

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 9, 2012
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
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 SEPTEMBER 11, 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

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

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

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

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

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MANDEVILLE, LOUISIANA**

Entering Parish Right-of-Way (Fenner Ditch), Ward 9, District 11
Amount: \$20,000.00 Expires: October 11, 2012
Debtor: James Fenner & Robert French Parish Council District Representative: Hon. Steve Stefancik

Money Hill, Phase 2A & 2B Subdivision (Water), Ward 6, District 6
Amount: \$30,000.00 Expires: December 3, 2012
Debtor: Money Hill Plantation Ltd., Partnership Parish Council District Representative: Hon. Richard Tanner
(60 day notice - no action required)

Money Hill, Phase 2A & 2B Subdivision (Sewer), Ward 6, District 6
Amount: \$100,000.00 Expires: December 3, 2012
Debtor: Money Hill Plantation Ltd., Partnership Parish Council District Representative: Hon. Richard Tanner
(60 day notice - no action required)

Abita Terrace Subdivision (Walnut & First Streets), Ward 4, District 7
Amount: \$26,000.00 Expires: December 12, 2012
Debtor: Hallmark Homes Parish Council District Representative: Hon. Jake Groby
(60 day notice - no action required)

Entering Parish Right-of-Way (Ochsner Boulevard), Ward 1, District 1
Amount: \$5,000.00 Expires: December 18, 2012
Debtor: WBB Realty, L.L.C. Parish Council District Representative: Hon. Marty Dean
(60 day notice - no action required)

Lakeshore Estates, Phase 1-A-3 Subdivision (Water), Ward 9, District 13
Amount: \$30,000.00 Expires: December 30, 2012
Debtor: Tammany Holding Corp. Parish Council District Representative: Hon. Richard Artique
(60 day notice - no action required)

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

MS12-09-038

A 32.593 & 1.137 acre parcels into Parcels A & B, Ward 3, District 3
Owner: 110 Capital Pool 2, L.L.C. Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

MS12-09-039

A 43.27 acre parcel (a.k.a. Cedar Creek) into lots 1 thru 5, Ward 1, District 1
Owner: Eagan-Tingle Investments, L.L.C. Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

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MS12-09-040

Tracts A, D and a 2.95 acre tract of land into Tracts A1, A2 & E, Ward 1, District 1
Owner: Robert J. Bruno Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

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

PETITIONS/REQUESTS

Azalea Lane Mobile Home Park, Ward 8, District 8
Owner: Azalea Lane Mobile Home Park, L.L.C. Engineering: Dammon Engineering, Inc.
Parish Council District Representative: Hon. Chris Canulette
(Request by owner for waivers relative to Subdivision Regulatory Ordinance No. 499)

ENTERING THE TAMMANY TRACE

REVOCAION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

RS12-09-071

Bedico Creek, Phase 1-B, lots 69 thru 82 & a .69 acre tract of land into lots 69A thru 82A, Ward 1, District 1
Petitioner: Bedico Creek Preserve, L.L.C., et al. Surveyor: Kelly McHugh & Associates, Inc.
Owner: Bedico Creek Preserve, L.L.C., et al. Parish Council District Representative: Hon. Marty Dean

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 SEPTEMBER 11, 2012 MEETING)

PRELIMINARY SUBDIVISION REVIEW

SD12-08-004P

Gardenwalk, Ward 3, District 5
Developer/Owner: Citadel Builders Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Gould
(STAFF REQUESTS TABLING - AMENDMENT TO PUD PENDING)

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FINAL SUBDIVISION REVIEW

SD04-02-007F3

Natchez Trace, Phase 3, Ward 1, District 1
Developer/Owner: Lonesome Development Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD06-08-027F2-A

Raiford Oaks, Phase 2-A, Ward 1, District 1
Developer/Owner: Raiford Oaks, L.L.C. Engineer: RESILIRE Engineering & Consulting, L.L.C.
Parish Council District Representative: Hon. Marty Dean

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD12-06-003

Planche Estates (*resubmitted*), 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
(*Request by developer to amend the tentative subdivision plat*)

NEW BUSINESS

ADJOURNMENT