

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, FEBRUARY 12, 2008**  
**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
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE JANUARY 8, 2008 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 as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

**PERFORMANCE OBLIGATIONS**

Fairhope Place Subdivision, Ward 7, District 6

Amount: \$76,400.00 Expires : February 24, 2008

Debtor: Dwight E. Paulsen, L.L.C. Parish Council District Representative: Hon. Rebecca Crawford

**(TABLED FROM THE JANUARY 8, 2008 MEETING)**

Normandy Oaks, Phase 4 Subdivision, Ward 1, District 1

Amount: \$34,00.00 Expires : March 26, 2008

Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean

Holiday Boulevard (entering parish right of way), Ward 1, District 1

Amount: \$10,00.00 Expires : February 15, 2008

Debtor: First Construction Parish Council District Representative: Hon. Marty Dean

Palm Plaza, Phase 2 Subdivision (Zeta, Eta, Theta & Iota Avenues & Palm Boulevard), Ward 3, District 2

Amount: \$192,600.00 Expires : March 8, 2008

Debtor: Riecke Developers Parish Council District Representative: Hon. Gary Cooper

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Voters Road (entering parish right of way), Ward 8, District 14  
Amount: \$5,000.00 Expires : March 15, 2008  
Debtor: Bella Sera, L.L.C. Parish Council District Representative: Hon. Ken Burkhalter

Autumn Creek, Phase 1 Subdivision, Ward 1, District 1  
Amount: \$5,000.00 Expires : February 24, 2008  
Debtor: Autumn Creek Developers Parish Council District Representative: Hon. Marty Dean  
*(60 day notice - no action required)*

Lakeshore Estates, Phase 2A Subdivision, Ward 9, District 13  
Amount: \$192,000.00 Expires : April 4, 2008  
Debtor: Tammany Holding Corp. Parish Council District Representative: Hon. Richard Artigue  
*(60 day notice - no action required)*

Lakeshore Estates, Phase 2B Subdivision, Ward 9, District 13  
Amount: \$97,000.00 Expires : April 4, 2008  
Debtor: Tammany Holding Corp. Parish Council District Representative: Hon. Richard Artigue  
*(60 day notice - no action required)*

Wadsworth Subdivision, Ward 4, District 7  
Amount: \$10,000.00 Expires : April 3, 2008  
Debtor: The Azby Fund Parish Council District Representative: Hon. Albert Hamauei  
*(60 day notice - no action required)*

I-10 at Howze Beach Road (entering the parish right of way), Ward 9, District 13  
Amount: \$324,000.00 Expires : April 28, 2008  
Debtor: Tammany Holding Corp. Parish Council District Representative: Hon. Richard Artigue  
*(60 day notice - no action required)*

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

Ruby Street, Ward 1, District 1  
Request to enter Parish right-of-way for the purpose of making improvements  
Petitioner: Wainer Brothers & All State Financial Company  
Parish Council District Representative: Hon. Marty Dean

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

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCAATION/CLOSINGS REVIEW**

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**REV08-02-001**

Revocation of a portion of Edna Street, located in Mailleville Subdivision, Ward 3, District 3  
Applicant: See Company of Covington, L.L.C. Surveyor: John E. Bonneau & Associates, Inc.  
Council District Representative: Hon. James "Red" Thompson

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**SD08-02-002**

Acadian Walk, Ward 8, District 13  
Developer/Owner: Northshore Mobile Home Park Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Richard Artigue

**PRELIMINARY SUBDIVISION REVIEW**

**SD05-08-019P (Resubmitted)**

Hidden Creek, Ward 1, District 1  
Developer/Owner: Hidden Creek, L.L.C. Engineer: Meyer Engineers, Ltd.  
Parish Council District Representative: Hon. Marty Dean  
**(TABLED FROM THE JANUARY 8, 2008 MEETING)**

**SD07-05-012P1**

Forest Hill Estates, Phase 1, Ward 5, District 2  
Developer/Owner: Aymond Development, L.L.C. Engineer: Copper Engineering, Inc.  
Parish Council District Representative: Hon. Gary Cooper

**FINAL SUBDIVISION REVIEW**

**SD04-05-015F2**

Northpointe Business Park, Phase 2, Ward 1, District 1  
Developer/Owner: Northpointe Business Park, L.L.C. Engineer: Copper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD06-10-035F2**

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

**DEVELOPMENTAL AGREEMENTS**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

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An ordinance to amend Appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, to create Item 9. to Section 40-061.0 Additional Requirements to Preliminary, requiring a developer of land to obtain a land clearing permit prior to the issuance of any work order.

**OLD BUSINESS**

**SD03-05-005**

Timberlane, Ward 1, District 1

Developer/Owner: Tchefuncta Trace South      Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

*(By act of omission, the Developer requests that the streets be duly recognized as public)*

**NEW BUSINESS**

**ADJOURNMENT**