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)
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
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
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  
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 southeast corner of Josephine Street & Riverhill Court, south of LA Highway 36, S1 T7S R11E, Ward 3, District 3  
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, Litoiff 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: Riem's 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
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

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