

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, JUNE 3, 2008
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 MAY 6, 2008 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. ZC08-05-027

Existing Zoning: M-1 (Light Industrial)District

Proposed Zoning: M-3 (Heavy Industrial)District

Acres: 1.5 acres

Petitioner: Mike Mariana

Owner: 25 Brown's Village, LLC, Jeffrey Kearns

Location: Parcel located on the northeast corner of Brownsvillage Road & Commercial Drive, S27, T8S, R14E, Ward 8, District 14

Council District: 14

(TABLED FROM 5/6/08 MEETING)

2. ZC07-06-034

Existing Zoning: C-1 (Neighborhood Commercial) District

Proposed Zoning: C-2 (Highway Commercial) District

Acres: 3.623 acres

Petitioner: Johnny F. Smith Testamentary Trust

Owner: Chris Jean

Location: Parcel located on the west side of U.S. Highway 11, north of Frickie Road, south of Mechanical Boulevard, S26, T8S, R14E, Ward 8, District 14

Council District: 14

3. ZC08-06-028

Existing Zoning: A-2 (Suburban) District

Proposed Zoning: C-1 (Neighborhood Commercial)District

Acres: 28,800 sq.ft.

Petitioner: Rykert O. Toledano, Jr.

Owner: Rykert O. Toledano, Jr.

Location: Parcel located on the west side of Courtano Drive, south of Harrison Avenue, being a portion of Square 25, Town of Alexiusville, S48, T7S, R11E, Ward 3, District 5

Council District: 5

4. ZC08-06-029

Text Change

Ordinance to amend the St. Tammany Parish Land Use Ordinance No. 523, 2.10 LC(Light Commercial) District

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5. ZC08-06-030
 Existing Zoning: A-3 (Suburban) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 0.57 acre
 Petitioner: Joanne P. Ruffino
 Owner: Joseph & Joanne Ruffino
 Location: Parcel located on the south side of Brownsitch Road, west of LA Highway 1090, east of Walnut Street, S31, T8S, R15E, Ward 8, District 9
 Council District: 9

6. ZC08-06-032
 Existing Zoning: SA (Suburban Agricultural) & C-2 (Highway Commercial) Districts
 Proposed Zoning: ID (Institutional) District
 Acres: 64.295 acres
 Petitioner: Jeffrey D. Schoen
 Owner: Church of the King
 Location: Parcel located on the north side of Little Creek Road, east of LA Highway 59, S19 & 30, T7S R12E, Ward 4, District 7
 Council District: 7

7. ZC08-06-033
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 0.86 acres
 Petitioner: Michael & Sharon Cuccio
 Owner: Michael D. & Sharon Cuccio
 Location: Parcel located on the west side of LA Highway 437, north of Hulin Road, S10, T6S, R11E, Ward 3, District 3
 Council District: 3

8. ZC08-06-034
 Existing Zoning: R (Rural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 1.77 acres
 Petitioner: Ricky Landry
 Owner: Montgomery Trace Development Corporation
 Location: Parcel located on the north side of LA Highway 22, south of Montgomery Terrace Subdivision, west of Perilloux Road, east of LA Highway 1085, S17, T7S, R10E, Ward 1, District 1
 Council District: 1

9. ZC08-06-035
 Existing Zoning: R (Rural) District
 Proposed Zoning: C-1 (Neighborhood Commercial) District
 Acres: 0.469 acres
 Petitioner: Ricky Landry
 Owner: Montgomery Trace Development Corporation
 Location: Parcel located on the north side of LA Highway 22, south of Montgomery Terrace Subdivision, west of Perilloux Road, east of LA Highway 1085, S17, 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. CP08-05-082 - Use: Mobile Home
 Zoning: SA (Suburban Agricultural) District
 Use Size: 1,133 sf
 Petitioner: Chequita T. McGowan
 Owner: Dorothy Thompson
 Location: Parcel located on the south side of 11th Street, west of 3rd Avenue, being lot 18, Square 36, Town of Alton Subdivision, S23, T8S, R14E, Ward 8, District 14
 Council District: 14

(TABLED FROM 5/6/08 MEETING)

2. CP08-05-083 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,133 sf
Petitioner: Chequita T. McGowan
Owner: Dorothy Thompson
Location: Parcel located on the south side of 11th St., west of 3rd Avenue, being lot17, Square 36, Town of Alton Subdivision, S23, T8S, R14E, Ward 8, District 14
Council District: 14

(TABLED FROM 5/6/08 MEETING)

3. CP08-05-091 - Use: Dirt Pit -W I T H D R A W N

Zoning: PUD (Planned Unit Development) District
Use Size: 26 acres
Petitioner: Oak Island Corp./Toby L. Lowe
Owner: Oak Island Corp./Toby L. Lowe
Location: Parcel located on the west side of Military Road, south of Sycamore Drive, north of I-10, S32, T8S, R15E, Ward 8, District 9
Council District: 9

(TABLED FROM 5/6/08 MEETING)

4. CP08-06-094 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,152 sq.ft.
Petitioner: Jacqueline Batiste
Owner: Jacqueline Batiste
Location: Property located on the northeast corner of Railroad Avenue & 15th Street, being lots 5 & 6, Square 6, Morgan Subdivision, S27, T8S, R14E, Ward 9, District 6
Council District: 6

5. CP08-06-095 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 840 sq.ft.
Petitioner: Shirley H. Goddard
Owner: Thomas R. Miller & Gary R. Harvey
Location: Parcel located on the north side of U.S. Highway 190, west of Snow Street, east of Guillory Street, being 24575 US Highway 190, S48, T8S, R12E, Ward 4, District 7
Council District: 7

6. CP08-06-096 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq.ft.
Petitioner: Sue Miley
Owner: Randall Williams
Location: Parcel located on the east side of Avery Drive, south of Heathermist Drive, S28, T9S, R15E, Ward 8, District 13
Council District: 13

7. CP08-06-097 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 940 sq.ft.
Petitioner: Brenda Galatas
Owner: Brenda Galatas
Location: Parcel located on the west side of Oak Ranch Road, north of Powerline Road, being 37004 Oak Ranch Road, S9, T8S, R14E, Ward 9, District 6
Council District: 6

8. CP08-06-098 - Use: Mobile Home as a Guest House

Zoning: SA (Suburban Agricultural) District
Use Size: 402 sq.ft.
Petitioner: Teresa Lamonte
Owner: Joseph & Teresa Lamonte
Location: Parcel located on the north side of Haas Road, west of Robert Road, east of LA Highway 11 , S24, T8S, R14E, Ward 8, District 14
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9. CP08-06-099 - Use: Used Car Lot

Zoning: M-1 (Light Industrial) District
Use Size: 20,000 sq.ft.
Petitioner: Frank Catalano
Owner: Catalano & Catalano, Ltd.
Location: Parcel located on the south side of Marshall Drive, east of La Highway 59, S18, T7S, R12E, Ward 4, District 7
Council District: 7

10. CP08-06-100 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1456 sq.ft.
Petitioner: Henry & Jacqueline Garcia
Owner: Henry & Jacqueline Garcia
Location: Parcel located on the north side of Richards Drive, west of Seichsnaydre Drive, being lot 66, Addition 4, Avery Estates Subdivision, S29, T9S, R15E, Ward 8, District 13
Council District: 13

11. CP08-06-101 - Use: 20,000 sq.ft. Storage Building

Zoning: M-2 (Intermediate Industrial) District
Use Size: 20,000 sq.ft.
Petitioner: Robert A. Baker
Owner: Baker Sales, Inc.
Location: Parcel located on the west side of Camp Villere Road, north of South Street, south of I-12, S32 & 37, T8S, R14E, Ward 9, District 11
Council District: 11

12. CP08-06-102 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,320 sq.ft.
Petitioner: Caron C. Slussen
Owner: Margaret Elliott
Location: Parcel located on the west side of Tulip Drive, south of Davis Landing, north of Roger Drive, being lot 12, Hickory Hills Subdivision, S29, T8S, R15E, Ward 8, District 9
Council District: 9

13. CP08-06-103 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,500 sq.ft.
Petitioner: Troy Weixel
Owner: Troy Weixel
Location: Parcel located on the east side of Almonaster Road, north of Gayoso Street, being lot 7A, Square 37, Spanish Trail Highlands, S44, T9S, R14E, Ward 9, District 12
Council District: 12

14. CP08-06-104 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 840 sq.ft.
Petitioner: Louis Segari, III
Owner: Louis A. Segari, III & Viola D. Segari
Location: Parcel located on the east side of US Highway 190, south of Red Mill Drive, being 42249 US Highway 190 East, S28, T9S, R15E, Ward 8, District 13
Council District: 13

15. CP08-06-105 - Use: Office Space

Zoning: R (Rural) District
Use Size: 2,400 sq.ft.
Petitioner: Violet Tate
Owner: Cecealins Tate & Violet Bickham Tate
Location: Parcel located on the east side of LA Highway 25, north of Verger Road, S3, T5S, R10E, Ward 2, District 3
Council District: 3

16. CP08-06-106 - Use: Indoor Batting Facility

Zoning: ID (Institutional) District
Use Size: 5,635 sq.ft.
Petitioner: Barry Butera
Owner: Butera Investments, Inc.
Location: Parcel located on the west side of LA Highway 21, south of Dummyline Road, S41, T7S, R10E, Ward 1, District 1
Council District: 1

17. CP08-06-107 - Use: Home Office exceeding 400 sq.ft.

Zoning: SA (Suburban Agricultural) District
Use Size: 2,000 sq.ft.
Petitioner: Matthew Sober
Owner: David R. & Deborah O. Remont
Location: Parcel located on the south side of Wymer Road, west of Lee Road, S15, T6S, R11E, Ward 3, District 2
Council District: 2

18. CP08-06-108 - Use: Outdoor Display Area for Tractor Supply Co.

Zoning: A-2 (Suburban) District
Use Size: 19,097 sq.ft. of Building & 20,000 sq.ft. of Outdoor Storage
Petitioner: Jeff Schoen
Owner: First Apostolic Church of Covington, Inc.
Location: Parcel located at the southeast intersection of LA Highway 25 & River Road, S17, T6S, R11E, Ward 3, District 2
Council District: 2

19. CP08-06-109 - Use: Billboard

Zoning: C-2 (Highway Commercial) District
Use Size: 400 sq.ft.
Petitioner: Dale M.DeLouise
Owner: Normand Ventures, LLC/ Eric Normand
Location: Parcel located at the northeast corner of Villere Road & Home Estates Drive, south of I-12, S32 & 33, T8S, R14E, Ward 9, District 11
Council District: 11

20. CP08-06-110 - Use: Church Campus

Zoning: SA (Suburban Agricultural) & C2 (Highway Commercial) Districts
Use Size: 114,297 sq.ft.
Petitioner: Jeff Schoen
Owner: Church of the King
Location: Parcel located on the north side of Little Creek Road, east of LA Highway 59, S19 & 30, T7S, R12E, Ward 4, District 7
Council District: 7

21. CP08-06-111 - Use: Mobile Home/2nd Residence

Zoning: A-2 (Suburban) District
Use Size: 1,280 sq.ft.
Petitioner: Byron Loyd
Owner: Violet Renee Reynolds
Location: Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road, being lot 19, Lake Ramsey Height Subdivision, S12, T6S, R10E, Ward 3, District 3
Council District: 3

22. CP08-06-112 - Use: Kennel

Zoning: SA (Suburban Agricultural) District
Use Size: 5,945 sq.ft.
Petitioner: Sabine Strobl
Owner: Gregory T. Falgout
Location: Parcel located on the south side of Formosa Drive, south of LA Highway 36, S42, T6S, R11E, Ward 3, District 3
Council District: 3

23. CP08-06-113 - Use: Institution for care of elderly

Zoning: C-2 (Highway Commercial) District
Use Size: 12,000 sq.ft.
Petitioner: Bill Powdrill
Owner: John A. Gavel, Jr.
Location: Parcel locate on the east of Ramos Street, south of Crawford Road, S42, T6S, R11E, Ward 3, District 3
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24. CP08-06-114 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq.ft.
Petitioner: Helen Mullen
Owner: Helen Mullen
Location: Parcel located on the south side of Belehi Road, west of Grand Avenue, being Lot 104, Square 4, Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7
Council District: 7

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT