AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - WEDNESDAY, NOVEMBER 8, 2006
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 99
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 OCTOBER 3, 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. ZC06-10-090
   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
   (TABLED FROM 10/3/06 MEETING)

2. 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
   (TABLED FROM 10/3/06 MEETING)

3. 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
   (TABLED FROM 10/3/06 MEETING)
4. **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
   (TABLED FROM 10/3/06 MEETING)

5. **ZC06-07-076**
   - **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
   (TABLED FROM 10/3/06 MEETING)

6. **ZC06-11-104**
   - **Existing Zoning:** SA (Suburban Agricultural) District
   - **Proposed Zoning:** C-2 (Highway Commercial) District
   - **Acres:** 32,300 sq. ft.
   - **Petitioner:** Ann Percy Moores
   - **Owner:** Ann Percy Moores/ Mary Percy Lobdell
   - **Location:** Parcel located on the north side of LA Highway 36, west of Plantation Street, S35, T6S, R11E, Ward 3, District 3
   - **Council District:** 3

7. **ZC06-11-105**
   - **Existing Zoning:** Special District #14
   - **Proposed Zoning:** C-2 (Highway Commercial) District
   - **Acres:** 21,875 sq. ft.
   - **Petitioner:** Wilfred E. Lewis
   - **Owner:** Wilfred E. Lewis
   - **Location:** Parcel is located on the northeast corner of Coast Boulevard and Bosworth Avenue, being lots 22 - 28 of square 6, 38109 Coast Boulevard, S23, T9S, R14E, Ward 8, District 12
   - **Council District:** 12

8. **ZC06-11-106**
   - **Existing Zoning:** SA (Suburban Agricultural) District
   - **Proposed Zoning:** A-4 (Single Family Residential) District
   - **Acres:** 7.66 acres
   - **Petitioner:** Steven Duvernay
   - **Owner:** Joseph Andrew Schiro Jr.
   - **Location:** Parcel located at the end of Abney Farm Road, north of Robert Road, and west of Interstate 59, S24, T8S, R14E, Ward 8, District 9
   - **Council District:** 9

9. **ZC06-11-107**
   - **Existing Zoning:** SA (Suburban Agricultural) District
   - **Proposed Zoning:** PUD (Planned Unit Development) District
   - **Acres:** 24.9 acres
   - **Petitioner:** M Properties, LLC
   - **Owner:** M Properties, LLC
   - **Location:** Parcel located on the south side of Penn Mill Road, west of Pruden Road, S23, T6S, R10E, Ward 3, District 3
   - **Council District:** 3

DRAFT - October 18, 2006
10. **ZC06-11-108**  
   **Existing Zoning:** A-2 (Suburban) District  
   **Proposed Zoning:** C-2 (Highway Commercial) District  
   **Acres:** 1.93 acres  
   **Petitioner:** David Scalfano  
   **Owner:** Richard Blossman  
   **Location:** Parcel located on the south side of Parker Drive, west of LA Highway 59, east of Soell Drive, S12, T7S, R11E, Ward 3, District 5  
   **Council District:** 5

11. **ZC06-11-109**  
   **Existing Zoning:** SA (Suburban Agricultural) District  
   **Proposed Zoning:** PUD (Planned Unit Development) District  
   **Acres:** 17.17 acres  
   **Petitioner:** Jack Ussely  
   **Owner:** John Barry  
   **Location:** Parcel located on the north side of Penn Mill Road, east of Quave Road, S30, T6S, R11E, Ward 3, District 3  
   **Council District:** 3

12. **ZC06-11-110**  
   **Existing Zoning:** R (Rural) District  
   **Proposed Zoning:** A-4 (Single Family Residential) District  
   **Acres:** 81.69 acres  
   **Petitioner:** MMD, LLC  
   **Owner:** Marigny Trace Development  
   **Location:** Parcel located at the end of Indian Trace, south of LA Highway 22, S20, T7S, R10E, Ward 1, District 1  
   **Council District:** 1

13. **ZC06-11-111**  
   **Existing Zoning:** SA (Suburban Agricultural) District  
   **Proposed Zoning:** C-2 (Highway Commercial) District  
   **Acres:** 1.147 acres  
   **Petitioner:** Colon Whitfield  
   **Owner:** Freddie Jordan, Colon Whitfield, and Paul Lombard  
   **Location:** Parcel located on the east side of LA Highway 434, south of Phillip Street, S43, T8S, R13E, Ward 7, District 7  
   **Council District:** 7

14. **ZC06-11-112**  
   **Existing Zoning:** SA (Suburban Agricultural) District  
   **Proposed Zoning:** C-2 (Highway Commercial) District  
   **Acres:** 2 acres  
   **Petitioner:** Axonic LLC / Marty Houser  
   **Owner:** Wildwood Trust/ Reims, Inc./ Mt. Auburn Corp./ Uptown Retail Development Corp.  
   **Location:** Parcel located on the west side of LA Highway 434, north of Interstate 12, S8, T8S, R13E, Ward 7, District 7  
   **Council District:** 7

15. **ZC06-11-113**  
   **Existing Zoning:** R (Rural) District  
   **Proposed Zoning:** PUD (Planned Unit Development) District  
   **Acres:** 6 acres  
   **Petitioner:** Daniel Lombardo  
   **Owner:** Jill Huye  
   **Location:** Parcel located on the south side of Galatas Road, west of C. Owens Road, north of Dummyline Road, S14, T7S, R10E, Ward 1, District 1  
   **Council District:** 1

**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. CP06-10-173 - 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  
   (TABLED FROM 10/3/06 MEETING)

2. 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  
   (TABLED FROM 10/3/06 MEETING)

3. 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  
   (TABLED FROM 10/3/06 MEETING)

4. 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  
   (TABLED FROM 10/3/06 MEETING)

5. 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 4, District 4  
   Council District: 11  
   (TABLED FROM 10/3/06 MEETING)

6. 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  
   (TABLED FROM 10/3/06 MEETING)
7. **CP06-11-191 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District
   Use Size: 2100 sq. ft.
   Petitioner: Darren Deroche
   Owner: Louann Deroche
   Location: Parcel located on the north side of Frank Gilbert Road, west of Fish Hatchery Road, S13, T8S, R12E, Ward 7, District 7
   Council District: 7

8. **CP06-11-193 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District
   Use Size: 980 sq. ft.
   Petitioner: Bruce Epperley
   Owner: Bruce Epperley
   Location: Parcel located on the north side of Smokey Hollow Drive, east of Seaspray Drive, west of Avery Drive, being 214 Seaspray Drive, S29, T9S, R15E, Ward 8, District 13
   Council District: 13

9. **CP06-11-194 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District
   Use Size: 1280 sq. ft.
   Petitioner: Cheryl M. Johnson
   Owner: Cheryl M. Johnson
   Location: Parcel located on the south side of Lincoln Street, west of 11th Street, northeast of Soell Drive, S12, T7S, R11E, Ward 3, District 5
   Council District: 5

10. **CP06-11-195 - Use: Mobile Home**
    Zoning: SA (Suburban Agricultural) District
    Use Size: 980 sq. ft.
    Petitioner: Crystal Baragona
    Owner: Stephen A. Engelken
    Location: Parcel located on the north side of Tammany Street, west of Lakeview Street, east of Beach Street, being Lots 23 and 24 of Square 12, S44, T9S, R14E, Ward 9, District 12
    Council District: 12

11. **CP06-11-196 - Use: Mobile Home**
    Zoning: SA (Suburban Agricultural) District
    Use Size: 2560 sq. ft.
    Petitioner: Thomas Smith
    Owner: Thomas Smith
    Location: Parcel located at the end of 9th Street, south of Amos Road, S26, T8S, R14E, Ward 8, District 14
    Council District: 14

12. **CP06-11-197 - Use: Auto Repair Shop**
    Zoning: R (Rural) District
    Use Size: 2000 sq. ft.
    Petitioner: Ricky A. and Rhonda A. Hansen
    Owner: Ricky A. and Rhonda A. Hansen
    Location: Parcel located on the north side of McLain Road, east of Section Road, S16, T5S, R11E, Ward 2, District 2
    Council District: 2

13. **CP06-11-198 - Use: Adult Day Care**
    Zoning: A-4 (Single Family Residential) District
    Use Size: 2400 sq. ft.
    Petitioner: Brenda Y. Jackson
    Owner: Brenda Y. Jackson
    Location: Parcel located on the north side of Chancer Lane, west of Shakespere Court, south of Barrymore Street, S24, T9S, R14E, Ward 8, District 13
    Council District: 13
14. **CP06-11-199 - Use: Pick-Up Station**
   - Zoning: M-2 (Intermediate Industrial) District
   - Use Size: 32,000 sq. ft.
   - Petitioner: So. East Investments, LLC
   - Owner: So. East Investments, LLC
   - Location: Parcel located on the east side of LA Highway 25, north of Hard Hat Drive, S20, T6S, R11E, Ward 3, District 2
   - Council District: 2

15. **CP06-11-200 - Use: Church**
   - Zoning: A-2 (Suburban) District
   - Use Size: 6000 sq. ft.
   - Petitioner: Ralph Boutte
   - Owner: Richard S. Blossman
   - Location: Parcel located on the south side of Parker Drive, north of Casril Drive, west of LA Highway 59, S12, T7S, R11E, Ward 3, District 5
   - Council District: 5

16. **CP06-11-201 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1280 sq. ft.
   - Petitioner: Gwendolyn M. Batiste
   - Owner: Euradel B. Galatas
   - Location: Parcel located on the southwest corner of 23rd Street and Jefferson Street, being Lot 1A, Square 157, Lacombe Park Subdivision, S48, 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:**

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 10/3/06 MEETING)

2. **PR06-11-007 - Use: Variance Request for Monument Sign**
   - Corridor: Highway 21 Planned Corridor
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 60 sq. ft.
   - Petitioner: Jerry Coogan
   - Owner: Peter Link (Parish National Bank)
   - Location: Parcel located on the west side of LA Highway 21, south of Brewster Road, S46, T7S, R10E, Ward 1, District 1
   - Council District: 1

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

DRAFT - October 18, 2006