M-1 (Light Industrial) District  
Use Size: 7500 sq.ft.  
Petitioner: Bert M. Landry  
Owner: Jim Sclafani & Peter Sclafani  
Location: Parcel located on the west side of LA Highway 25, north of Bomoka Road, S20, T6S, R11E, Ward 3, District 3  
Council District: 3

**14. CP06-07-128 - Use: Mini Storage**

Zoning: C-2 (Highway Commercial) District  
Use Size: 22,100 sq. ft.  
Petitioner: David Scalfano  
Owner: Riems Inc  
Location: Parcel located on the southwest corner of LA Highway 59 & Parker Drive, S12, T7S, R11E, Ward 3, District 5  
Council District: 5

**15. CP06-07-129 - Use: Mini Storage**

Zoning: R (Rural) District  
Use Size: 30,250 sq. ft.  
Petitioner: Wayne Herberger, Jr.  
Owner: Richdale Properties, L.L.C.  
Location: Parcel located on the south side of LA Highway 40 & on the north side of Million Dollar Road, west of LA Highway 437, S27, T5S, R11E, Ward 2, District 2  
Council District: 2

16. **CP06-07-130 - Use: Pets & Horses Boarding Facility**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 6106 sq.ft.  
Petitioner: Walter F. Clairain  
Owner: Walter F. Clairain  
Location: Parcel located on the south side of LA Highway 36, east of Formosa Drive, S42, T6S, R11E, Ward 3, District 3  
Council District: 3
17. **CP06-07-131 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Margaret R. Gaddy  
Owner: Margaret R. Gaddy  
Location: Parcel located on the south side of Cypress Street, west of Sycamore Drive, north of Magnolia Drive, being lots 11, 12 & 13, Square 19, River Gardens Subdivision , S32, T8S, R15E, Ward 8, District 9  
Council District: 9
18. **CP06-07-132 - Use: Church**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 26,058 sq. ft.  
Petitioner: Kyle Associates, LLC  
Owner: Doug McAllister  
Location: Parcel located on the south side of Dixie Ranch Road, north of I-12, S17, T8S, R13E, Ward 7, District 7  
Council District: 7
19. **CP06-07-133 - Use: Fellowship Hall**  
Zoning: A-4 (Single Family Residential) District  
Use Size: 5400 sq.ft.  
Petitioner: David E. Moyce, CPA  
Owner: Peace Evangelical Lutheran Church  
Location: Parcel located on the north side of US Highway 190, west of Harrison Road, S4,T9S, R14E, Ward 9, District 11  
Council District: 11
20. **CP06-07-134 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1680 sq.ft.  
Petitioner: Katherine Miller  
Owner: Alvin Jimenez, Sr.  
Location: Parcel located on the north side of 5th Street, south of 6th Street, being lots 10, 11, 48 & 49, Square 43, Morgan Subdivision, S27, T8S, R14E, Ward 9, District 14  
Council District: 14
21. **CP06-07-135 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 2,464 sq.ft.  
Petitioner: Betty Brock  
Owner: Betty Brock  
Location: Parcel located on the south side of Gardenia Street, west of Spruce Street, north of LA Highway 36, being lot 17, Square 11, Abita Nursery Subdivision, S36, T6S, R11E, Ward 3, District 3  
Council District: 3
22. **CP06-07-136 - Use: Body Shop**  
Zoning: C-2 (Highway Commercial) District  
Use Size: 1,800 sq.ft.  
Petitioner: Marcelle Almeida  
Owner: Fernando & Marcelle Almeida  
Location: Parcel located on the south side of LA Highway 36, west of Formosa Drive, S42, T6S, R11E, Ward 3, District 3  
Council District: 3

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**PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**