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

INVASION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE SEPTEMBER 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. **ZC06-04-048**
   - 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
   - (TABLED FROM 9/5/06 MEETING)

2. **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
   - (TABLED FROM 9/5/06 MEETING)

3. **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
   - (TABLED FROM 9/5/06 MEETING)
4. **ZC06-08-072**
   - **Existing Zoning:** SA (Suburban Agricultural) District
   - **Proposed Zoning:** M-2 (Intermediate Industrial) District
   - **Acres:** 11.8 acres
   - **Petitioner:** Steve Duvernay
   - **Owner:** Leon Lowe & Sons Partnership
   - **Location:** Parcel located on the east side of LA Highway Dept. Road, S15 T8S R14E, Ward 8, District 6
   - **Council District:** 6

5. **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
   - *(Tabled from 9/5/06 Meeting)*

6. **ZC06-08-076**
   - **Existing Zoning:** SA (Suburban Agricultural) District
   - **Proposed Zoning:** PUD (Planned Unit Development) District
   - **Acres:** 9.13 acres
   - **Petitioner:** Leroy Cooper
   - **Owner:** Tom Johnston & Gordon Philibert
   - **Location:** Parcel located on the north side of 10th Street, east of Jefferson Street, S42, T6S, R11E, Ward 3, District 3
   - **Council District:** 3
   - *(Tabled from 9/5/06 Meeting)*

7. **ZC06-09-085**
   - **Existing Zoning:** R (Rural) District
   - **Proposed Zoning:** C-1 (Neighborhood Commercial) District
   - **Acres:** 8.77 acres
   - **Petitioner:** Matt J. Bennett
   - **Owner:** Gerald Robert
   - **Location:** Parcel located on the north side of LA Highway 22, west of Permiloux Road, east of Oak Park Drive, S16, T7S, R10E, Ward 1, District 1
   - **Council District:** 1
   - *(Tabled from 9/5/06 Meeting)*

8. **ZC05-01-001**
   - **Existing Zoning:** R (Rural) District
   - **Proposed Zoning:** PUD (Planned Unit Development) District
   - **Acres:** 4.9 acres
   - **Petitioner:** Leroy Cooper
   - **Owner:** A. David Aymond, Aymond Contractors, Inc.
   - **Location:** Parcel located on the south side of Fox Branch Subdivision and Sand Fox Run, being the future phases 3A & 3B of Fox Branch Subdivision, S9, T7S, R10E, Ward 1, District 1
   - **Council District:** 1
   - *(Tabled from 9/5/06 Meeting)*

9. **ZC06-10-090**
   - **Existing Zoning:** R (Rural) District
   - **Proposed Zoning:** PUD (Planned Unit Development) District
   - **Acres:** 43.31 acres
   - **Petitioner:** Mr. Leroy J. Cooper
   - **Owner:** The Marietta Trust/Warren Trust
   - **Location:** Parcel located on the east side of LA Highway 1085, north of Brewster Road, across from Hough Road, S7, T7S, R10E, Ward 1, District 1
   - **Council District:** 1
10. **ZC06-10-091**  
**Existing Zoning:** SA (Suburban Agriculture) District  
**Proposed Zoning:** C-2 (Highway Commercial) District  
**Acres:** 27,900 sq. ft.  
**Petitioner:** Albert E. Freyder  
**Owner:** Albert E. Freyder  
**Location:** Parcel located on the north side of LA Highway 36, east of St. Landry Street, west of Manor Street, S35, T6S, R11E, Ward 3, District 5  
**Council District:** 5

11. **ZC06-10-092**  
**Existing Zoning:** SA (Suburban Agriculture) District  
**Proposed Zoning:** C-2 (Highway Commercial) District  
**Acres:** 2.91 acres  
**Petitioner:** Mike Brister  
**Owner:** Daphne Gwendolyn Luthjens, August H. Luthjens  
**Location:** Parcel located on the south side of US Highway 190, east of Trasmitter Road, S33, T8S, R13E, Ward 7, District 7  
**Council District:** 7

12. **ZC06-10-093**  
**Existing Zoning:** R (Rural) District  
**Proposed Zoning:** A-4 (Single Family Residential) District  
**Acres:** 8.06 acres  
**Petitioner:** Rick Perez  
**Owner:** Mildred & Ricardo Perez  
**Location:** Parcel located on the west side of Galatas Cemetery Road, north of LA Highway 22, south of Dummyline, S44, T7S, R10E, Ward 1, District 1  
**Council District:** 1

13. **ZC06-10-094**  
**Existing Zoning:** R (Rural) District  
**Proposed Zoning:** C-2 (Highway Commercial) District  
**Acres:** 20,096 sq. ft.  
**Petitioner:** Elisie Moore Witt  
**Owner:** Elisie Moore Witt  
**Location:** Parcel located on the north side of LA Highway 41, east of LA Highway 40, S42, T5S, R13E, Ward 5, District 6  
**Council District:** 6

14. **ZC06-10-095**  
**Existing Zoning:** M-1 (Light Industrial) District  
**Proposed Zoning:** SA (Suburban Agriculture) District  
**Acres:** 2.67 acres  
**Petitioner:** Mindy Dennis  
**Owner:** Mindy Dennis  
**Location:** Parcel located on the north side of Robert Drive, east of LA Highway 59, being parcel "C", S7, T7S, R12E, Ward 4, District 7  
**Council District:** 7

15. **ZC06-10-096**  
**Existing Zoning:** R (Rural) District  
**Proposed Zoning:** PUD (Planned Unit Development) District  
**Acres:** 440.78 acres  
**Petitioner:** Mr. Leroy Cooper  
**Owner:** Aphelion Holdings, L.L.C./ John Yemelos  
**Location:** Parcel located on the east side of LA Highway 1082, north of Elderberry Lane, S19 & 20, T5S, R12E, Ward 5, District 2  
**Council District:** 2
16. **ZC06-10-097**  
**Existing Zoning:** SA (Suburban Agriculture) District  
**Proposed Zoning:** A-5 (Two Family Residential) District  
**Acres:** 25,579 sq. ft.  
**Petitioner:** Joseph Catalano  
**Owner:** Henrietta Catalano  
**Location:** Parcel located on the southwest corner of Mill Road and Ohio Road, east of Josephine Road, S36, T6S, R11E, Ward 3, District 3  
**Council District:** 3

17. **ZC06-10-098**  
**Existing Zoning:** R (Rural) District  
**Proposed Zoning:** PUD (Planned Unit Development) District  
**Acres:** 346 acres  
**Petitioner:** Kyle Associates, L.L.C.  
**Owner:** McEnery Group, Inc.  
**Location:** Parcel located on east side of Fish Hatchery Road, S31, T7S, R13E, Ward 6, District 7  
**Council District:** 7

18. **ZC06-10-099**  
**Existing Zoning:** C-1 (Neighborhood Commercial) District/ C-2 (Highway Commercial) District  
**Proposed Zoning:** C-2 (Highway Commercial) District  
**Acres:** 33,559.46 sq. ft.  
**Petitioner:** John Cerniglia  
**Owner:** John Cerniglia  
**Location:** Parcel located on the west side of Coffee Street, south of Orleans Street, north of UD Highway 190 (Florida Street), being lots 12 & 27, Square 110, Town of Mandeville, S49, T8S, R11E, Ward 4, District 10  
**Council District:** 10

19. **ZC06-10-100**  
**Existing Zoning:** M-1 (Light Industrial) District  
**Proposed Zoning:** PUD (Planned Unit Development) District  
**Acres:** 25.7 acres  
**Petitioner:** Jeff Schoen  
**Owner:** J. Ernest Prieto, J. CLay Prieto, Mary Prieto Golden, Joan Prieto Doolittle  
**Location:** Parcel located at the end of Koop Dr., east of LA Highway 59, north of I-12, S24, T7S, R11E, Ward 4, District 7  
**Council District:** 7

20. **ZC06-10-101 - WITHDRAWN**  
**Existing Zoning:** SA (Suburban Agricultural) District  
**Proposed Zoning:** PUD (Planned Unit Development) District  
**Acres:** 20.915 acres  
**Petitioner:** Kyle Associates, LLC  
**Owner:** Masters Built Construction & CERP  
**Location:** Parcel located on the east side of Tantella Ranch Road & LA Highway 1077, north of McGee Rd., S21, T6S, R10E, Ward 1, District 1  
**Council District:** 1

21. **ZC06-10-102**  
**TEXT CHANGE** Ordinance to amend the Parish Code of Ordinances, Appendix C, Land Use Regulations Ordinance (Ordinance No. 523), Section 5.13, Accessory Buildings & Structures
22. ZC83-07-076

Existing Zoning: Major Amendment to the PUD (Planned Unit Development) District
Acres: 188.54 Acres
Petitioner: Fred Sigur
Owner: Estate of Mr. Frederick J. Sigur
Location: Parcel located on the south side of LA Highway 433, west of S37, T6S, R14E, Ward 8, District 13
Council District: 13

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. CP06-08-150 - 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
   (TABLED FROM 9/5/06 MEETING)

2. CP06-10-169 - Use: Mobile Home as Guest House
   Zoning: SA (Suburban Agricultural) District
   Use Size: 840 sq. ft.
   Petitioner: Felicia G. Andrews
   Owner: Arthur & Jane Gabaldon
   Location: Parcel located on the north side of Nina Drive, west of Transmitter Road, south of U.S. Highway 190, Square 9, Lots 25 and 26, being 30221 Nina Drive, S33, T8S, R13E, Ward 7, District 7
   Council District: 7

3. CP06-10-170 - Use: Mobile Home
   Zoning: SA (Suburban Agricultural) District
   Use Size: 1,120 sq. ft.
   Petitioner: Faye Mc Carty
   Owner: Dorothy Ratcliff
   Location: Parcel located on the north side of 10th Street, west of 2nd Avenue, Lot 9 Square 36, S23, T8S, R14E, Ward 9, District 14
   Council District: 14

4. CP06-10-171 - Use: Mobile Home
   Zoning: C-2 (Highway Commercial) District
   Use Size: 2,240 sq. ft.
   Petitioner: Dale Ducre
   Owner: Dale Ducre
   Location: Parcel located on the west side of U.S. Highway 11, south of Peters Road, north of Ben Thomas Road, being 60206 Highway 11, S34, T8S, R14E, Ward 9, District 14
   Council District: 14

5. CP06-10-172 - Use: Sewer Treatment Plant
   Zoning: A-2 (Suburban) District
   Use Size: 270 sq. ft.
   Petitioner: Eric Wandry
   Owner: Hickory Dell, LLC
   Location: Parcel located on the north side of LA Highway 36, east of Emerald Drive, S21, T7S, R14E, Ward 6, District 6
   Council District: 6

Draft - September 27, 2006
6. **CP06-10-173** - **Use:** Mobile Home  
**Zoning:** C-2 (Highway Commercial) District  
**Use Size:** 980 sq. ft.  
**Petitioner:** Wayne Jenevein  
**Owner:** Wayne Jenevein  
**Location:** Parcel located on the west side of Howze Beach Boulevard, south of Lopez Street, east of Almonaster Street, being 56423 Howze Beach Boulevard (Lots 9 & 10), S44, T9S, R14E, Ward 9, District 12  
**Council District:** 12

7. **CP06-10-174** - **Use:** Mobile Home  
**Zoning:** C-2 (Highway Commercial) District  
**Use Size:** 980 sq. ft.  
**Petitioner:** Wayne Jenevein  
**Owner:** Wayne Jenevein  
**Location:** Parcel located on the east side of Howze Beach Boulevard, south of Lopez Street, west of LA Highway 433, being 56418 Howze Beach Boulevard (Lots 13 & 14), S44, T9S, R14E, Ward 9, District 12  
**Council District:** 12

8. **CP06-10-175** - **Use:** Mobile Home  
**Zoning:** C-2 (Highway Commercial) District  
**Use Size:** 980 sq. ft.  
**Petitioner:** Wayne Jenevein  
**Owner:** Wayne Jenevein  
**Location:** Parcel located on the west side of Howze Beach Boulevard, south of Lopez Street, east of Almonaster Street, being 56427 Howze Beach Boulevard (Lots 7 & 8), S44, T9S, R14E, Ward 9, District 12  
**Council District:** 12

9. **CP06-10-176** - **Use:** Mobile Home  
**Zoning:** C-2 (Highway Commercial) District  
**Use Size:** 980 sq. ft.  
**Petitioner:** Wayne Jenevein  
**Owner:** Wayne Jenevein  
**Location:** Parcel located on the west side of Howze Beach Boulevard, south of Lopez Street, east of Almonaster Street, being 56431 Howze Beach Boulevard (Lots 5 & 6), S44, T9S, R14E, Ward 9, District 12  
**Council District:** 12

10. **CP06-10-177** - **Use:** Mobile Home  
**Zoning:** SA (Suburban Agricultural) District  
**Use Size:** 1,280 sq ft  
**Petitioner:** Evelyn Bircher  
**Owner:** Evelyn Bircher  
**Location:** Parcel located on the north side of Troy Drive, east of Peach Tree Drive, north of Bryan Drive, S29, T8S, R15E, Ward 8, District 9  
**Council District:** 9

11. **CP06-10-178** - **Use:** Offices and retail Shops  
**Zoning:** C-2 (Highway Commercial) District  
**Use Size:** 103,811 sq. ft.  
**Petitioner:** Keith Ingram  
**Owner:** Joshua Bruno  
**Location:** Parcel located on the south side of Coast Boulevard, west of Interstate 10 Service Road, S23, T9S, R14E, Ward 8, District 12  
**Council District:** 12
12. **CP06-10-179 - Use: Mobile Home**
   Zoning: A-4 (Single Family Residential) District  
   Use Size: 2,100 sq.ft.  
   Petitioner: Madia J. Ordone  
   Owner: Easter J. Smith / Susan K. Smith  
   Location: Parcel located at the end of Jackson Lane, south of U.S. Highway 190, S17, T9S, R15E, Ward 8, District 13  
   Council District: 13

13. **CP06-10-180 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 1,280 sq. ft.  
   Petitioner: Emelda Ordogne Calongne  
   Owner: Emelda Ordogne Calongne  
   Location: Parcel located on the south side of Pontchartrain Drive, west of Fish Hatchery Road, S38, T8S, R12E, Ward 7, District 7  
   Council District: 7

14. **CP06-10-181 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 780 sq. ft.  
   Petitioner: Wayne Younce  
   Owner: Wayne Younce  
   Location: Parcel located on the north side of Interstate 10, east of LA Highway 1090 (North Military Road) being lot 74, situated on the north side of Bryan Drive, S29, T8S, R15E, Ward 8, District 9  
   Council District: 9

15. **CP06-10-182 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 840 sq. ft.  
   Petitioner: Martha Oliva  
   Owner: Martha Oliva  
   Location: Parcel located on the south side of Delery Street, east of Robert Road, S18, T7S, R12E, Ward 4, District 7  
   Council District: 7

16. **CP06-10-183 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 1500 sq. ft.  
   Petitioner: Joseph P. McClendon  
   Owner: Henry E. Burley, Jr.  
   Location: Parcel located on the east side of Charleston Drive, south of Manassas Drive, S35, T8S, R13E, Ward 9, District 11  
   Council District: 11

17. **CP06-10-184 - Use: Mobile Home as a Second Residence**
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 2300 sq. ft.  
   Petitioner: Desiree H. Murray  
   Owner: Delilah H. Mullins  
   Location: Parcel located on the north side of Pine Ranch Road, east of Railroad Drive, S27, T8S, R14E, Ward 9, District 6 and 14  
   Council District: 6 and 14

18. **CP06-10-185 - Use: Land Excavation**
   Zoning: R (Rural) District  
   Use Size: 30 acres  
   Petitioner: Jeffery D. Schoen  
   Owner: Trust f/b/o Ernest V. Richards, IV  
   Location: Parcel located on the west side of Lee Road, north of LA Highway 1129, east of LA Highway 437, S20, T21, T4S, R11E, Ward 2, District 2  
   Council District: 2
19. **CP06-10-186 - Use: Parking for Restaurant**  
   Zoning: R (Rural) District  
   Use Size: 1 acre  
   Petitioner: Keith D. & Lynda Young  
   Owner: Keith D. & Lynda Young  
   Location: Parcel located on the west side of LA Highway 21, south of the junction of LA Highway 21 & LA Highway 1077, S38, T7S, R10E, Ward 1, District 1  
   Council District: 1

20. **CP06-10-187 - Use: Apartments**  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 270,000 sq. ft.  
   Petitioner: IBIS Trail at Covington, c/o Jeff Schoen  
   Owner: St. Tammany Park, LLC  
   Location: Parcel located at the end of Park Place Drive and the northern end of Andrew Court, S15, T7S, R11E, Ward 3, District 5  
   Council District: 5

21. **CP06-10-188 - Use: 5000 sq. ft. Addition to Existing Welding Facility**  
   Zoning: M-1 (Light Industrial) District  
   Use Size: 5,000 sq. ft.  
   Petitioner: Frank Alquist  
   Owner: Frank Alquist  
   Location: Parcel located on the north side of Brown Village Road, east of Donya Drive, being 37015 Browns Village Road, S27 and 28, T8S, R14E, Ward 9, District 6  
   Council District: 6

22. **CP06-10-189 - Use: Mini Storage**  
   Zoning: R (Rural) District  
   Use Size: 121,400 sq.ft.  
   Petitioner: Matt Bennett  
   Location: Parcel located on the north side of LA Highway 22, east of Oak Park Drive, west of Perrilloux Road, S16, T7S, R10E, Ward 1, District 1  
   Council District: 1

23. **CP06-10-190 - Use: Temporary Office Trailer for Covington Country Club**  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 624 sq. ft.  
   Petitioner: Richard Blossman  
   Owner: Richard &Lynn Blossman  
   Location: Parcel located on the north side of Country Club Drive, west of US Highway 190 Service Road, S37, T7S, R11E, Ward 4, District 4  
   Council District: 4

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

1. **PR06-09-005 - Use: Restaurant**  
   Corridor: Highway 21 Planned Corridor  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 11,500 sq.ft.  
   Petitioner: James Deshotel, DDK Design Group, LLC  
   Owner: C & O Enterprises, LLC  
   Location: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive, S47, T7S, R11E, Ward 1, District 1  
   Council District: 1  
   (TABLED FROM 9/5/06 MEETING)

2. **PR06-10-006 - Use: Attorney's Office**
AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, OCTOBER 3, 2006
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

Corridor: Highway 21 Planned Corridor
Zoning: LC (Light Commercial) District
Use Size: 1600 sq.ft.
Petitioner: James Ruel
Owner: Sally H.P. Ruel Trust & James Ruel
Location: Parcel located on the east side of LA Highway 21, just north of the LA Highway 21 & LA Highway 1077 Junction, S38, T7S, R10E, Ward 1, District 1
Council District: 1

OLD BUSINESS

1. CP04-12-141 - Use: Office Building
Zoning: C-2 (Highway Commercial) District
Use Size: 20,281 sq. ft.
Petitioner: Leroy J. Cooper
Owner: John Bagley
Location: Parcel located on the west side of US Highway 190, north of Maple Ridge Way, south of 9th Street, S42, T7S, R11E, Ward 3, District 1
Council District: 1

NEW BUSINESS

ADJOURNMENT