

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 11, 2012
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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 AUGUST 14, 2012 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

Wadsworth Subdivision, Ward 4, District 7

Amount: \$10,000.00 Expires: October 3, 2012

Debtor: The Azby Fund & Wadsworth Est., LLC Parish Council District Representative: Hon. Jacob Groby

The Villages of Normandy Oaks, Phase 1 Subdivision, Ward 1, District 1

Amount: \$13,300.00 Expires: October 5, 2012

Debtor: All State Financial Co. Parish Council District Representative: Hon. Marty Dean

Entering Parish Right-of-Way (Fenner Ditch), Ward 9, District 11

Amount: \$20,000.00 Expires: October 11, 2012

Debtor: James Fenner & Ronald French Parish Council District Representative: Hon. Steve Stefancik

Colonial Pinnacle Nord du Lac Subdivision, Ward 1, District 1

Amount: \$1,140,000.00 Expires: October 12, 2012

Debtor: CP Nord du Lac, LLC Parish Council District Representative: Hon. Marty Dean

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MANDEVILLE, LOUISIANA**

Tchefuncte Club Estates, Phase 2 Subdivision (Turning Lane), Ward 1, District 1
Amount: \$48,000.00 Expires: October 26, 2012
Debtor: TCE Properties, LLC Parish Council District Representative: Hon. Marty Dean

Terra Bella Subdivision (TIA), Ward 1, District 1
Amount: \$300,000.00 Expires: November 5, 2012
Debtor: Terra Bella Group, LLC Parish Council District Representative: Hon. Marty Dean
(60 day notice - no action required)

Audrey Heights Subdivision, Ward 3, District 3
Amount: \$348,268.00 Expires: November 25, 2012
Debtor: Audrey Heights Development, LP Parish Council District Representative: Hon. James "Red" Thompson
(60 day notice - no action required)

Enter Parish Right-of-Way (Voters Road), Ward 8, District 14
Amount: \$5,000.00 Expires: November 11, 2012
Debtor: Bella Sera, LLC Parish Council District Representative: Hon. T.J. Smith
(60 day notice - no action required)

Mailleville Subdivision (Ruby Street), Ward 3, District 3
Amount: \$24,000.00 Expires: November 5, 2012
Debtor: William Ball Parish Council District Representative: Hon. James "Red" Thompson
(60 day notice - no action required)

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Log Cabin, Fish Hatchery, Elliot and Tally Roads), Wards 4, 5 & 10, Districts 5, 6, 7 & 10
Request to enter Parish right-of-way for the purpose of laying a 16" refined petroleum pipeline
Petitioner: Parkway Pipeline, LLC Parish Council District Representatives: Hon. Marty Gould, Richard Tanner, Jacob Groby and Maureen O'Brien

MINOR SUBDIVISIONS

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCAION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

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DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

SD12-08-005

River Club, Ward 1, District 1

Developer/Owner: Delta Land Holding, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

(TABLED AT THE AUGUST 14, 2012 MEETING)

PRELIMINARY SUBDIVISION REVIEW

MS12-06-003P

Planche Estates, Ward 3, District 3

Developer/Owner: 110 Capital Pool 2, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

(TABLED AT THE AUGUST 14, 2012 MEETING)

(DEVELOPER REQUESTS TABLING UNTIL THE NOVEMBER 13TH MEETING)

SD04-12-034P1

Creekstone, Phase 1 (*formerly House Creek Estates*), Ward 2, District 6

Developer/Owner: SN Commercial Engineer: RESILIRE Engineering & Consulting, Inc.

Parish Council District Representative: Hon. Richard Tanner

FINAL SUBDIVISION REVIEW

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD07-02-002P1

Alpha Industrial Park, Phase 1, Ward 4, District 7

Developer/Owner: Webber Reality Holdings, L.L.C. Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Albert Hamauei

(Developer requests a 3rd one year extension for preliminary subdivision approval)

SD04-12-034

House Creek Estates, Phase 1, Ward 2, District 6

Developer/Owner: SN Commercial Engineer: RESILIRE Engineering & Consulting, Inc.

Parish Council District Representative: Hon. Richard Tanner

(Request by new owner to amend the subdivision name to "Creekstone, Phase 1")

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Entering Parish Right-of-Way (Resolution No. 09-078), Ward 3, District 3
Request to enter Parish right-of-way for the purpose of laying fiber optics
Petitioner: PEG Bandwidth, LLC Parish Council District Representatives: Hon. Dennis Sharp, James
"Red" Thompson, Marty Gould, Jacob Groby, Chris Canulette, Gene Bellisario, and T.J. Smith
(Letter adding "Highway 41 Spur" and removing Hass Road, Marquette & 5th Streets, and Holiday Boulevard)

NEW BUSINESS

ADJOURNMENT