

MINUTES OF THE ST. TAMMANY PARISH SPECIAL COUNCIL MEETING

WEDNESDAY, MAY 27, 2020 AT 7:00 P.M.

ST. TAMMANY GOVERNMENT COMPLEX

21490 KOOP DRIVE, MANDEVILLE, LA.

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

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

APPEALS

Lorino - 1. Jeff Schoen appealing the Zoning Commission DENIAL on March 3, 2020 to rezone 83.51 acres located south of Dove Park Road, west of the Tammany Trace and Highway 59, Mandeville from A-1 (Suburban District), A-1 A (Suburban District), A-2 (Suburban District), A-3 (Suburban District) & I-1 (Industrial District) to A-4 (Single Family Residential District). (Ward 4, Dist. 5) (2019-1751-ZC)

Toledano – moved to postpone to July 9, 2020 Council Meeting, second by Fitzgerald. Unanimous with 3 absent (Dean, Tanner, Canulette).

Lorino - 2. Jeff Schoen appealing the Zoning Commission DENIAL on March 3, 2020 to rezone 83.51 acres located south of Dove Park Road, west of the Tammany Trace and Highway 59, Mandeville from A-4 (Single Family Residential District) to A-4 (Single Family Residential District) and PUD (Planned Unit Development Overlay). (Ward 4, Dist. 5) (2019-1752-ZC)

Toledano – moved to postpone to July 9, 2020 Council Meeting, second by Cazaubon. Unanimous with 3 absent (Dean, Tanner, Canulette).

Lorino - 3. Allen Walker, Alana Peltier, Amos McManus Sr., Sonya Mayo, et al appealing the Zoning Commission DENIAL on March 3, 2020 to rezone 0.24 acres located north of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell from A-3 (Suburban District) to CBF-1 (Community Based Facilities District). (Ward 8, District 13) (2020-1782-ZC)

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.

Airey - moved to postpone to the July 9, 2020 Council Meeting, second by Stefancik. Unanimous with 3 absent (Dean, Tanner, Canulette).

Lorino - 4. Damon Cousin appealing the Zoning Commission DENIAL on March 3, 2020 to rezone 0.11 acre located on the south side of Oak Street, west of Beach Street and 1-10, Slidell from A-3 (Suburban District) to A-3 (Suburban District) and MHO (Manufactured Housing Overlay). (Ward 9, District 12) (2020-1768-ZC)

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.

Damon Cousin – he purchased this property with the trailer in disrepair years ago. The property has gone down in value. He has spoken to realtors, bankers, and manufactured home builders and all agreed that a manufactured home, as opposed to a stick-built home, would be the most cost effective. He purchased the manufactured home, with upgrades, such as granite countertops, for \$85,000. Over 80 percent of the improvements on this street and in this subdivision are manufactured homes, which are in disrepair, which is the reason he bought a new manufactured home. There is one stick-built home on this street, along with a multi-family home that may be zoned as a single-family home. The rest of the subdivision is a storage business, with someone living on the property, and the rest are mobile homes. He is trying to make something that is not economically viable into something that is economically viable. He removed the initial trailer when he first bought the property, but was not aware that he needed to replace it within a certain amount of time. He feels this manufactured home would improve the value of the neighborhood. He has 2 lots that are each 25 feet across, so, with the setback requirements, he will have to use both lots to build. The manufactured home dealer says he will deliver and build without disturbing the neighbors and will build it to Code. He is trying to improve the neighborhood and wants to provide a good family with the good home, without hurting his own family.

Clifford Schuler – his house is the red brick house across from this site. Hurricane Katrina wiped out 2 other brick homes in this area. The area is full of trailers which are falling apart. There are 8 permanent structures in this neighborhood. He is worried because Mr. Cousin is planning to make this a rental home. He is tired of fighting rezoning in this area. They did not receive enough notice about this meeting. Any new home needs to be high due to the flood zone. If another surge goes through the neighborhood, a bunch of trailers will be floating.

Rose Schuler – this is not about the man's integrity or how he will maintain the home, it is about keeping up the neighborhood. If he is allowed to do this, then it will open it up to other people doing the same. She does not want the area to become too crowded. This is not about Mr. Cousin, it is about what will come after him.

Binder – both sides are well intentioned and appreciate that they were civil to each other. This subdivision was created 45 years ago or more, and all of the property is termed lots of record which are 25 feet across. The important thing to look at is that the Parish requires a minimum of 50 feet across to build. There are some very beautiful homes on multiple lots that are highly assessed.

Council discussion ensued.

Binder – he knows the area well, and recently drove through it to see these properties. If he gives the MHO to Mr. Cousin, it does not allow more manufactured homes to come into the subdivision. It will all remain zoned as Single Family Residential. Many homeowners have allowed their properties to lapse into disrepair since Hurricane Katrina. The Schuler's have beautiful homes. We can't look at this as if all lots are only 50 feet across. Many owners bought several lots in order to have additional space. He sees an opportunity to have some affordable, not so extravagant houses, be built on 75 to 100-foot lots. He hopes there will be an increase in stick-built homes, but he cannot see granting a MHO for a singular lot.

Binder – moved to concur with the Zoning Denial, second by M. Smith. Motion passed with 10 yeas, 1 nay (T. Smith) and 3 absent (Dean, Tanner, Canulette).

Binder – moved to adopt a resolution, second by M. Smith. Unanimous with 3 absent (Dean, Tanner, Canulette); becomes Resolution C.S. No. C-6283.


Lorino - 5. Stephen Mott appealing the Zoning Commission APPROVAL on March 3, 2020 to rezone 98 acres located on the east side of LA Highway 1 081, south of Smith Road, north of Thibodeaux Road, Covington from A-1 (Suburban District) to A-3 (Suburban District). (Ward 3, District 2) (Petitioner: Kenneth Lopiccolo, Sr.) (2019-1753-ZC)

Fitzgerald - moved to postpone to the July 9, 2020 Council Meeting, second by Cazaubon. Unanimous with 3 absent (Dean, Tanner, Canulette).

Lorino - 6. Stephen Mott appealing the Zoning Commission APPROVAL on March 3, 2020 to rezone 141 acres located on the east side of LA Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington from A-3 (Suburban District) to PUD (Planned Unit Development Overlay). (Ward 3, District 2) (Petitioner: Kenneth Lopiccolo, Sr.) (2019-1754-ZC)

Fitzgerald - moved to postpone to the July 9, 2020 Council Meeting, second by Cazaubon. Unanimous with 3 absent (Dean, Tanner, Canulette).

There being no further business, meeting adjourned at the call of the Chairman.


MICHAEL R. LORINO, JR., COUNCIL CHAIRMAN


KATRINA L. BUCKLEY, COUNCIL CLERK