

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, NOVEMBER 8, 2005
ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Please mute all cellular phones and pagers.
- A concerned party has the right to appeal to the Parish Council any adverse ruling made by this Commission, except final subdivision approval, which can only be appealed by the developer. An appeal form can be obtained through the Department of Planning. Appeals must be filed within ten (10) days after the meeting.
- If a person wishes to speak, they must fill out a "speaker card" which are located along the railing behind and to the left of the staff where the agendas are situated. Please return your card to the staff and you will be recognized at the appropriate time when the case you are interested in is called for public hearing.
- In the event of cases that have opposition, a time limit of ten (10) minutes for each side and a five (5) minute rebuttal shall be awarded.
- Once a case that you had interest in has been heard, please exit the building in an orderly fashion and do not congregate in the front lobby.

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AUGUST 9, 2005 MINUTES

PUBLIC HEARINGS

PETITIONS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

Town of Mandeville, Sq. 237, lots 13 and 14 into lots 13A and 14A, Ward 4, District 10
Petitioner: Bill Johnson Surveyor: Wilson-Pope, Inc.
Owner: Bill Johnson Parish Council District Representative: Hon. Henry Billiot

TENTATIVE SUBDIVISION REVIEW

SD05-06-013

Houltonville Estates, Ward 4, District 4
Developer/Owner: Favret Investments, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Patricia Brister
(TABLED AT THE AUGUST 9, 2005 MEETING AT THE REQUEST OF THE DEVELOPER)

SD05-08-022

Krentel Road Commercial Park (*a commercial & industrial development*), Ward 7, District 7
Developer/Owner: Randy Meyer Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Joseph Impastato
(TABLED AT THE AUGUST 9, 2005 MEETING)

SD05-05-008

Terra Mariae (Amended), Ward 3, District 2
Developer/Owner: St. Christopher Development. L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris
(TABLED AT THE MAY 10, 2005 MEETING - 120 DAY MANDATORY REVIEW)

Lake Ramsey, Phase 4A, Ward 3, District 3
Developer/Owner: One Consort International, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. James "Red" Thompson
(TABLED AT THE MAY 10, 2005 MEETING - 120 DAY MANDATORY REVIEW)

SD05-09-024

Money Hill Phase 5 Garden Homes, Ward 6, District 6
Developer/Owner: Money Hill Plantation, LLC Engineer: LS Land Surveying, Inc.
Parish Council District Representative: Hon. Gary Singletary

SD05-09-025

Grand Oaks, Ward 1, District 1
Developer/Owner: Marina Developers, LLC Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-09-026

Ashland Business Park, Ward 1, District 1
Developer/Owner: Ashland Partners Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-11-027

Cantoncrest, Ward 4, District 10
Developer/Owner: Modern American Realty Services Engineer: Scalfano Engineering, Inc.
Parish Council District Representative: Hon. Henry Billiot

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SD05-11-028

Southern Gardens, Ward 1, District 1
Developer/Owner: Montluff, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-11-029

Palm Courts, Ward 1, District 1
Developer/Owner: M. Properties Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-11-030

The Forest, Ward 1, District 1
Developer/Owner: Forest Lake, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

PRELIMINARY SUBDIVISION REVIEW

SD04-09-028P2

Seymour Myers Industrial Park, Phase 2 (*an industrial development*), Ward 1, District 1
Developer/Owner: Robert F. Myers Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean
(DEVELOPER REQUESTS TABLING)

SD05-05-010P1

Nature Walk, Phase 1, Ward 3, District 5
Developer/Owner: Gulf States Development Services, LLC Engineer: Richard C. Lambert Consultants
Parish Council District Representative: Hon. Marty Gould

SD05-08-020P

Weston Glen, Ward 1, District 1
Developer/Owner: David Webber Engineer: Richard C. Lambert Consultants
Parish Council District Representative: Hon. Marty Dean

SD05-08-023P

Ruelle Du Chene Estates, Ward 1, District 1
Developer/Owner: Colonnade Homes Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-05-007P3

Abita Lakes, Ward 10, District 2
Developer/Owner: Aphelion, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris

FINAL SUBDIVISION REVIEW

SD05-06-016F

Southridge, Ward 2, District 2
Developer/Owner: Grant Grady Engineer: Darrell Fussell
Parish Council District Representative: Hon. Russell Fitzmorris

SD02-12-026F2B

Penn Mill Lakes, Phase 2-B, Ward 3, District 3
Developer/Owner: Penn Mill Lakes, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

Cypress Lakes of Oak Harbor, Filing 2, Ward 9, District 12
Developer/Owner: Vey Development, Inc. Engineer: Wink, Inc.
Parish Council District Representative: Hon. Jerry Binder

SD04-08-025F

Marina Beau Chene, Section 3, Ward 4, District 4
Developer/Owner: Marina Developers, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Patricia Brister

SD04-08-027F

Marina Beau Chene, Section 4, Ward 4, District 4
Developer/Owner: Marina Developers, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Patricia Brister

Brookstone, Phase 3, Ward 4, District 5
Developer/Owner: B.I.L. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Gould

ENTERING PARISH RIGHT-OF-WAY/SERVITUDES/EASEMENTS

VOLUNTARY DEVELOPMENTAL AGREEMENTS

Del Sol, Ward 1, District 1
Developer/Owner: Lonesome Development, LLC Engineer: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. Marty Dean
(TABLED AT THE AUGUST 9, 2005 MEETING)

PERFORMANCE OBLIGATIONS

Unnamed Boulevard (entering right-of-way), Ward 1, District 1
Amount: \$83,000.00 Expires : September 27, 2005
Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean

**AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 8, 2005
MANDEVILLE, LOUISIANA**

Timberlane, Phase 1 Subdivision, Ward 1, District 1
Amount: \$20,000.00 Expires : September 8, 2005
Debtor: Tchefuncte Trace South, LLC Parish Council District Representative: Hon. Marty Dean

Tammany Hills Subdivision (10th Street, enter parish right-of-way for sewer lines), Ward 3, District 5
Amount: \$6,000.00 Expires : October 8, 2005
Debtor: Guy Mitchell Parish Council District Representative: Hon. Marty Gould

Abita Terrace Subdivision (Walnut & 1st Streets), Ward 4, District 7
Amount: \$26,000.00 Expires : October 12, 2005
Debtor: Halmark Homes Parish Council District Representative: Hon. Joseph Impastato

Tammany Hills Subdivision (11th Street), Ward 3, District 5
Amount: \$25,600.00 Expires : October 12, 2005
Debtor: Royal Homes, LLC Parish Council District Representative: Hon. Marty Gould

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-020.0 Exemptions

An ordinance to amend appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-074.01 Parish Enforced Subdivision Restrictions

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT