

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, FEBRUARY 13, 2007
ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Phones and Pagers
- Appeals
- Speaker Cards
- Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JANUARY 9, 2007 MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR (Performance Obligations & Entering Parish Rights-of-Way)

Any items not pulled from the consent calendar are automatically dispensed by vote in accordance to the staff's recommendations. Items pulled from the consent calendar shall be discussed and voted upon individually.

PERFORMANCE OBLIGATIONS

Fairhope Place Subdivision, Ward 7, District 7

Amount: \$76,400.00 Expires : February 24, 2007

Debtor: Dwight Paulson Parish Council District Representative: Hon. Albert Hamauei

Tammany Hills Subdivision (2nd & 3rd Streets), Ward 3, District 5

Amount: \$72,800.00 Expires : February 15, 2007

Debtor: Advance Mortgage Parish Council District Representative: Hon. Marty Gould

Palm Plaza Subdivision (Palm Blvd., Zeta & Iota Streets), Ward 3, District 2

Amount: \$192,600.00 Expires : March 5, 2007

Debtor: Riecke Development & Const. Co., Inc. Parish Council District Representative: Hon. Russell Fitzmorris

Abita Springs Terrace Subdivision (Menuet Road), Ward 4, District 7

Amount: \$22,700.00 Expires : March 13, 2007

Debtor: Rene J. Baham Construction Parish Council District Representative: Hon. Albert Hamauei

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(Voters Road), Ward 8, District 14
Amount: \$5,000.00 Expires : March 15, 2007
Debtor: Bella Sera, L.L.C. Parish Council District Representative: Hon. Ken Burkhalter

Bedico Creek, Phase 1A Subdivision, Ward 1, District 1
Amount: \$150,000.00 Expires : April 30, 2007
Debtor: Upland Properties Parish Council District Representative: Hon. Marty Dean
(60 day notice - no action required)

Autumn Creek Subdivision, Ward 1, District 1
Amount: \$5,000.00 Expires : April 30, 2007
Debtor: Autumn Creek, L.L.C. Parish Council District Representative: Hon. Marty Dean
(60 day notice - no action required)

Wadsworth Subdivision, Ward 4, District 7
Amount: \$10,000.00 Expires : April 3, 2007
Debtor: Azby Fund & Wadsworth Estates Parish Council District Representative: Hon. Albert Hamauei
(60 day notice - no action required)

Lakeshore Estates, Phase 2A Subdivision, Ward 9, District 13
Amount: \$192,000.00 Expires : April 4, 2007
Debtor: Tammany Holding Corporation Parish Council District Representative: Hon. Joe "Coach" Thomas
(60 day notice - no action required)

Lakeshore Estates, Phase 2B Subdivision, Ward 9, District 13
Amount: \$97,000.00 Expires : April 4, 2007
Debtor: Tammany Holding Corporation Parish Council District Representative: Hon. Joe "Coach" Thomas
(60 day notice - no action required)

Turtle Creek Subdivision, Ward 8, District 9
Amount: \$142,000.00 Expires : April 18, 2007
Debtor: Cross Gates, Inc. Parish Council District Representative: Hon. Barry Bagert
(60 day notice - no action required)

Abita Terrace Subdivision (Walnut & First Streets), Ward 4, District 7
Amount: \$26,000.00 Expires : April 12, 2007
Debtor: Halmark Homes Parish Council District Representative: Hon. Albert Hamauei
(60 day notice - no action required)

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

-----**(End of consent calendar)**-----

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

SD07-02-002

Strain Park (*an industrial subdivision*), Ward 4, District 7
Developer/Owner: Webber Realty Holdings, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Albert Hamauei

SD07-02-003

Highland Oaks Estates, Phase III, Ward 1, District 1
Developer/Owner: Aymond Development, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

PRELIMINARY SUBDIVISION REVIEW

SD04-10-029P

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 JANUARY 9, 2007 MEETING AT THE REQUEST OF DEVELOPER)

SD06-07-022P2

Tchefuncta Club Estates, Phase II, Ward 1, District 1
Developer/Owner: Tchefuncta Club Estates, Inc. Engineer: Richard C. Lambert Consultants, L.L.C.
Parish Council District Representative: Hon. Marty Dean
(TABLED AT THE JANUARY 9, 2007 MEETING AT THE REQUEST OF STAFF)

SD06-12-044P

Stonebrook, Ward 4, District 10
Developer/Owner: Stonebrook Holdings Engineer: Kyle & Associates, L.L.C.
Parish Council District Representative: Hon. Henry Billiot

SD06-12-046P

Abney Farm Estates, Ward 8, District 9
Developer/Owner: DJB Properties Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Barry Bagert

SD06-10-035P2

Country Lane Patio Homes, Phase 2, Ward 8, District 13
Developer/Owner: St. Tammany Housing Partners, L.L.C. Engineer: Krebs, LaSalle, LeMieux
Parish Council District Representative: Hon. Joe "Coach" Thomas

SD06-11-039P

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Chapel Creek Condominiums & Retail Development, Ward 4, District 4
Developer/Owner: Chapel Creek Development, L.L.C. Engineer: Richard C. Lambert Consultants
Parish Council District Representative: Hon. Patricia Brister

SD05-01-002P

Guste Island Estates, Parcel "I", Ward 1, District 1
Developer/Owner: Guste Island Holding Co., L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD06-10-034P

Montgomery Terrace, Ward 1, District 1
Developer/Owner: Ricky Landry Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

FINAL SUBDIVISION REVIEW

SD04-06-019F5C

Versailles, Phase 5C, Ward 3, District 1
Developer/Owner: I.M. Land Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
(TABLED AT THE JANUARY 9, 2007 MEETING)

Grand Champions of Oak Harbor, Filing 3, Ward 9, District 12
Developer/Owner: C.J.S. Real Estate Engineer: Wink Companies, L.L.C.
Parish Council District Representative: Hon. Jerry Binder

SD06-02-007F1

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

DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD06-09-033

Planche Estates, Ward 3, District 3
Developer/Owner: Tammany Development, Inc. Surveyor: Cooper Engineering, Inc.
Parish Council District Representative: Hon. James "Red" Thompson
(Request to amend setback of sewerage treatment plant in favor of River Park Estates Subdivision)

NEW BUSINESS

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ADJOURNMENT