AGENDA  
ST. TAMMANY PARISH ZONING COMMISSION  
6:00 P.M. - TUESDAY, JULY 3, 2007  
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 5, 2007 MEETING

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. **ZC07-06-028**
   - Existing Zoning: PUD (Planned Unit Development) District
   - Proposed Zoning: C-2 (Highway Commercial) District
   - Acres: 2.256 acres
   - Petitioner: Kamal Sbih
   - Owner: Kamal Sbih
   - Location: Parcel located on the north side of North 12th Street, east of Hendry Avenue, south of North 10th Street, S42, T7S, R11E, Ward 3, District 3
   - Council District: 3
   - TABLED FROM 6/5/07 MEETING

2. **ZC07-06-032**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: LC (Light Commercial) District
   - Acres: 5 acres
   - Petitioner: Jeanne Hutchison
   - Owner: Steven G. Haller/Imelda Livaudais Haller Estate, Inc.
   - Location: Parcel located on the south of U.S. Highway 190, west of South Pontchartrain Drive, east of John's Road, S48, T8S, R12E, Ward 4, District 7
   - Council District: 7
   - TABLED FROM 6/5/07 MEETING

3. **ZC07-06-033**
   - Existing Zoning: R (Rural) District
   - Proposed Zoning: C-1 (Neighborhood Commercial) District
   - Acres: 4.7 acres
   - Petitioner: Leroy Cooper
   - Owner: John Yemelos/Aphelion Holdings LLC
   - Location: Parcel located on the west side of LA Highway 1077, south of Moticheck Road, S38, T7S, R10E, Ward 1, District 1
   - Council District: 1
   - TABLED FROM 6/5/07 MEETING

DRAFT - June 19, 2007
4. **ZC07-06-034**
   - **Existing Zoning:** C-1 (Neighborhood Commercial) District
   - **Proposed Zoning:** M-1 (Light Industrial) District
   - **Acres:** 3.523 acres
   - **Petitioner:** Chris Jean
   - **Owner:** Chris Jean
   - **Location:** Parcel located on the west side of U.S. Highway 11, north of Fricke Road, south of Mechanical Boulevard, S26, T8S, R14E, Ward 8, District 14
   - **Council District:** 14
   - **Tabled from 6/5/07 Meeting**

5. **ZC07-06-035**
   - **Existing Zoning:** SA (Suburban Agricultural) District
   - **Proposed Zoning:** C-2 (Highway Commercial) District
   - **Acres:** 0.879 acres
   - **Petitioner:** Don Caillouet
   - **Owner:** Don Caillouet
   - **Location:** Parcel located on the north side of Haas Road, east of North 3rd Street, S23, T8S, R14E, Ward 8, District 14
   - **Council District:** 14
   - **Tabled from 6/5/07 Meeting**

6. **ZC07-06-037**
   - **Existing Zoning:** R (Rural) District
   - **Proposed Zoning:** PUD (Planned Unit Development) District
   - **Acres:** 123 acres
   - **Petitioner:** Mr. Leroy J. Cooper
   - **Owner:** Saun Sullivan
   - **Location:** Parcel located at the end of Kathman Road, north of Adrienne Street, S7 & 18, T7S, R10E, Ward 1, District 1
   - **Council District:** 1
   - **Tabled from 6/5/07 Meeting**

7. **ZC07-07-039**
   - **Existing Zoning:** A-6 (General Multiple Family Residential) District
   - **Proposed Zoning:** LC (Light Commercial) District
   - **Acres:** 35,406 sq. ft.
   - **Petitioner:** Jeffrey H. St. Romain
   - **Owner:** 11th St. Development, LLC
   - **Location:** Parcel located on the west side of 10th Street, east of 11th Street, north of Marquette Street, S34, T7S, R11E, Ward 4, District 4
   - **Council District:** 4

8. **ZC07-07-040**
   - **Existing Zoning:** LC (Light Commercial) District
   - **Proposed Zoning:** C-1 (Neighborhood Commercial) District
   - **Acres:** 4.78 acres
   - **Petitioner:** Barbara and Charles Hasselbeck
   - **Owner:** Barbara and Charles Hasselbeck
   - **Location:** Parcel located at the southeast corner of LA Highway 22 and Mitcham Road, west of Indian Trace Boulevard, S18, T7S, R10E, Ward 1, District 1
   - **Council District:** 1

9. **ZC07-07-041**
   - **Existing Zoning:** SA (Suburban Agricultural) District
   - **Proposed Zoning:** PUD (Planned Unit Development) District
   - **Acres:** 848.261 acres
   - **Petitioner:** Jeffrey D. Schoen
   - **Owner:** Weyerhaeuser Real Estate Development Company
   - **Location:** Parcel located on the east side of LA Highway 434, north of Ezell Road, south of D’Antonio Road, S3, 4, & 9, T8S, R13E, Ward 7 & 9, District 7 & 11
   - **Council District:** 7 & 11

DRAFT - June 19, 2007
10. **ZC07-07-042**

- **Existing Zoning:** SA (Suburban Agricultural) District
- **Proposed Zoning:** LC (Light Commercial) District
- **Acres:** 4.76 acres
- **Petitioner:** Julian Rodrigue, Jr.
- **Owner:** Colleen S. Collier, Trustee of the Erin Ellison Trust
- **Location:** Parcel located on the west side of LA Highway 21, south of Arbor Walk, north of Dummyline Road, S41, T7S, R10E, Ward 1, District 1
- **Council District:** 1

11. **ZC07-07-043**

- **Existing Zoning:** SA (Suburban Agricultural) District
- **Proposed Zoning:** LC (Light Commercial) District
- **Acres:** 0.3 acres
- **Petitioner:** Julian Rodrigue, Jr.
- **Owner:** Cheryl Brown & Evelyn Babylon
- **Location:** Parcel located on the west side of LA Highway 21, south of Arbor Walk, north of Dummyline Road, S41, T7S, R10E, Ward 1, District 1
- **Council District:** 1

12. **ZC07-07-044**

- **Existing Zoning:** SA (Suburban Agricultural) District
- **Proposed Zoning:** LC (Light Commercial) District
- **Acres:** 0.28 acres
- **Petitioner:** Julian Rodrigue, Jr.
- **Owner:** Greg Motichek
- **Location:** Parcel located on the west side of LA Highway 21, south of Dummyline Road, north of LA Highway 1077, S38, T7S, R10E, Ward 1, District 1
- **Council District:** 1

13. **ZC07-07-045**

- **Existing Zoning:** SA (Suburban Agricultural) District
- **Proposed Zoning:** LC (Light Commercial) District
- **Acres:** 3.48 acres
- **Petitioner:** Julian Rodrigue, Jr.
- **Owner:** Oddiyana, Inc.
- **Location:** Parcel located on the west side of LA Highway 21, south of Arbor Walk, north of Dummyline Road, S41, T7S, R10E, Ward 1, District 1
- **Council District:** 1

14. **ZC07-07-046**

- **Existing Zoning:** M-1 (Light Industrial) District
- **Proposed Zoning:** C-2 (Highway Commercial) District
- **Acres:** 1.47 acres
- **Petitioner:** Mr. Leroy J. Cooper
- **Owner:** Mr. John D. Pierce
- **Location:** Parcel located on the west side of LA Highway 59, south of Walder Road, S1, T8S, R11E, Ward 4, District 10
- **Council District:** 10

15. **ZC07-07-047**

- **Existing Zoning:** MH (Mobile Home) District
- **Proposed Zoning:** ID (Institutional) District
- **Acres:** 10.040 acres
- **Petitioner:** Adrian Lenczewski
- **Owner:** KBL Development, LLC
- **Location:** Parcel located on the south side of Hardin Road, south of U.S. Highway 190, west of Pace Street, S18, T9S, R15E, Ward 8, District 14
- **Council District:** 14
16. **ZC07-07-048**

- **Existing Zoning:** M-1 (Light Industrial) District
- **Proposed Zoning:** C-2 (Highway Commercial) District
- **Acres:** 5.04 acres
- **Petitioner:** Leroy Cooper
- **Owner:** Marilyn Seifert
- **Location:** Parcel located on the east side of LA Highway 59, north of Strain Road, S19, T7S, R12E, Ward 4, District 7

**Council District:** 7

17. **ZC07-07-049**

- **Existing Zoning:** A-2 (Suburban) District
- **Proposed Zoning:** LC (Light Commercial) District
- **Acres:** 15,450 sq. ft.
- **Petitioner:** Patricia Ann B. LeBouef
- **Owner:** Patricia Ann B. LeBouef
- **Location:** Parcel located at the Southeast corner of LA Highway 59 and Dupard Street, north of McNamara Street, S38, T8S, R11E, Ward 4, District 10

**Council District:** 10

**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. **CP07-05-058 - Use: 125 Room Hotel**

- **Zoning:** C-2 (Highway Commercial) District
- **Use Size:** 85,361 sq. ft.
- **Petitioner:** Stephen Manshel
- **Owner:** Ruddigore LLC / Northpark Residence Inn
- **Location:** Parcel located at the western end of Park Place, east of Rosebud Court, north of Emerald Oaks Drive, S15, T7S, R11E, Ward 3, District 1

**Council District:** 1

**TABLED FROM 6/5/07 MEETING)**

2. **CP07-06-087 - Use: Mobile Home as Guest House**

- **Zoning:** SA (Suburban Agricultural) District
- **Use Size:** 980 sq. ft.
- **Petitioner:** Lori Simpson-Winborn
- **Owner:** Lori Simpson-Winborn
- **Location:** Parcel located on the north side of Henry Clay Street, east of Ravine Street, west of Western Sands Street, S12, T7S, R11E, Ward 3, District 3

**Council District:** 3

**TABLED FROM 6/5/07 MEETING)**

3. **CP07-06-096PR - Use: Commercial Building over 20,000 sq. ft.**

- **Zoning:** C-2 (Highway Commercial) District
- **Use Size:** 235,400 sq. ft.
- **Petitioner:** Kyle Associates, LLC
- **Owner:** Wainer Brothers
- **Location:** Parcel located on the west side of LA Highway 21, north Ochsner Boulevard, S47, T7S, R11E, Ward 1, District 1

**Council District:** 1

**TABLED FROM 6/5/07 MEETING)**

4. **CP07-06-097PR - Use: Commercial Building over 20,000 sq. ft.**

- **Zoning:** C-2 (Highway Commercial) District
- **Use Size:** 54,200 sq. ft.
- **Petitioner:** Kyle Associates, LLC
- **Owner:** JSB, Hwy 21, LLC
- **Location:** Parcel located on the west side of LA Highway 21, south of Greenbriar Boulevard, S47, T7S, R11E, Ward 1, District 1

**Council District:** 1

**TABLED FROM 6/5/07 MEETING)**

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**DRAFT - June 19, 2007**
5. **CP07-07-102 - Use: Mobile Home**

   Zoning: SA (Suburban Agricultural) District
   Use Size: 1,800 sq. ft.
   Petitioner: Kim Manders
   Owner: Kim Manders
   Location: Parcel located on the south side of Crain Street, east of LA Highway 59, S7, T7S, R12E, Ward 4, District 7
   Council District: 7

6. **CP07-07-103 - Use: Mobile Home**

   Zoning: A-3 (Suburban) District
   Use Size: 1,492 sq. ft.
   Petitioner: Kellie T. Lee
   Owner: Michael G. Turcotte, Sr.
   Location: Parcel located on the east side of Blue Ridge Drive, south of Surrey Lane, west of Red Mill Drive, S21, T9S, R15E, Ward 8, District 13
   Council District: 13

7. **CP07-07-104 - Use: Mobile Home**

   Zoning: SA (Suburban Agricultural) District
   Use Size: 2,432 sq. ft.
   Petitioner: Denise Jenkins-Bolds
   Owner: Denise Jenkins-Bolds
   Location: Parcel located on the east side of North 15th Street, south of North 3rd Avenue, S23, T8S, R14E, Ward 8, District 14
   Council District: 14

8. **CP07-07-105 - Use: Expansion to Existing Hospital**

   Zoning: ID (Institutional) District
   Use Size: 118,500 sq. ft.
   Petitioner: Kyle Associates, LLC
   Owner: MedCath, Inc.
   Location: Parcel located on the east side of LA Highway 434, north of Interstate 12, S8 & 17, T8S, R13E, Ward 7, District 7
   Council District: 7

9. **CP07-07-106 - Use: Mobile Home**

   Zoning: SA (Suburban Agricultural) District
   Use Size: 2,880 sq. ft.
   Petitioner: Frances P. Bratten
   Owner: Curtis Wayne Bratten
   Location: Parcel located on the south side of McKee Road, east of Trinchard Road, S38, T6S, R10E, Ward 1, District 1
   Council District: 1

10. **CP07-07-107 - Use: Mobile Home as Second Residence**

    Zoning: SA (Suburban Agricultural) District
    Use Size: 1,280 sq. ft.
    Petitioner: Michael P. Dubreuil, Jr.
    Owner: Michael & Tina Dubreuil, Jr.
    Location: Parcel located on the east side of Miller Road, south of Firetower Road, S3, T8S, R13E, Ward 9, District 7
    Council District: 7

11. **CP07-07-108 - Use: Office Building/Parking Garage over 20,000 sq. ft.**

    Zoning: C-2 (Highway Commercial) District
    Use Size: 78,000 sq. ft.
    Petitioner: Loop, LLC c/o Jeffrey Schoen
    Owner: Ruddigore, LLC
    Location: Parcel located on the south side of Northpark Boulevard, west of U.S. Highway 190, S15, T7S, R11E, Ward 3, District 1
    Council District: 1
12. **CP07-07-109 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1,300 sq. ft.
   - Petitioner: Chris and Mona Nagin
   - Owner: Gilbert R. Pellegrin
   - Location: Parcel located on the north side of Clover Street, east of Bay Street, S6, T8S, R12E, Ward 4, District 5
   - Council District: 5

13. **CP07-07-110 - Use: Telecommunications Equipment**
   - Zoning: ID (Institutional) District
   - Use Size: 900 sq. ft.
   - Petitioner: AT & T c/o Konni Waltrip
   - Owner: St. Tammany Parish School Board
   - Location: Parcel located on the south side of Eddins Lane, west of Northwood Drive, S36, T8S, R14E, Ward 8, District 9
   - Council District: 9

14. **CP07-07-111 - Use: Telecommunications Equipment**
   - Zoning: R (Rural) District
   - Use Size: 400 sq. ft.
   - Petitioner: AT & T c/o Linda Meiners
   - Owner: TXI Operations, LP
   - Location: Parcel located on the east side of Interstate 59 at the Pearl River turn around, S16, T7S, R15E, Ward 6, District 6
   - Council District: 6

15. **CP07-07-112 - Use: Telecommunications Equipment**
   - Zoning: R (Rural) District
   - Use Size: 900 sq. ft.
   - Petitioner: AT & T c/o Konni Waltrip
   - Owner: William Dawsey Etux
   - Location: Parcel located on the west side of LA Highway 437, south of Million Dollar Road, S34, T5S, R11E, Ward 2, District 2
   - Council District: 2

16. **CP07-07-113 - Use: Telecommunications Equipment**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1,225 sq. ft.
   - Petitioner: AT & T c/o Konni Waltrip
   - Owner: Scott & Jennifer Crawford and Curtis & Maryana Crawford
   - Location: Parcel located on the east side of 11th Street, south of Lincoln Street, S12, T7S, R11E, Ward 3, District 5
   - Council District: 5

17. **CP07-07-114 - Use: Mini-Storage**
   - Zoning: R (Rural) District
   - Use Size: 204,732 sq. ft.
   - Petitioner: Leroy Cooper
   - Owner: Aphelion Holdings, LLC/John Yemelos
   - Location: Parcel located on west side of LA Highway 1077, south of Moticheck Road, S38, T7S, R10E, Ward 1, District 1
   - Council District: 1

18. **CP07-07-115 - Use: Outdoor Storage Yard**
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 10,500 sq. ft.
   - Petitioner: Atmosphere Movers, Inc. c/o Jeff Schoen
   - Owner: Portioned Meats, Inc.
   - Location: Parcel located on the south side of Pear Street, east of U.S. Highway 190 Service Road, S22, T7S, R11E, Ward 4, District 5
   - Council District: 5
19. **CP07-07-116 - Use: Mobile Homes**
   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 1,920 sq. ft.
   - **Petitioner:** JoAnn Reed
   - **Owner:** Milton-JoAnn Reed Brouillette
   - **Location:** Parcel located on the north side of Soell Drive, west of LA Highway 59, S12, T7S, R11E, Ward 3, District 3
   - **Council District:** 3

20. **CP07-07-117 - Use: Mobile Home**
   - **Zoning:** A-4 (Single Family Residential) District
   - **Use Size:** 720 sq. ft.
   - **Petitioner:** Denise Todd
   - **Owner:** David and Denise Todd
   - **Location:** Parcel located on the south side of Edgewood Street, west of Beechwood Street, and east of Dogwood Street, S30, T8S, R14E, Ward 9, District 11
   - **Council District:** 11

21. **CP07-07-118 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 980 sq. ft.
   - **Petitioner:** Alfred N. Young, Sr.
   - **Owner:** Alfred & Genetta Young, Sr.
   - **Location:** Parcel located on the north side of Amos Road, west of North 8th Street, S26, T8S, R14E, Ward 8, District 14
   - **Council District:** 14

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

1. **PR07-06-002 - Use: Credit Union**
   - **Corridor:** Highway 21 Planned Corridor
   - **Zoning:** C-2 (Highway Commercial) District
   - **Use Size:** 12,511 sq. ft.
   - **Petitioner:** Kyle Associates, LLC
   - **Owner:** First Castle Credit Union
   - **Location:** Parcel located on the corner of LA Highway 21 and Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1
   - **Council District:** 1
   - **Tabled from 6/5/07 Meeting**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**