

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, JULY 12, 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 JUNE 14, 2005 MINUTES**

**PUBLIC HEARINGS**

**PETITIONS**

1.86 acre tract of land on Dreamland Court (a private road), Ward 2, District 2  
Request by petitioner for a waiver of parish road construction standards relative to a family compound  
Petitioner: Mr. & Mrs. Manuel L. Hoffmann Parish Council District Representative: Hon. Russell Fitzmorris

**ENTERING THE TAMMANY TRACE**

**REVOCAION/CLOSINGS REVIEW**

**REV05-07-002**

Revocation of a portion of Highland Drive in Piney Ridge Park Subdivision, Ward 9, District 11  
Petitioner: Louis J. Cornibe, III Surveyor: J.V. Burkes & Associates, Inc.

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Parish Council District Representative: Hon. Steve Stefancik

**RESUBDIVISION REVIEW**

**RS05-07-098**

Lee Road Heights, a portion of lot 10 into lots 10A-1 and 10B-1, Ward 3, District 2  
Petitioner: Glendale Properties, LLC      Surveyor: John E. Bonneau & Associates, Inc.  
Owner: Glendale Properties, LLC      Parish Council District Representative: Hon. Russell Fitzmorris

**RS05-07-115**

Alpine Village, lot 30 into lots 30A and 30B, Ward 3, District 3  
Petitioner: Al Chimento      Surveyor: Wilson-Pope, Inc.  
Owner: Al Chimento      Parish Council District Representative: Hon. James "Red" Thompson

**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 FROM THE JUNE 14, 2005 MEETING)**

**SD05-07-018**

Eagle Landing, Ward 1, District 1  
Developer/Owner: Ruelle Du Chene Developers, LLC      Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD04-11-038**

Heritage Heights, Phase VIII, Ward 4, District 5  
Developer/Owner: CERP Developments, L.L.C.      Engineer: Kyle Associates, L.L.C.  
Parish Council District Representative: Hon. Marty Gould  
**(TABLED FROM THE DECEMBER 14, 2004 MEETING)**

**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  
**(TABLED FROM THE JUNE 14, 2005 MEETING AT THE REQUEST OF THE DEVELOPER)**

**SD04-11-031P**

Paloma Pines, Ward 3, District 2  
Developer/Owner: Paloma Pines, Ltd.      Engineer: Myers Engineers, Ltd.  
Parish Council District Representative: Hon. Russell Fitzmorris  
**(TABLED FROM THE JUNE 14, 2005 MEETING - ACTION REQUIRED BY THE COMMISSION)**

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**SD05-03-005P**

Pittman Place, Ward 8, District 9  
Developer/Owner: Jeret Pittman      Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Barry Bagert

**SD05-06-012P**

Bedico Creek, Phase 1-B (St. Calais), Ward 1, District 1  
Developer/Owner: Upland Properties, LLC      Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD05-06-016P**

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

**SD05-06-017P**

Del Sol, Ward 1, District 1  
Developer/Owner: Lonesome Development, LLC      Engineer: Richard C. Lambert Consultants, LLC  
  
Parish Council District Representative: Hon. Marty Dean

**FINAL SUBDIVISION REVIEW**

**03-07-008F4**

Windermere II, Phase 4, Ward 1, District 1  
Developer/Owner: Windermere II Development Group, LLC      Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD01-11-022F3**

The Vineyards, Phase 3, Ward 3, District 3  
Developer/Owner: Royal Homes, LLC      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. James "Red" Thompson

**SD00-06-008F2**

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

Normandy Oaks, Phase 2, Ward 1, District 1  
Developer/Owner: Wainer Brothers      Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD04-01-006F5**

Madison Farm, Phase 5, Ward 1, District 1  
Developer/Owner: Madison Lake Development, Inc.      Engineer: Cooper Engineering, Inc.

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**SD02-05-010FC**

Brier Lake Estates, Phase 15-C, Ward 7, District 7  
Developer/Owner: Chaignaud Developers, Inc. Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Joseph Impastato

**SD02-06-013F3A**

Turtle Creek, Phase 5-3-A, Ward 8, District 13  
Developer/Owner: Cross Gates, Inc. Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Joe "Coach" Thomas

Tammany West Multiplex, Phase 3, Ward 1, District 1  
Developer/Owner: Pass On It Properties Richard C. Lambert Consultants, LLC  
Parish Council District Representative: Hon. Marty Dean

**SD04-01-002FC1**

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

**SD04-01-002FE**

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

**ENTERING PARISH RIGHT-OF-WAY/SERVITUDES/EASEMENTS**

**VOLUNTARY DEVELOPMENTAL AGREEMENTS**

**PERFORMANCE OBLIGATIONS**

Brier Lake Estates, Phase 15A Subdivision, Ward 7, District 7  
Amount: \$45,600.00 Expires : January 13, 2006  
Debtor: Chaignaud Developers Parish Council District Representative: Hon. Joseph Impastato

The Birg Boulevard Subdivision, Ward 3, District 5  
Amount: \$39,000.00 Expires : August 20, 2005  
Debtor: Lakewood Management, LLC Parish Council District Representative: Hon. Marty Gould  
**(60 DAY NOTICE - NO ACTION REQUIRED)**

Fairhope Place Subdivision, Ward 7, District 6  
Amount: \$76,400.00 Expires : August 24, 2005  
Debtor: Dwight C. Paulsen, LLC Parish Council District Representative: Hon. Gary Singletary  
**(60 DAY NOTICE - NO ACTION REQUIRED)**

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Tammany Hills Subdivision (10<sup>th</sup>, 11<sup>th</sup>, Quincy & Webster Streets), Ward 3, District 5  
Amount: \$102,800.00 Expires : August 28, 2005  
Debtor: Royal Homes, LLC Parish Council District Representative: Hon. Marty Gould  
(60 DAY NOTICE - NO ACTION REQUIRED)

**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 40-042.0 Traffic Impact Analysis & Section 40-090.0 Schedule of Fees  
(TABLED FROM THE DECEMBER 14, 2004 MEETING)

**OLD BUSINESS**

New Directions 2025 - Future Land Use Plan  
North of Interstate 12 and north ½ of Ward 1 (Small Area and Corridor Plan)

**NEW BUSINESS**

**ADJOURNMENT**