

POSTED AT PARISH COMPLEX BY NOVEMBER 16, 2020

NOTICE AND AGENDA

ST. TAMMANY PARISH SPECIAL COUNCIL MEETING

TUESDAY, NOVEMBER 17, 2020 AT 6:00 P.M.

ST. TAMMANY GOVERNMENT COMPLEX

21490 KOOP DRIVE, MANDEVILLE, LA.

Call to Order by Honorable Michael R. Lorino, Jr., Chairman

Pledge of Allegiance by

Invocation by

Roll Call: Marty Dean
David Fitzgerald
Martha Jenkins Cazaubon
James "Jimmie" Davis, III
Cheryl Tanner
Rykert O. Toledano, Jr.
Michael R. Lorino, Jr.
Christopher Canulette
Michael "Mike" Maxwell Smith
Maureen "MO" O'Brien
Steve Stefancik
Jerry Binder
Jacob "Jake" Airey
Thomas (T.J.) Smith, Jr.

PUBLIC COMMENT: Speaking time for appeals is 10 minutes per side; 3 minute rebuttal; & 2 minute conclusion.

APPEALS

1. Brad Drury appealing the Zoning Commission DENIAL on October 6, 2020 to rezone 53.864 acres located at the end of Jessikat Lane, north of Vista Street, Madisonville from A-3 (Suburban District) & HC-2 (Highway Commercial District) to A-4 (Single-Family Residential District). (Ward 1, District 1) (2020-2021-ZC) (Owner: Lagrange Legacy, LLC- Paul LaGrange)

NOTE: To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

2. Jason Van Haelen appealing the Zoning Commission DENIAL on October 6, 2020 to rezone 8.98 acres located on the south side of Brunning Road, east of LA Highway 437, Covington from A-1A (Suburban District) & RO (Rural Overlay) to A-2 (Suburban District) & RO (Rural Overlay). (Ward 2, District 2) (2020-2024-ZC) (Owner MCubed Properties, LLC- Lee Barberito)

NOTE: To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

3. Jason Van Haelen appealing the Zoning Commission DENIAL on October 6, 2020 to rezone 1 acre located on the corner of Brunning Road and of LA Highway 437, Covington from A-1A (Suburban District) & RO (Rural Overlay) to HC-1 (Highway Commercial District). (Ward 2, District 2) (2020-2025-ZC) (Owner MCubed Properties, LLC- Lee Barberito)

NOTE: To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

ADJOURN



APPEAL # 1

ZC DENIED: 10/16/2020

ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 10/7/20



2020-2021-ZC

Existing Zoning: A-3 (Suburban District) & HC-2 (Highway Commercial District)
Proposed Zoning: A-4 (Single-Family Residential District)
Location: Parcel located at the end of Jessikat Lane, north of Vista Street;
Madisonville, S10, T7S, R10E, Ward 1, District 1.
Acres: 53.864 acres
Petitioner: Brad Drury
Owner: Lagrange Legacy, LLC – Paul LaGrange
Council District: 1

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(Signature)
(SIGNATURE)

PRINT NAME: Brad Drury

ADDRESS: 75 Oleander Ct Madisonville La
70491

PHONE #: 985 774-4939

ZONING STAFF REPORT

Date: September 25, 2020
Case No.: 2020-2021-ZC
Posted: September 25, 2020

Meeting Date: October 6, 2020
Determination: Denied

GENERAL INFORMATION

PETITIONER: Brad Drury
OWNER: Lagrange Legacy, LLC
REQUESTED CHANGE: From A-3 Suburban District and HC-2 Highway Commercial District to A-4 Single-Family Residential District
LOCATION: Parcel located at the end of Jessikat Lane, north of Vista Street; Madisonville
SIZE: 53.864 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane, Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	HC-2 Highway Commercial
South	Undeveloped and Residential	A-3 Suburban District and A-4 Single Family Residential
East	Residential	A-4 Single Family Residential and HC-2 Highway Commercial District
West	Undeveloped and Residential	A-3 Suburban District

EXISTING LAND USE:
Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:
Residential Infill – New residential uses developed on undeveloped tracts within existing residential district that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:
The petitioner is requesting to change the zoning classification from A-3 Suburban District and HC-2 Highway Commercial District to A-4 Single-Family Residential District. The site is located at the end of Jessikat Lane, north of Vista Street, Madisonville. The 2025 Future Land Use Plan designates the site to be developed new residential uses on undeveloped tracts within existing residential districts.

The subject property abuts A-3 Suburban District to the west and south, A-4 Single-Family Residential District to the east, and HC-2 Highway Commercial district to the north. The existing A-3 Suburban District zoning designation allows two residential unit per acre. The requested A-4 Single-Family Residential District allows four residential units per acre. Staff is not opposed to the request as the site abuts existing residential development to the east, south, and west, and will correct what is currently split zoned development site. Additionally, the requested density is compatible with the existing zoning designations in the area.

Case No.: 2020-2021-ZC

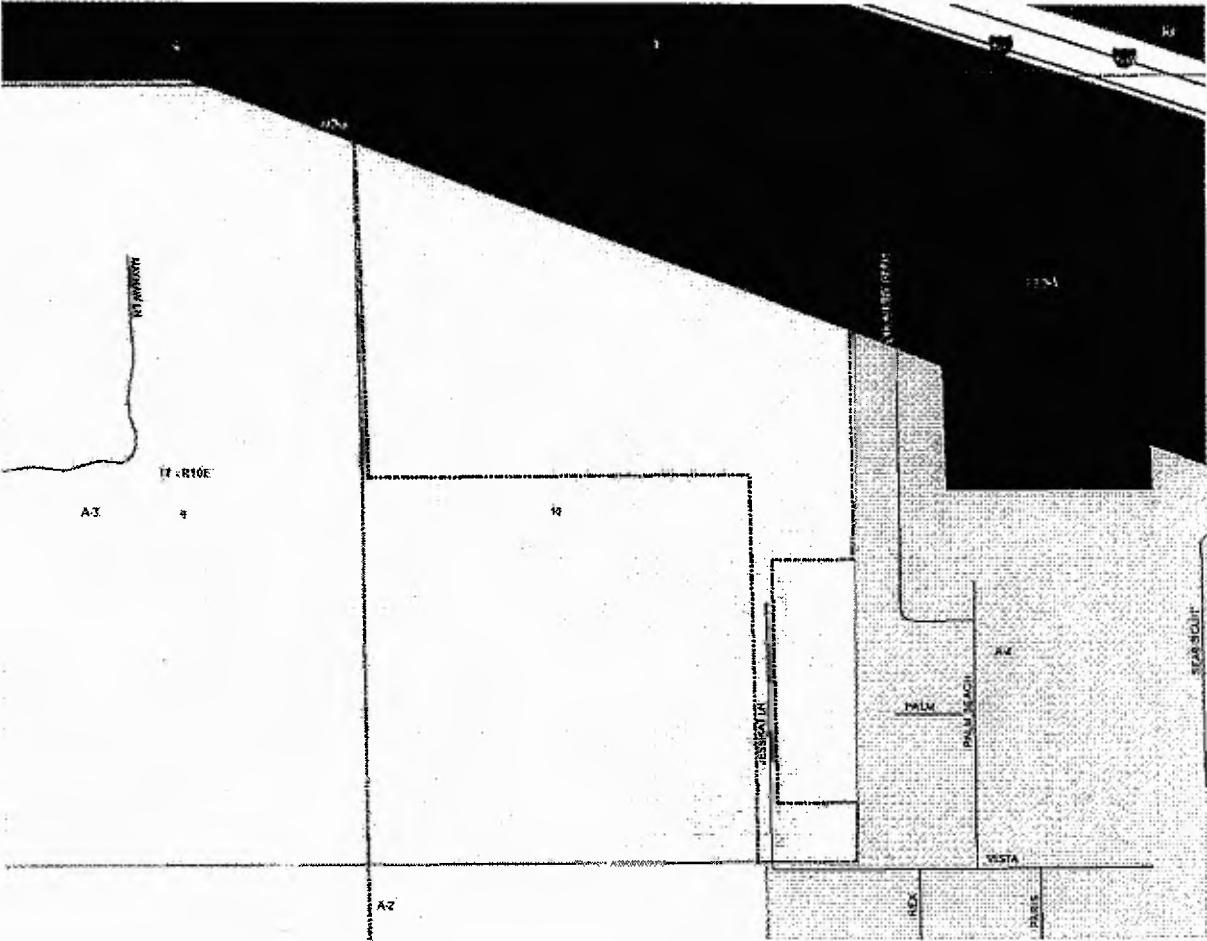
PETITIONER: Brad Drury

OWNER: Lagrange Legacy, LLC

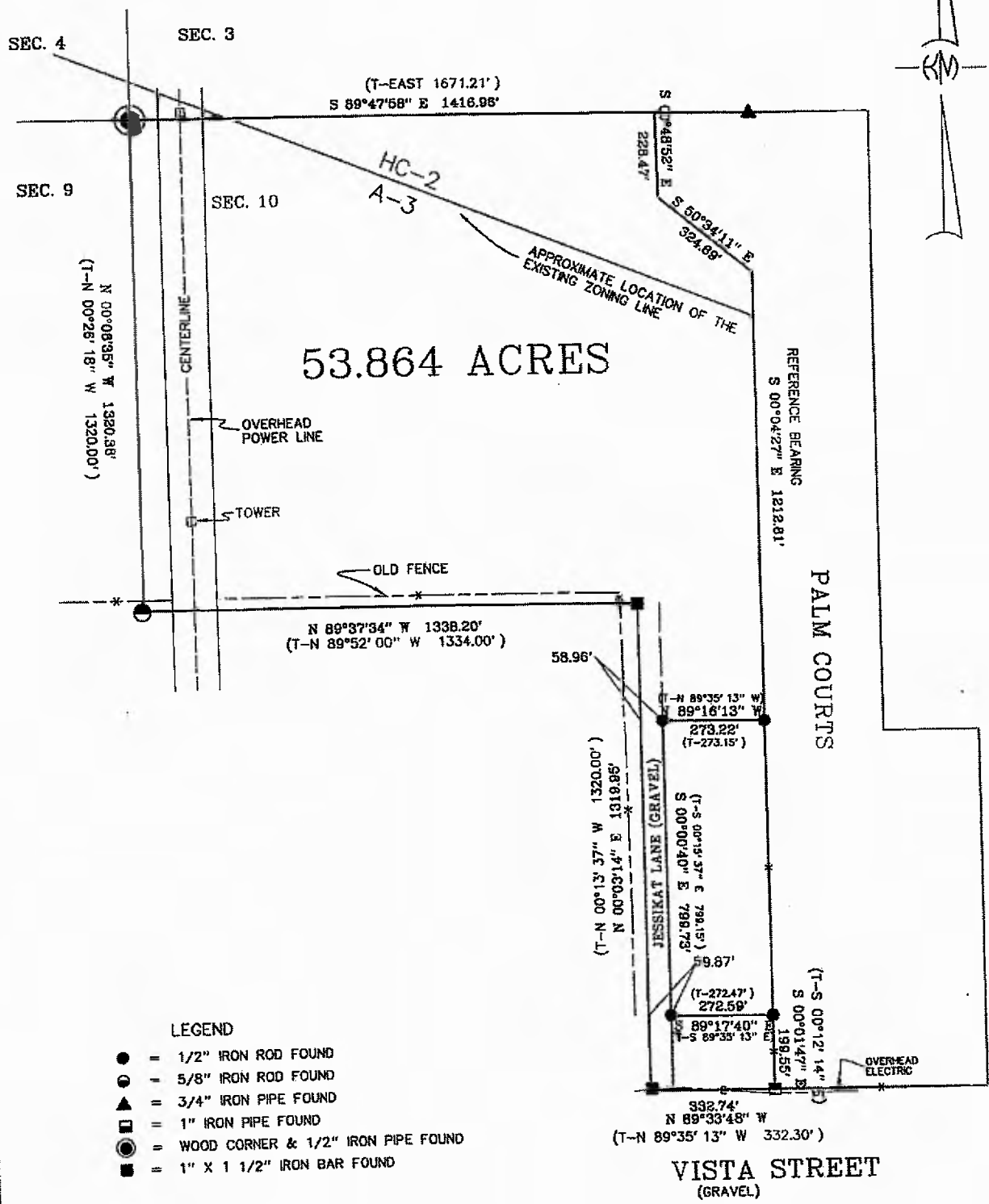
REQUESTED CHANGE: From A-3 Suburban District and HC-2 Highway Commercial District to A-4 Single-Family Residential District

LOCATION: Parcel located at the end of Jessikat Lane, north of Vista Street; Madisonville

SIZE: 53.864 acres



2020-2021-ZC



- LEGEND
- = 1/2" IRON ROD FOUND
 - = 5/8" IRON ROD FOUND
 - ▲ = 3/4" IRON PIPE FOUND
 - = 1" IRON PIPE FOUND
 - ⊙ = WOOD CORNER & 1/2" IRON PIPE FOUND
 - = 1" X 1 1/2" IRON BAR FOUND

SKETCH OF ZONING CHANGE

53.864 ACRES
SECTION 10, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.

PREPARED FOR:	
BRAD DRURY	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 70401	
SCALE: 1" = 300'	DATE: 08-17-2020
DRAWN: DRJ	JOB NO.: 05-503
REVISED:	





APPEAL # 2

ZC DENIED: 10/6/2020

ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: _____



2020-2024-ZC

Existing Zoning: A-1A (Suburban District) & RO (Rural Overlay)
Proposed Zoning: A-2 (Suburban District) & RO (Rural Overlay)
Location: Parcel located on the south side of Brunning Road, east of LA Highway 437; Covington, S35, T5S, R11E, Ward 2, District 2.
Acres: 8.98 acres
Petitioner: Jason Van Haelen
Owner: MCubed Properties, LLC – Lee Barberito
Council District: 2

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME: Jason Van Haelen

ADDRESS: 68820 Rode Ave

PHONE #: 985 266 2378

ZONING STAFF REPORT

Date: September 25,2020
Case No.: 2020-2024-ZC
Posted: September 25, 2020

Meeting Date: October 6, 2020
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jason Van Haelen
OWNER: M3 Squared Properties
REQUESTED CHANGE: From A-1A Suburban District and RO Rural Overlay to A-2 Suburban District and RO Rural Overlay
LOCATION: Parcel located on the south side of Brunning Road, east of LA Highway 437; Covington
SIZE: 8.98 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane, Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1A Suburban District and RO Rural Overlay
South	Residential	A-1A Suburban District and RO Rural Overlay
East	Residential	A-1A Suburban District and RO Rural Overlay
West	Commercial and Undeveloped	A-1A Suburban District, HC-2 Highway Commercial, HC-1 Highway Commercial, and RO Rural Overlay

EXISTING LAND USE:

Existing development: Residential Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential/Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District and RO Rural Overlay to A-2 Suburban District and RO Rural Overlay. The site is located on the south side of Brunning Road, east of LA Highway 437, Covington. The 2025 Future Land Use Plan designates the site to be developed new residential and agricultural uses.

The subject site is flanked by property that is zoned A-1A Suburban District on all sides and various levels of Highway Commercial zoning designations to the west. While a change in residential zoning designations will increase the density levels allowable on the subject property, it will also act as a buffer between existing highway commercial uses and residentially zoned property. As such, staff is not opposed to this request.

Case No.: 2020-2024-ZC

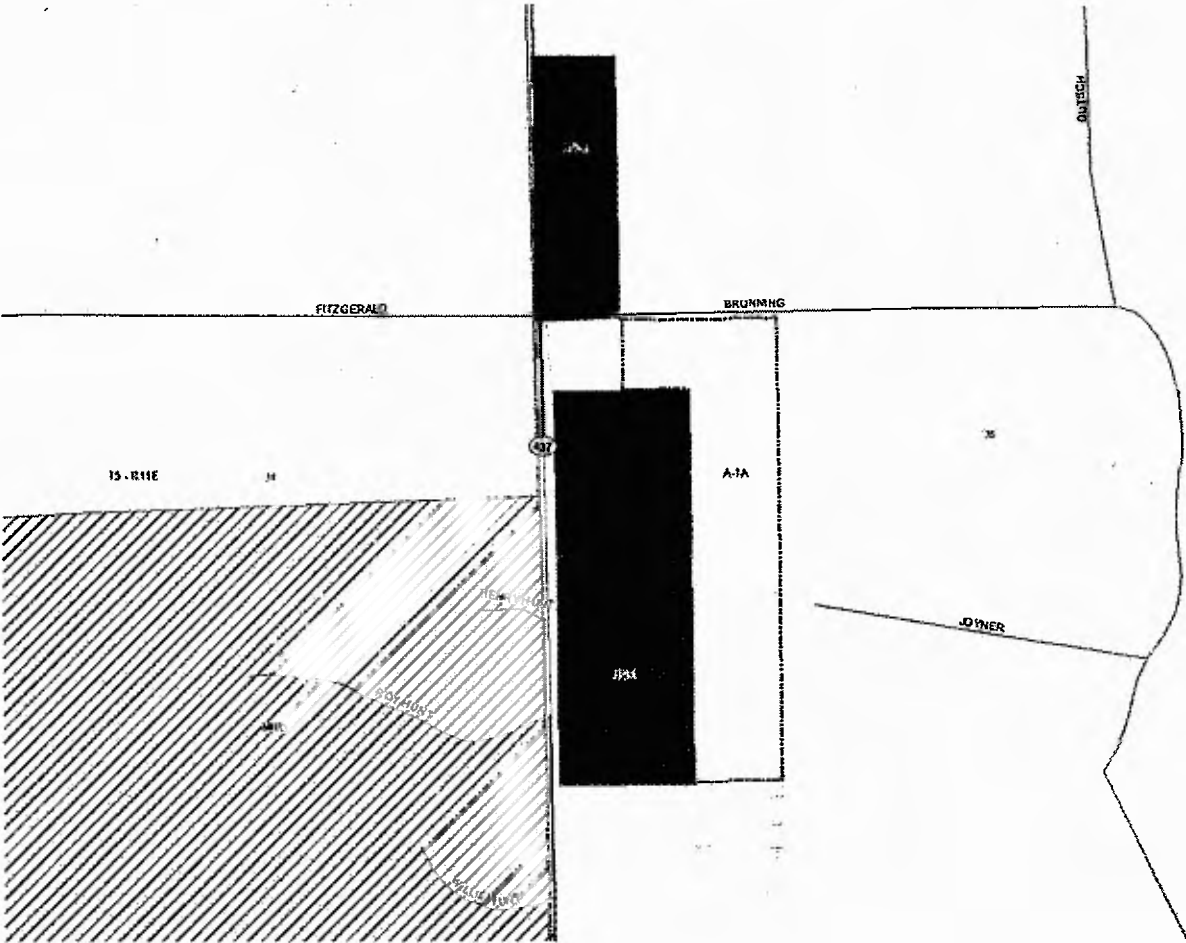
PETITIONER: Jason Van Haelen

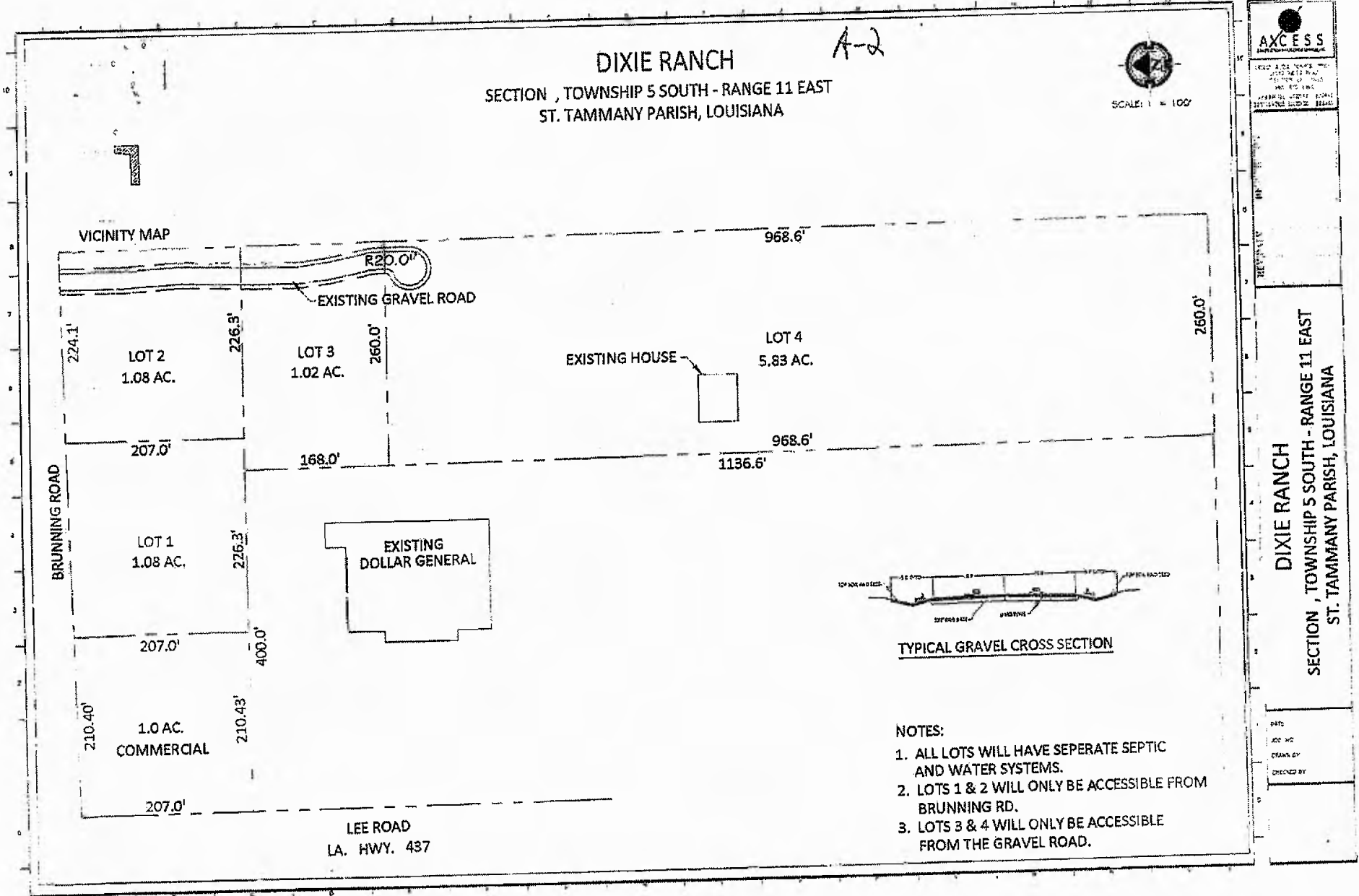
OWNER: M3 Squared Properties

REQUESTED CHANGE: From A-1A Suburban District and RO Rural Overlay to A-2 Suburban District

LOCATION: Parcel located on the south side of Brunning Road, east of LA Highway 437; Covington

SIZE: 8.98 acres



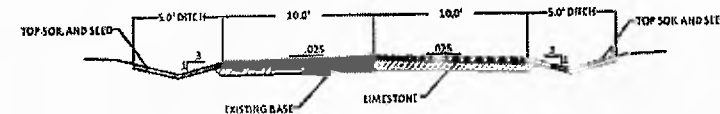


SECTION , TOWNSHIP 5 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA



S 00° 36' 00" E - 625.73'
 S 00° 22' 27" E - 723.26'
 207.0'
 168.0'
 224.1'
 276.3'
 260.0'
 LOT 2
 1.08 AC.
 LOT 3
 1.02 AC.
 EXISTING GRAVEL ROAD
 PARCEL A
 (8.98 AC. +/-)
 EXISTING HOUSE
 LOT 4
 5.93 AC.
 207.0'
 168.0'
 N 00° 36' 00" W - 412.3'
 N 00° 36' 00" W - 723.27'
 BRUNNING ROAD
 N 88° 44' 42" E - 452.3'
 228.4'
 226.3'
 189.5'
 LOT 1
 1.08 AC.
 207.0'
 N 00° 36' 00" W
 S 88° 44' 42" W
 EXISTING DOLLAR GENERAL
 POB
 N 88° 44' 42" E - 40.0'
 210.4'
 LA. HWY. 437 (LEE ROAD)
 S 00° 36' 00" E - 40.0'
 S 00° 36' 00" E
 2709.0'
 26.27
 34.35
 760.0'

SAID TRACT CONTAINING 8.98 ACRE. +/-

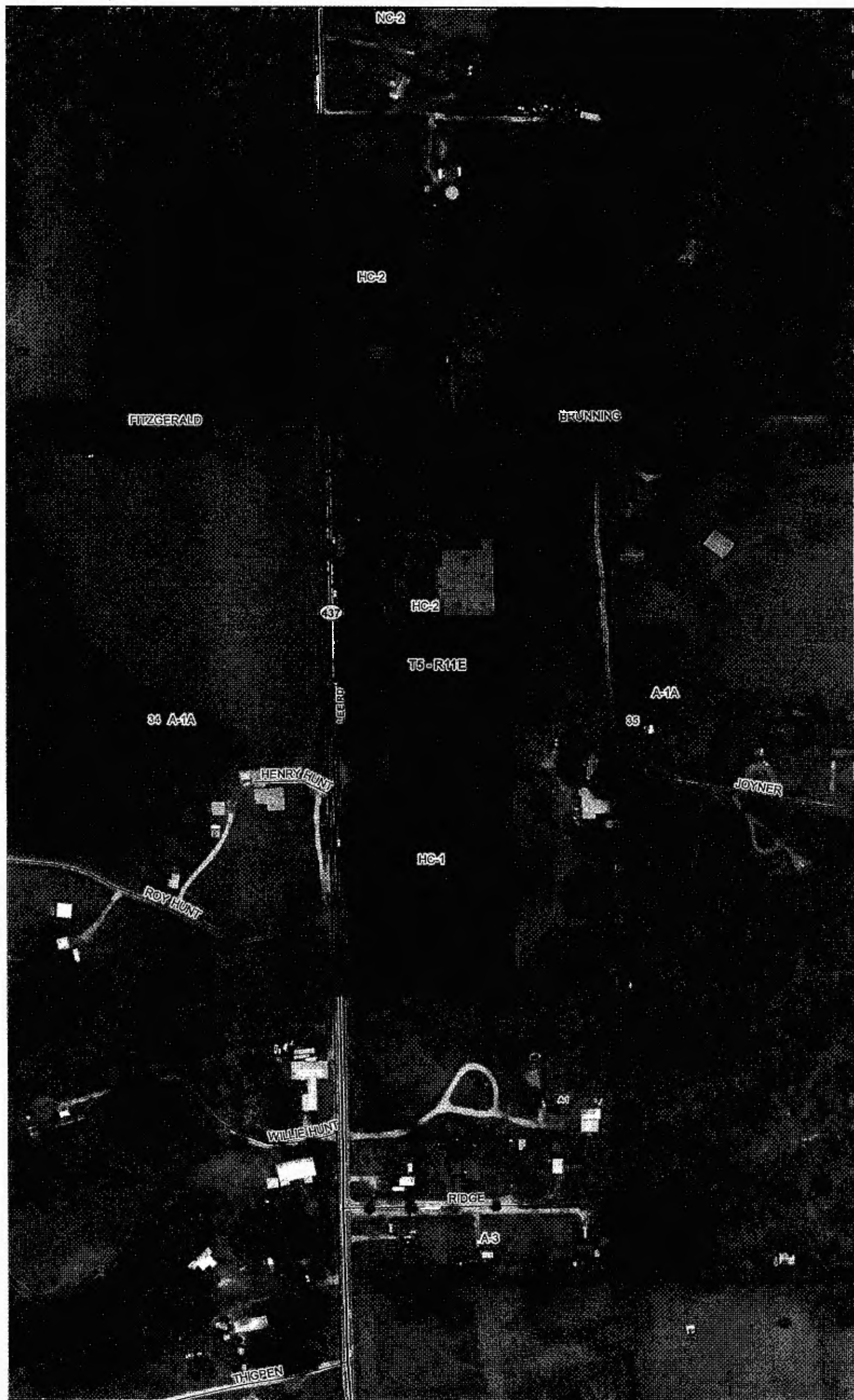


1. ALL LOTS WILL HAVE SEPERATE SEPTIC AND WATER SYSTEMS.
2. LOTS 1 & 2 WILL ONLY BE ACCESSIBLE FROM BRUNNING RD.
3. LOTS 3 & 4 WILL ONLY BE ACCESSIBLE FROM THE GRAVEL ROAD.

[illegible]

DIXIE RANCH
SECTION , TOWNSHIP 5 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

1 DATE 03-10-20
JCN KJ
CHAM: 0. 27 28772200
ORDERED BY





ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 3

ZC DENIED: 10/6/2020

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: _____



2020-2025-ZC

Existing Zoning: A-1A (Suburban District) & RO (Rural Overlay)
Proposed Zoning: HC-1 (Highway Commercial District)
Location: Parcel located on the corner of Brunning Road and of LA Highway 437; Covington, S35, T5S, R11E, Ward 2, District 2.
Acres: 1 acres
Petitioner: Jason Van Haelen
Owner: MCubed Properties, LLC – Lee Barberito
Council District: 2

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

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(SIGNATURE)

PRINT NAME:

ADDRESS:

PHONE #:

ZONING STAFF REPORT

Date: September 25, 2020
Case No.: 2020-2025-ZC
Posted: September 25, 2020

Meeting Date: October 6, 2020
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jason Van Haelen

OWNER: M3 Squared Properties

REQUESTED CHANGE: From A-1A Suburban District and RO Rural Overlay to HC-1 Highway Commercial District

LOCATION: Parcel located on the corner of Brunning Road and of LA Highway 437; Covington

SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	HC-2 Highway Commercial
South	Commercial	HC-2 Highway Commercial
East	Undeveloped	A-1A Suburban District
West	Undeveloped	A-1A Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential/Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District and RO Rural Overlay to HC-1 Highway Commercial District. The site is located on the south side of Brunning Road, east of LA Highway 437, Covington. The 2025 Future Land Use Plan designates the site to be developed new residential and agricultural uses.

The subject site abuts HC-2 Highway Commercial District zoning to the north and south. The purpose of the requested HC-1 Highway Commercial District is to provide for the location of limited-scale highway commercial uses along major collectors and arterials within the Parish. Staff has determined that the requested HC-1 Highway Commercial District zoning designation is appropriate for the subject property and as such, is not opposed to the request.

Case No.: 2020-2025-ZC

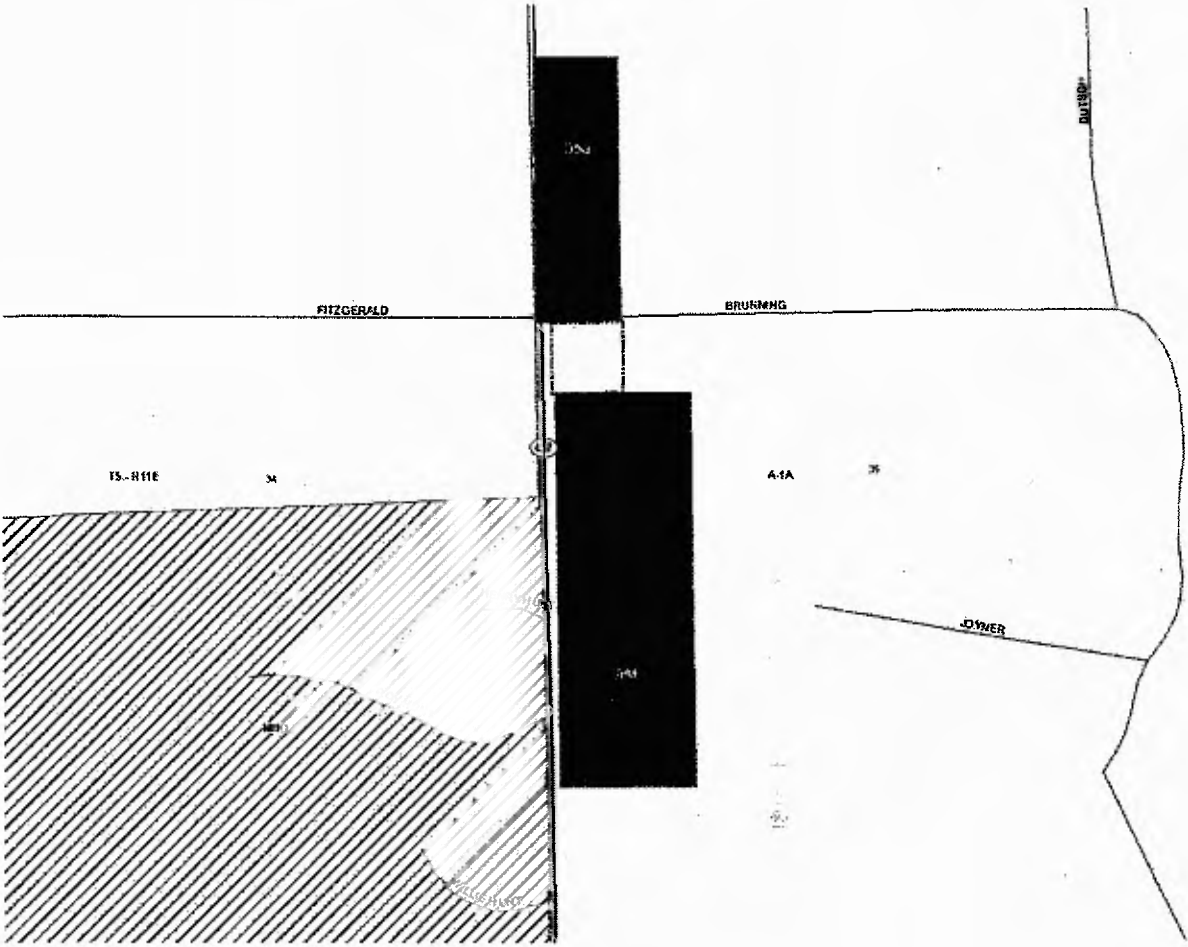
PETITIONER: Jason Van Haelen

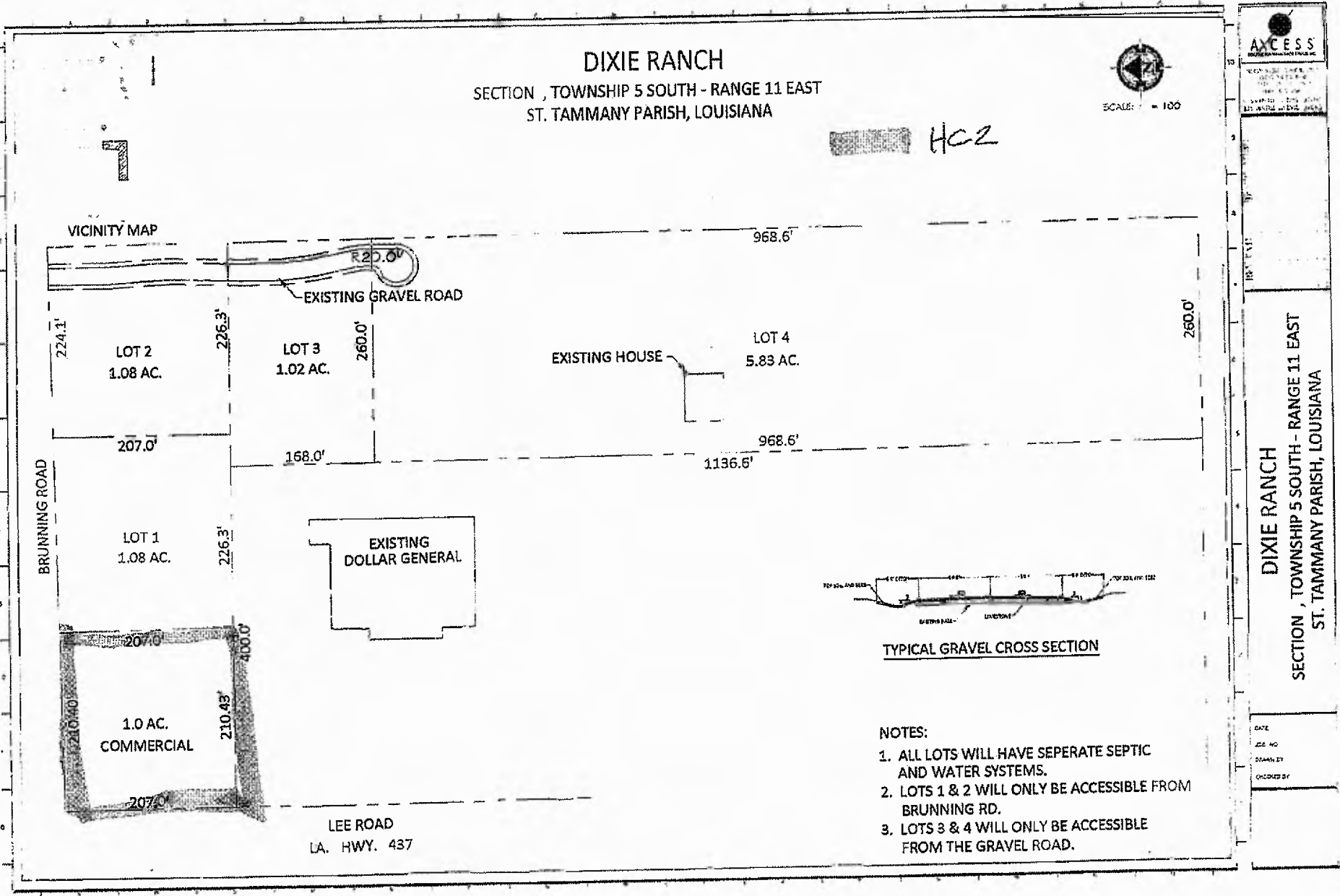
OWNER: M3 Squared Properties

REQUESTED CHANGE: From A-1A Suburban District to HC-1 Highway Commercial District

LOCATION: Parcel located on the corner of Brunning Road and of LA Highway 437; Covington

SIZE: 1 acre





SCALE: 1 in 100

COMMERCIAL TRACT

BEGINNING AT A POINT S 00°35' E A DISTANCE OF 2709 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 & 35, T5S-R11E, ST. TAMMANY PARISH, LOUISIANA. SAID POINT BEING THE CENTERLINE INTERSECTION OF HWY 437 (LEE ROAD) AND BRUNNING ROAD;

FROM INTERSECTION POINT GO S 00°36' E A DISTANCE OF 30.0 FT; THENCE GO N 88° 44' 42" E FOR A DISTANCE OF 40.0 TO A POINT ON THE INTERSECTION OF THE EAST RIGHT OF WAY OF HWY 437 AND THE SOUTH RIGHT OF WAY OF BRUNNING ROAD. SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO N 88° 44' 42" E A DISTANCE OF 210.40 FT. TO A POINT ON THE SOUTH RIGHT-OF-WAY OF BRUNNING ROAD;

THENCE S 00° 36' E A DISTANCE OF 207.0 FT;

THENCE S 88° 44' 42" W A DISTANCE OF 210.43 FT. TO A POINT ON THE EAST RIGHT OF WAY OF HWY 437(LEE ROAD);

THENCE N 00° 36' W ALONG THE EAST RIGHT OF WAY OF HWY 437 A DISTANCE OF 207.0 FT TO
POINT OF BEGINNING.

SAID TRACT CONTAINING 1.0 ACRE.

ACCESS

[illegible]

DATE	DESCRIPTION
11/1/78	100.00
11/2/78	100.00
11/3/78	100.00
11/4/78	100.00
11/5/78	100.00
11/6/78	100.00
11/7/78	100.00
11/8/78	100.00
11/9/78	100.00
11/10/78	100.00
11/11/78	100.00
11/12/78	100.00
11/13/78	100.00
11/14/78	100.00
11/15/78	100.00
11/16/78	100.00
11/17/78	100.00
11/18/78	100.00
11/19/78	100.00
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11/22/78	100.00
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11/25/78	100.00
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12/4/78	100.00
12/5/78	100.00
12/6/78	100.00
12/7/78	100.00
12/8/78	100.00
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12/12/78	100.00
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2/14/79	100.00
2/15/79	100.00
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2/26/79	100.00
2/27/79	100.00
2/28/79	100.00
2/29/79	100.00
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3/2/79	100.00
3/3/79	100.00
3/4/79	100.00
3/5/79	100.00
3/	

DIXIE RANCH
SECTION , TOWNSHIP 5 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

DATE INDEXED
FBI MO
SEARCHED BY: 61 PATTENSON
INDEXED BY:

1

