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

INVOCAUTION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE JULY 5, 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. **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 7/5/06 MEETING)

2. **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
   (TABLED FROM 7/5/06 MEETING)

3. **ZC06-07-059 WITHDRAWN**
   - 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
   (TABLED FROM 7/5/06 MEETING)
4. **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  
*(TABLED FROM 7/5/06 MEETING)*

5. **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  
*(TABLED FROM 7/5/06 MEETING)*

6. **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  
*(TABLED FROM 7/5/06 MEETING)*

7. **ZC06-04-048**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 6.2 acres  
Petitioner: Kyle Associates LLC  
Owner: Stonebrook Holdings & Jules Walder Jr.  
Location: Parcel located on the south side of Walder Road, west of LA Highway 59, S1, T8S, R11E, Ward 4, District 10  
Council District: 10

8. **ZC06-08-067**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 12,000 sq. ft.  
Petitioner: Joey Celino  
Owner: The Father's Property L.L.C.  
Location: Parcel located on the east side of east side of LA Highway 59, south of Crain Street, being lots 1, 2, 27, 28, Square 1, Abita Springs Terrace, S7, T7S, R12E, Ward 4, District 7  
Council District: 7

9. **ZC06-08-068**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: M-2 (Intermediate Industrial) District  
Acres: 71.452 acres  
Petitioner: Robert G. Tufts  
Owner: David M. Moore  
Location: Parcel located at the end of Marion Lane, west of LA Highway 59, S2, T7S, R11E, Ward 4, District 7  
Council District: 7

10. **ZC06-08-069**
Existing Zoning: A-3 (Suburban) District
Proposed Zoning: A-2 (Suburban) District
Acres: 3.094 acres
Petitioner: Jeanne Miller
Owner: Joseph & Jeanne Miller
Location: Parcel located on the south side of Robert Road, east of US Interstate 59, S30, T8S, R15E, Ward 8, District 9
Council District: 9

11. ZC06-08-070
Existing Zoning: A-3 (Suburban) District
Proposed Zoning: ID (Institutional) District
Acres: 2.088 acres
Petitioner: Clave Gill & Deborah Hopkins
Owner: RBF, L.L.C.
Council District: 5

12. ZC06-08-071
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 25,000 sq.ft.
Petitioner: Lonnie Fisher, Sr.
Owner: Fisher Cabinet & Flooring
Location: Parcel located on the north side of Pine Street, east of LA Highway 59, lots 14, 16, 18, 20, 22, 24, 26, Square 38, Abita Springs Annex, S7, T7S, R12E, Ward 4, District 7
Council District: 7

13. ZC06-08-073
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 14.267 acres
Petitioner: Steve Duvernay
Owner: Toby Lowe
Location: Parcel located at the end of Crawford Landing Road, north of I-10 , S38, T8S, R15E& S38, T9S, R15E, Ward 8, District 9
Council District: 9

14. ZC06-08-074
Existing Zoning: A-3 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 41,649 sq.ft.
Petitioner: Steve Duvernay
Owner: Investment Realty Association, Inc.
Location: Parcel located on the south side of Cane Avenue, east of Pearl Street, being lots 8 - 16, Square 26, Pearl Acres Subdivision, S7, T9S, R15E, Ward 8, District 8
Council District: 8

15. ZC06-08-075
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 7.23 acres
Petitioner: Jeffrey Schoen
Owner: Mr. & Mrs. William Colley, Jr.
Location: Parcel located on the east side of LA Highway 1077, north side of I-12, S3, T7S, R10E, Ward 1, District 1
Council District: 1

16. ZC06-08-077
Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 1.05 acres
Petitioner: Leroy Cooper
Owner: James Coate/Autumn Creek II, LLC
Location: Parcel located on the north side of Highway 22, east of Autumn Creek Drive, S42, T7S, R10E, Ward 1, District 1
Council District: 1

17. **ZC06-08-078**
Existing Zoning: R (Rural) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 57.35 acres
Petitioner: Richard Romano, Stephanie Romano Mack & Terrance Romano
Owner: Stephanie Romano Mack
Location: Parcel located on the south side of LA Hwy 1085, north of I-12, west of LA Highway 1077, S3 & 4, T7S, R10E, Ward 1, District 1
Council District: 1

18. **ZC06-08-079**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 1.05 acres
Petitioner: Edward Couret
Owner: 675 Properties L.L.C.
Location: Parcel located on the east side of Dupre Street, north of US Highway 190, S46, T8S, R12E, Ward 4, District 7
Council District: 7

19. **ZC06-08-080**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 1.046 acres
Petitioner: Edward Couret
Owner: 375 Properties L.L.C.
Location: Parcel located on the east side of Dupre Street, north of US Highway 190, S46, T8S, R12E, Ward 4, District 7
Council District: 7

20. **ZC06-08-081**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 44,477 sq.ft.
Petitioner: John & Karen Campo
Owner: John & Karen Campo
Location: Parcel located on the northwest corner of Little Creek Road & Hiern Drive, S30, T7S, R12E, Ward 4, District 7
Council District: 7

**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. **CP06-07-117** - 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
   (TABLED FROM 7/5/06 MEETING)

2. **CP06-07-121** - Use: Mobile Home
   Zoning: SA (Suburban Agricultural) District
   Use Size: 840 sq. ft.
3. **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
   (TABLED FROM 7/5/06 MEETING)

4. **CP06-07-130 - Use: Pets & Horses Boarding Facility**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 6106 sq.ft.
   - Petitioner: Walter F. Clairain
   - Owner: Earl & 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
   (TABLED FROM 7/5/06 MEETING)

5. **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
   (TABLED FROM 7/5/06 MEETING)

6. **CP06-08-137 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 840 sq.ft.
   - Petitioner: Anthony Cannata
   - Owner: Anthony Cannata
   - Location: Parcel located on the east side of Blackwell Road, north of US Highway 190, S15, T8S, R12E, Ward 4, District 7
   - Council District: 7

7. **CP06-08-138 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1,120 sq.ft.
   - Petitioner: Socorro Stubbs
   - Owner: Yvonne Stubbs
   - Location: Parcel located on the north side of Clesi Avenue, east of Lacombe Harbor Lane, S39, T8S, R13E, Ward 7, District 7
   - Council District: 7

8. **CP06-08-139 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 960 sq.ft.
   - Petitioner: Levon Twille
9. **CP06-08-140 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1120 sq.ft.
   - Petitioner: Jaqueline Palama
   - Owner: Jacqueline Palama
   - Location: Parcel located on the north side of US Highway 190, east of Vermillion Drive, west of Coral Street, Lot 28, Square 12, S33, T7S, R13E, Ward 7, District 7
   - Council District: 7

10. **CP06-08-141 - Use: Mobile Home**
    - Zoning: SA (Suburban Agricultural) District
    - Use Size: 1120 sq.ft.
    - Petitioner: Jacqueline Palama
    - Owner: Jacqueline Palama
    - Location: Parcel located on the north side of US Highway 190, east of Vermillion Drive, west of Coral Street, Lot 29, Square 12, S33, T7S, R13E, Ward 7, District 7
    - Council District: 7

11. **CP06-08-142 - Use: Mobile Home**
    - Zoning: A-3 (Suburban) District
    - Use Size: 1,440 sq.ft.
    - Petitioner: Kay & Edward Manint
    - Owner: Kay & Edward Manint
    - Location: Parcel located on the west side of Hillcrest Boulevard, south of Talisheek Highway, Lot 10, Square 4, S26, T6S, R12E, Ward 10, District 6
    - Council District: 6

12. **CP06-08-143 - Use: Mobile Home**
    - Zoning: A-3 (Suburban) District
    - Use Size: 1,440 sq.ft.
    - Petitioner: Kay & Edward Manint
    - Owner: Kay & Edward Manint
    - Location: Parcel located on the west side of Hillcrest Boulevard, south of Talisheek Highway, Lot 11, Square 4, S26, T6S, R12E, Ward 10, District 6
    - Council District: 6

13. **CP06-08-144 - Use: Mobile Home**
    - Zoning: SA (Suburban Agricultural) District
    - Use Size: 840 sq.ft.
    - Petitioner: Carol Loyd
    - Owner: Carol Loyd
    - Location: Parcel located on the south side of Wymer Road, west of Lee Road, being a portion of Lot 12, S15, T6S, R11E, Ward 3, District 2
    - Council District: 2

14. **CP06-08-145 - Use: Mobile Home**
    - Zoning: SA (Suburban Agricultural) District
    - Use Size: 1280 sq.ft.
    - Petitioner: Clayton & Dianne Hickey
    - Owner: Clayton & Dianne Hickey
Location: Parcel located on the north side of US Highway 190, east of Honeybee Road, S36, T8S, R13E, Ward 9, District 9

Council District: 9

15. **CP06-08-146 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District
   Use Size: 2560 sq.ft.
   Petitioner: William & Carolyn Woessner, Jr.
   Owner: William & Carolyn Woessner, Jr.
   Location: Parcel located at the end of Parro Lane, east of Louisiana Avenue, S26, T6S, R10E, Ward 3, District 3

Council District: 3

16. **CP06-08-147 - Use: Mobile Home**
   Zoning: A-2 (Suburban) District
   Use Size: 1,280 sq. ft.
   Petitioner: Marcia Revere
   Owner: Marcia Revere
   Location: Parcel located on the south side of Elaine Road, east of Benjamin Road, west of Laurent Road, Lots 33 & 34, Square M, S39,T9S,R14E, Ward 9, District 11

Council District: 11

17. **CP06-08-148 - Use: Mobile Home**
   Zoning: A-3 (Suburban) District
   Use Size: 1280 sq.ft.
   Petitioner: Bridget Payton
   Owner: Joy Williams
   Location: Parcel located on the west side of Military Road, south of Canal Street, north of Brownswitch Road, Lots 27 & 28, S31, T8S, R15E, Ward 8, District 9

Council District: 9

18. **CP06-08-149 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District
   Use Size: 1280 sq.ft.
   Petitioner: Daniel & Angele Melton
   Owner: Daniel & Angele Melton
   Location: Parcel located on the west side of Ordogne Ruppert Road, south of Barousse Road, S14, T8S, R12E, Ward 7, District 7

Council District: 7

19. **CP06-08-150 - Use: Funeral Home**
   Zoning: A-3 (Suburban) District
   Use Size: 18,000 sq.ft.
   Petitioner: Clave Gill & Deborah Hopkins
   Owner: RBF, L.L.C.
   Location: Parcel located on the east side of LA Highway 59, north of Grande Maison Boulevard, south of Hurricane Alley, Lots 20, 21, & 22 , S25, T7S, R12E, Ward 4, District 5

Council District: 5

20. **CP06-08-151 - Use: Mobile Home**
    Zoning: SA (Suburban Agricultural) District
    Use Size: 1980 sq.ft.
    Petitioner: Michael Haas
    Owner: Michael & Joanne Haas
    Location: Parcel located on the east side of LA Highway 1081, north of Smith Road, south of Million Dollar Road, S11 & 12, T6S, R11E, Ward 3, District 2

Council District: 2

21. **CP06-08-152 - Use: Mobile Home**
    Zoning: SA (Suburban Agricultural) District
    Use Size: 2280 sq.ft.
    Petitioner: Nicole and James Thomas
    Owner: JoAnn Palmerstreet
    Location: Parcel located on the north side of South Cloverland Drive, east of
AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, AUGUST 1, 2006 MEETING
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

Richard Drive, being a portion of Lot 1, Square 4, S23, 38 & 48, T8S, R12E, Ward 7, District 7

Council District: 7

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