

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JUNE 13, 2006
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 MAY 9, 2006 MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR

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

Lakeshore Estates, Phase 1-A-3 Subdivision, Ward 9, District 13

Amount: \$30,000.00 Expires : July 13, 2006

Debtor: Tammany Holding Corp. Parish Council District Representative: Hon. Joe "Coach" Thomas

Money Hill Plantation, Phase 2A & 2B Subdivision, Ward 6, District 6

Amount: \$30,000.00 Expires : July 5, 2006

Debtor: Money Hill Plantation Parish Council District Representative: Hon. Gary Singletary

Money Hill Plantation, Phase 2A & 2B Subdivision, Ward 6, District 6

Amount: \$100,000.00 Expires : July 5, 2006

Debtor: Money Hill Plantation Parish Council District Representative: Hon. Gary Singletary

Abita Terrace Subdivision, Ward 4, District 7

Amount: \$50,500.00 Expires : July 8, 2006

Debtor: Hallmark Homes Parish Council District Representative: Hon. Joseph Impastato

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JUNE 13, 2006
MANDEVILLE, LOUISIANA**

Tammany West Multiplex, Phase 3 Subdivision, Ward 1, District 1
Amount: \$76,800.00 Expires: July 16, 2006
Debtor: Pass On It Properties Parish Council District Representative: Hon. Marty Dean

Town of Mandeville Subdivision, Ward 4, District 7
Amount: \$46,400.00 Expires : July 11, 2006
Debtor: Cyrus, L.L.C. Parish Council District Representative: Hon. Joseph Impastato

Town of Mandeville Subdivision, Ward 4, District 7
Amount: \$24,000.00 Expires : July 11, 2006
Debtor: Cyrus, L.L.C. Parish Council District Representative: Hon. Joseph Impastato

Normandy Oaks, Phase 1 Subdivision, Ward 1, District 1
Amount: \$30,400.00 Expires : December 6, 2006
Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean

Guste Island Estates, Parcel C & E-1 Subdivision, Ward 1, District 1
Amount: \$300,577.00 Expires : August 2, 2006
Debtor: Guste Island Holding Parish Council District Representative: Hon. Marty Dean
(60 day notice - no action required)

Normandy Oaks, Phase 2 Subdivision, Ward 1, District 1
Amount: \$17,400.00 Expires : July 25, 2006
Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean
(60 day notice - no action required)

Plantation Subdivision, Ward 5, District 2
Amount: \$44,000.00 Expires : July 25, 2006
Debtor: Robert Rathe Parish Council District Representative: Hon. Russell Fitzmorris
(60 day notice - no action required)

Plantation Subdivision, Ward 5, District 2
Amount: \$97,600.00 Expires : July 27, 2006
Debtor: Robert Rathe Parish Council District Representative: Hon. Russell Fitzmorris
(60 day notice - no action required)

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV06-06-004

Revocation of a portion of Vivian Street located between Squares 16 & 17, Mailleville Subdivision, Ward 3, District 1

Applicant: Bolivar Investors Group, L.L.C. Surveyor: Randall Brown & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

REV06-06-005

Revocation of a portion of Pine Street located on the west side of Lake Placid Drive in the vicinity of Shady Lakes Estates Subdivision, Ward 1, District 1

Applicant: Raymond & Linda Williams Surveyor: Edward J. Murphy, P.E.
Parish Council District Representative: Hon. Marty Dean

REV06-06-006

Revocation of a portion of Dahlia Street located between Squares 19 & 20, West Abita Springs Subdivision, Ward 10, District 3

Applicant: Phillip Lynch, Jr. & The Magee Family Charitable Trust
Surveyor: Randall Brown & Associates, Inc. Parish Council District Rep.: Hon. James "Red" Thompson

REV06-06-007

Revocation of Parcel RW-1, located on the south side of Bennett Bridge Road, Lake Hills Village, Phase II Subdivision, Ward 3, District 3

Applicant: Edward T. Riecke Intervivos Trust Surveyor: Randall Brown & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

RESUBDIVISION REVIEW

RS06-06-111

Litloff, Sq. 4, lot 10 into lots 10A & 10B, Ward 4, District 7

Petitioner: Paul Mayronne, Jones Fussell, L.L.P. Surveyor: LS Land Surveying, Inc.
Owner: Romano Land Company, L.L.C. Parish Council District Representative: Hon. Joseph Impastato

RS06-06-128

Oak Mill, lot 24 into lots 24A and 24B, Ward 7, District 7

Petitioner: Mirta Garner Surveyor: Ned R. Wilson, PLS
Owner: Romano Mirta Garner Parish Council District Representative: Hon. Joseph Impastato

TENTATIVE SUBDIVISION REVIEW

SD06-04-014

Lake Ramsey, Phase 5, 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 9, 2006 MEETING AT THE REQUEST OF THE DEVELOPER)

SD06-06-018

Countryside, Ward 1, District 1

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Developer/Owner: 285, L.L.C. Engineer: Kyle & Associates, L.L.C.
Parish Council District Representative: Hon. Marty Dean

SD06-06-019

Fox Lair, Ward 9, District 11
Developer/Owner: DSDSD, L.L.C. Engineer: Dammon Engineering
Parish Council District Representative: Hon. Steve Stefancik

SD06-06-020

Autumn Creek II, Ward 1, District 1
Developer/Owner: Autumn Creek II, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

PRELIMINARY SUBDIVISION REVIEW

SD06-03-013P

Maison du Village, Ward 9, District 11
Developer/Owner: Jeff Breland Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Steve Stefancik

SD06-02-006P

Wilson Plantation, Ward 3, District 2
Developer/Owner: John Barry & Sean Jeanfreau Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris

FINAL SUBDIVISION REVIEW

SD05-05-008F2A

Terra Mariae, Phase 2A, Ward 3, District 2
Developer/Owner: St. Christopher Development, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris

Normandy Oaks, Phase III, Ward 1, District 1
Developer/Owner: Wainer Brothers Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD04-03-012F2

Autumn Creek, Phase 2, Ward 1, District 1
Developer/Owner: Autumn Creek Development, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD04-08-022F

Belle Point, Ward 1, District 1
Developer/Owner: Belle Point Development Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD04-02-007F1

Natchez Trace, Phase 1, Ward 1, District 1

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MANDEVILLE, LOUISIANA**

Developer/Owner: Lonesome Development Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS

Town of Alexiusville Subdivision, Ward 3, District 5
Request to enter Parish right-of-way (8th Street) for the purpose of gaining access to property
Petitioner: Louis Accanaro 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 40-061.0 Additional Requirements to Preliminary Subdivision Review, Item 2a., and Section 40-070.0 Final Subdivision Review, Item ee., relative to slope design for ditches and built-as-approved drawings for infrastructure.

(Ordinance sponsored by the Hon. Marty Gould, Councilman, District No. 5)
(TABLED AT THE MAY 9, 2006 MEETING)

OLD BUSINESS

Palm Plaza Subdivision, Ward 3, District 2
Request to enter Parish right-of-way (Palm Boulevard, Zeta, Eta, Theta & Iota Avenues) for the purpose of gaining access to property
Petitioner: Louis Accanaro Parish Council District Representative: Hon. Marty Gould
(Request for time extension - Resolution No. 06-015)

NEW BUSINESS

ADJOURNMENT