

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, DECEMBER 13, 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 NOVEMBER 8, 2005 MINUTES

PUBLIC HEARINGS

PETITIONS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV05-12-004

Proposed temporary road closure of a portion of Pine Avenue, Whispering Timbers Subdivision,
Ward 1, District 1

Petitioner: Whispering Timbers Homeowners Association
Parish Council District Representative: Hon. Mary Dean

Surveyor: Randall Brown & Associates, Inc.

RESUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

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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 AT THE NOVEMBER 8, 2005 MEETING AT THE REQUEST OF THE DEVELOPER)

SD05-08-022

Krentel Road Commercial Park (*a commercial & industrial development*), Ward 7, District 7
Developer/Owner: Randy Meyer Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Joseph Impastato
(TABLED AT THE NOVEMBER 8, 2005 MEETING AT THE REQUEST OF THE DEVELOPER)

SD05-11-030

The Forest, Ward 1, District 1
Developer/Owner: Forest Lake, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
(TABLED AT THE NOVEMBER 8, 2005 MEETING PENDING APPEAL OF ZONING)

SD05-12-031

Plantation Manor, Ward 10, District 2
Developer/Owner: Bel Oaks Builders, Inc. Engineer: Kyle & Associates, L.L.C.
Parish Council District Representative: Hon. Russell Fitzmorris

SD05-12-032

Sierra Ridge, Ward 1, District 1
Developer/Owner: Iverson Investments, L.L.C. Engineer: Kyle & Associates, L.L.C.
Parish Council District Representative: Hon. Marty Dean

SD05-12-033

Pine Creek Acres, Ward 1, District 1
Developer/Owner: Pine Creek Acres Engineer: Krebs, LaSalle, LeMieux Consultants, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-12-034

Hickory Dell, Ward 6, District 6
Developer/Owner: Hickory Dell, L.L.C. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Gary Singletary

SD05-12-035

The Orchard at St. Tammany Oaks, Ward 3, District 5
Developer/Owner: Orchard Drives, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Gould

PRELIMINARY SUBDIVISION REVIEW

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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 NOVEMBER 8, 2005 MEETING AT THE REQUEST OF THE DEVELOPER)
(DEVELOPER REQUESTS EITHER TABLING FOR 120 DAYS OR WITHDRAWAL)**

SD05-08-020P

Weston Glen, Ward 1, District 1
Developer/Owner: David Webber Engineer: Richard C. Lambert Consultants
Parish Council District Representative: Hon. Marty Dean
(TABLED AT THE NOVEMBER 8, 2005 MEETING AT THE REQUEST OF THE DEVELOPER)

SD05-08-023P

Ruelle Du Chene Estates, Ward 1, District 1
Developer/Owner: Colonnade Homes Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean
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SD04-12-037P

Keystone Center, Ward 4, District 5
Developer/Owner: Joey Lamartina Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Gould

SD05-11-029P

Palm Courts, Ward 1, District 1
Developer/Owner: M. Properties Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-09-024P

Money Hill Phase 5 Garden Homes, Ward 6, District 6
Developer/Owner: Money Hill Plantation, Ltd. Engineer: H & H Engineering
Parish Council District Representative: Hon. Gary Singletary

FINAL SUBDIVISION REVIEW

SD04-01-005F

The Fountains, Ward 4, District 5
Developer/Owner: Arbor Holdings, L.L.C. Engineer: Scalfano Engineering, Inc.
Parish Council District Representative: Hon. Marty Gould

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

SD02-07-018F2

Highland Oak Estates, Phase 2, Ward 1, District 1

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Developer/Owner: Aymond Development, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

ENTERING PARISH RIGHT-OF-WAY/SERVITUDES/EASEMENTS

Tammany Terrace Subdivision, Ward 3, District 2
Request to enter Parish right-of-way (Walden & Linden Streets, Eldora Avenue) for the purpose of gaining access to property Petitioner: Scott Designer Homes, Inc.
Parish Council District Representative: Hon. Marty Gould

Mailleville Subdivision, Ward 4, District 3
Request to enter Parish right-of-way (10th Street) for the purpose of gaining access to property
Petitioner: Covington Gardens, L.L.C.
Parish Council District Representative: Hon. James "Red" Thompson

VOLUNTARY DEVELOPMENTAL AGREEMENTS

PERFORMANCE OBLIGATIONS

Town of Mandeville Subdivision (Agnes & Nelson Streets), Ward 4, District 7
Amount: \$46,400.00 Expires : January 11, 2006
Debtor: Cyrus, L.L.C. Parish Council District Representative: Hon. Joseph Impastato

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

Tammany West Multiplex Subdivision, Phase 3, Ward 1, District 1
Amount: \$76,800.00 Expires : January 6, 2006
Debtor: Pass On It Properties Parish Council District Representative: Hon. Marty Dean

Normandy Oaks Subdivision, Phase 2, Ward 1, District 1
Amount: \$17,400.00 Expires : January 25, 2006
Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean

Plantation Subdivision (Country Meadow Drive), Ward 10, District 2
Amount: \$44,000.00 Expires : January 25, 2006
Debtor: Donald Pathe & Robert Rathe, Jr. Parish Council District Representative: Hon. Russell Fitzmorris

Plantation Subdivision (Shiloh Drive), Ward 10, District 2
Amount: \$97,600.00 Expires : January 25, 2006
Debtor: Donald Pathe & Robert Rathe, Jr. Parish Council District Representative: Hon. Russell Fitzmorris

Tammany Hills Subdivision (10th, 11th, Quincy & Webster Streets), Ward 3, District 5
Amount: \$102,800.00 Expires : February 28, 2006

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Debtor: Royal Homes, L.L.C. Parish Council District Representative: Hon. Marty Gould

Tammany Hills Subdivision (11th Street), Ward 3, District 5

Amount: \$25,600.00 Expires : April 12, 2006

Debtor: Royal Homes, L.L.C. Parish Council District Representative: Hon. Marty Gould

Forest Brook Subdivision (Drainage Improvements), Ward 4, District 7

Amount: \$130,000.00 Expires : December 23, 2005

Debtor: Deep South Development Parish Council District Representative: Hon. Joseph Impastato

Alexiusville Subdivision (F Street), Ward 3, District 5

Amount: \$4,000.00 Expires : January 6, 2006

Debtor: Ms. Cheryl Jordan & Chick Fil-A Parish Council District Representative: Hon. Marty Gould

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD05-06-014

Country Lanes, Ward 1, District 1

Developer/Owner: Alan Coudrain Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

(Developer requests a name change to "Tuscany Estates" Subdivision)

NEW BUSINESS

ADJOURNMENT