

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M., TUESDAY, APRIL 14, 2009 - PARISH COUNCIL CHAMBERS**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING**  
**21490 KOOP DRIVE, 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 MARCH 10, 2009 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**

Enter Parish Right of Way (Crawford Road & Jenkins Avenue), Ward 3, District 3

Amount: \$4,000.00 Expires: September 25, 2009

Debtor: K.E.B. Consulting, L.L.C. Parish Council District Representative: Hon. James "Red" Thompson

Alamosa Park, Phase 2 Subdivision, Ward 4, District 7

Amount: \$15,000.00 Expires: May 11, 2009

Debtor: Alamosa Park, L.L.C. Parish Council District Representative: Hon. Albert Hamauei

Northshore Commercial Park Subdivision, Ward 4, District 5

Amount: \$30,000.00 Expires: May 1, 2009

Debtor: Hi-Rollers Investments, Inc. Parish Council District Representative: Hon. Marty Gould

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Alton Subdivision (13<sup>th</sup> Street Extension), Ward 8, District 14  
Amount: \$5,000.00 Expires: May 30, 2009  
Debtor: E. St. Tammany Habitat for Humanity Parish Council District  
Representative: Hon. Ken Burkhalter

Abita Terrace Subdivision (Walnut & First Streets), Ward 4, District 7  
Amount: \$26,000.00 Expires: May 30, 2009  
Debtor: Hallmark Homes Parish Council District Representative: Hon. Albert Hamauei

Tchefuncte Club Estates, Phase 2 Subdivision, Ward 1, District 1  
Amount: \$39,260.00 Expires: May 15, 2009  
Debtor: TCE Properties, L.L.C. Parish Council District Representative: Hon. Marty Dean

Tchefuncte Club Estates, Phase 2 Subdivision, Ward 1, District 1  
Amount: \$48,000.00 Expires: May 9, 2009  
Debtor: TCE Properties, L.L.C. Parish Council District Representative: Hon. Marty Dean

Audrey Heights Subdivision, Ward 3, District 3  
Amount: \$348,268.00 Expires: May 25, 2009  
Debtor: Audrey Heights L.P. Parish Council District Representative: Hon. James "Red" Thompson

Fairhope Place Subdivision, Ward 7, District 6  
Amount: \$76,400.00 Expires: August 24, 2009  
Debtor: Dwight Paulsen, L.L.C. Parish Council District Representative: Hon. Rebecca Howell

Money Hill, Phases 2A & 2B Subdivision, Ward 6, District 6  
Amount: \$100,000.00 Expires: June 3, 2009  
Debtor: Money Hill Plantation Parish Council District Representative: Hon. Rebecca Howell  
*(60 day notice - no action required)*

Money Hill, Phases 2A & 2B Subdivision, Ward 6, District 6  
Amount: \$30,000.00 Expires: June 3, 2009  
Debtor: Money Hill Plantation Parish Council District Representative: Hon. Rebecca Howell  
*(60 day notice - no action required)*

Alexiusville Subdivision (13<sup>th</sup> & Bravo Streets), Ward 3, District 1  
Amount: \$12,000.00 Expires: June 13, 2009  
Debtor: Place 190, L.L.C. Parish Council District Representative: Hon. Marty Dean  
*(60 day notice - no action required)*

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Riverview Townhomes Subdivision, Ward 3, District 3  
Amount: \$15,820.00 Expires: June 17, 2009  
Debtor: Able Building Co. Parish Council District Representative: Hon. James "Red" Thompson  
*(60 day notice - no action required)*

Lakeshore Estates, Phase 1-A-3 Subdivision (Sewer), Ward 9, District 13  
Amount: \$30,000.00 Expires: June 29, 2009  
Debtor: Tammany Holding Corp. Parish Council District Representative: Hon. Richard Artigue  
*(60 day notice - no action required)*

Lakeshore Villages, Phase 1-A Subdivision, Ward 9, District 13  
Amount: \$160,500.00 Expires: June 29, 2009  
Debtor: Tammany Holding Corp. Parish Council District Representative: Hon. Richard Artigue  
*(60 day notice - no action required)*

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

Unopened portion of Emerald Forest Extension, Ward 3, District 5  
Request to enter Parish right-of-way for the purpose of gaining access to property  
Petitioner: Provident Realty Advisors, Inc. Parish Council District Representative: Hon. Marty Gould

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

**PETITIONS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**FINAL SUBDIVISION REVIEW**

**DEVELOPMENTAL AGREEMENTS**

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**PROPOSED AMENDMENTS TO ORDINANCE 499**

An ordinance to amend and reenact Section 40-034.01 Contiguous Lot Rule, of Subdivision Regulatory Ordinance No. 499, to allow for the combining of substandard lots with abutting rear property lines, and to establish the criteria applicable thereto.

An ordinance to amend Appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-045.0 Minor Subdivision Review, Number 1., Subpart (f.), Number 2., Subpart (b.) 1., 2., 4. and 5., Number 4 Exemption, and Subsection 40-045.01 Minimum Construction Standards for a Private Drive, creating Subpart (e.), for the purposes of clarification of said sections.

An ordinance to amend Appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically amending Section 40-090.0 Schedule of Fees, Subtitle “Resubdivisions”, and creating Subtitle “Minor Subdivisions” within same said section.

**OLD BUSINESS**

Town of Mandeville Subdivision, Ward 3, District 5  
Entering the Parish Right of Way (Unnamed Street)  
Debtor: William H. Johnson Parish Council District Representative: Hon. Marty Gould  
*(Request to extend the adoption and submission of documentation for six (6) months to September 14, 2009, and to extend the completion of the construction to no later than March 14, 2011.)*

Alpha Industrial Park, Ward 4, District 7  
Debtor: David Webber Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Albert Hamauei  
*(Request to extend preliminary subdivision approval for one (1) year.)*

**NEW BUSINESS**

MS09-03-010 (Minor Subdivision, a.k.a. Hollycrest Business Park), Ward 3, District 5  
Applicant: Mark Malkemus Engineer/Surveyor: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Gould  
*(Request by applicant for a waiver to permit the establishment of a Performance Obligation in the amount of \$144,500.00 for six (6) months, so that the resubdivision plat can be recorded prior to the completion of road and drainage improvements.)*

**ADJOURNMENT**