

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -TUESDAY, FEBRUARY 7, 2006**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**CALL TO ORDER**

**ANNOUNCEMENTS**

- Phones and Pagers
- Appeals
- Speaker Card
- Ten (10) minutes of each side and five (5) minutes for rebuttal
- Please exit the building

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF THE MINUTES OF THE JANUARY 3, 2006 MEETING**

**TABLING OF CASES**

**PUBLIC HEARING**

**APPEARERS**

**ZONING CHANGE REQUEST CASES- APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

1. **ZC05-04-024**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: A-4 (Single Family Residential) District  
Acres: 32.6 acres  
Petitioner: Fontcuberta Surveys, Inc.  
Owner: Team Management, L.L.C.  
Location: Parcel located on the south side of M.P. Planche Road, west of LA Highway 25, east of Jenkins Road, S18, T6S, R11E, Ward 3, District 3  
Council District: 3

**(TABLED FROM 1/3/06 MEETING)**

2. **ZC05-10-068**  
Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 30,000 sq. ft.  
Petitioner: Lacombe Memorial Post #8290 VFW  
Owner: Lacombe Memorial Post #8290 VFW  
Location: Parcel located on the southeast corner of Main Street and LA Highway 434, being lots 5, 6, 7 & 8, Square 89, Lacombe Park, S37, T8S, R13E, Ward 7, District 7  
Council District: 7

**(TABLED FROM 1/3/06 MEETING)**

3. **ZC05-12-078**  
Existing Zoning: R (Rural) District  
Proposed Zoning: A-4 (Single Family Residential) District  
Acres: 173.45 acres  
Petitioner: Paul Mayronne  
Owner: Mary Forest McEnery Broussaard  
Location: Parcel located on the east side of Fish Hatchery Road, south of LA Highway 1088, S31, T7S, R13E, Ward 6, District 7  
Council District: 7

**(TABLED FROM 1/3/06 MEETING)**

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4. **ZC06-01-001**  
Existing Zoning: C-1 (Neighborhood Commercial) District  
Proposed Zoning: A-6 (General Multi Family Residential) District  
Acres: 39,107 sq. ft.  
Petitioner: Dudley J. & Lilly C. Simmerly Jr.  
Owner: Dudley J. & Lilly C. Simmerly, Jr.  
Location: Parcel located on the southwest corner of Orleans Street & Clausel Street, north of US Highway 190 , S46, T8S, R11E, Ward 4, District 10  
Council District: 10  
**(TABLED FROM 1/3/06 MEETING)**
5. **ZC06-01-004**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 196.4 acres  
Petitioner: Toby J. Lowes  
Owner: Leon Lowe & Sons, Inc.  
Location: Parcel located on the south side of Haas Road, west of LA Highway 11 & Ashton Oaks Subdivision, east of Robert Road, S25 & 26, T8S, R14E, Ward 8, District 9  
Council District: 9  
**(TABLED FROM 1/3/06 MEETING)**
6. **ZC06-01-005**  
Existing Zoning: R (Rural) District  
Proposed Zoning: A-3 (Suburban) District  
Acres: 10.719 acres  
Petitioner: Jeff Schoen  
Owner: R.A. Bussell  
Location: Parcel located on the south side of LA Highway 22, west of Koepp Road, east of Trepagnier Road, S42, T7S, R10E, Ward 1, District 1  
Council District: 1  
**(TABLED FROM 1/3/06 MEETING)**
7. **ZC05-12-076**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 50.71 acres  
Petitioner: Steve Duvernay  
Owner: Larry Abney  
Location: Parcel located on the north and east sides of Robert Road, south of Cornibe Henry Road, north of Red Rooster Road, S24, T8S, R14E, Ward 8, District 9  
Council District: 9
8. **ZC06-02-009**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: A-6 (General Multi-Family Residential) District  
Acres: 1.322 acres  
Petitioner: Michael L. Obrien  
Owner: Michael L. Obrien  
Location: Parcel located on the west side of Charlie Street, south of Three Rivers Road, being Square 108, Alexiusville, S48, T7S, R11E, Ward 3, District 1  
Council District: 1
9. **ZC06-02-010**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: LC (Light Commercial) District  
Acres: 5 acres  
Petitioner: Kay Gill  
Owner: Champion Land Company, Inc.  
Location: Parcel located on the south side of the Tammany Trace, west of South Pontchartrain Drive, S48, T8S, R12E, Ward 4, District 7  
Council District: 7

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10. **ZC06-02-011**  
 Existing Zoning: SA (Suburban Agricultural) & R (Rural) Districts  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 285.94 acres  
 Petitioner: Kyle Associates  
 Owner: Hanson Natural Resources Co., Cavenham Forest Industries. Division  
 Location: Parcel located on the east and west sides of LA Highway 1077, north of US Highway 190, S21, T6S, R10E, Ward 1, District 1  
 Council District: 1
11. **ZC06-02-012**  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: LC (Light Commercial) District  
 Acres: 33,600 sq. ft.  
 Petitioner: Paul J. Mayronne  
 Owner: Salvadore Modica, Jr.  
 Location: Parcel located on the east side of Falconer Drive, north of Emerald Forest Blvd., south of Crestwood Blvd., S10, T7S, R11E, Ward 3, District 5  
 Council District: 5
12. **ZC06-02-013**  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: A-2 (Suburban) District  
 Acres: 25.963 acres  
 Petitioner: Jeff Schoen  
 Owner: Carl & Beverly Feigel  
 Location: Parcel located on the east side of LA Highway 1077, north of Brewster Road, S11, T7S, R10E, Ward 1, District 1  
 Council District: 1

**CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:**

1. **CP05-12-108 - Use: Church**  
 Zoning: SA (Suburban Agricultural) District  
 Use Size: 15,205 sq. ft.  
 Petitioner: Jeffrey D. Schoen  
 Owner: Archdiocese of New Orleans  
 Location: Parcel located on the south side of the proposed Fairway Drive Extension, east of Westwood Drive, S26, T7S, R11E, Ward 4, District 5  
 Council District: 5  
**(TABLED FROM 1/3/06 MEETING)**
2. **CP06-01-005 - Use: Blanket Conditional Use to waive public hearing process for the placement of mobile home in Hillcrest Country Club Estates Additional # 2**  
 Zoning: A-3 (Suburban) District  
 Location: Parcels located on the west side of Hollycrest Blvd, south of LA Highway 435, Hillcrest Country Club Estates Addition #2, S26, 27 & 34, T6S, R12E, Ward 10, District 6  
 Council District: 6  
**(TABLED FROM 1/3/06 MEETING)**
3. **CP06-01-009 - Use: Mobile Home**  
 Zoning: SA (Suburban Agricultural) District  
 Use Size: 1010 sq. ft.  
 Petitioner: Anna Kern  
 Owner: Robert V.V. Hurst  
 Location: Parcel located on the south side of Crescent Drive, west of Tranquility Trail, being lot 80 of Beau Village Subdivision, S23, T8S, R12E, Ward 7, District 7  
 Council District: 7  
**(TABLED FROM 1/3/06 MEETING)**

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4. **CP06-02-017 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1850 sq. ft.  
Petitioner: John C. Manders  
Owner: John C. & Sheila Manders  
Location: Parcel located on the south side of Slemmer Road, east of US Highway 190 Service Road, being lots 77 & 78, Nidda Subdivision, S15, T7S, R11E, Ward 3, District 5  
Council District: 5
5. **CP06-02-018 - Use: pond with removal of dirt**  
Zoning: R (Rural) District  
Use Size: 2.94 acres  
Petitioner: Michael Accardo, Jr.  
Owner: Michael Accardo, Jr.  
Location: Parcel located on the south side of LA Highway 16, west of Loftin Lesley Road, east of Benson Road, S48, T5S, R13E, Ward 5, District 3  
Council District: 3
6. **CP06-02-020 - Use: Mobile Home**  
Zoning: A-2 (Suburban) District  
Use Size: 1280 sq. ft.  
Petitioner: Georgia Soileau  
Owner: Harold J. & Dolores E. Fontenot  
Location: Parcel located on the south side of Bayou Paquet Street, south of Park Avenue, being lot 40 of Bayou Paquet Subdivision, S40, T9S, R13E, Ward 9, District 11  
Council District: 11
7. **CP06-02-021 - Use: Mobile Home**  
Zoning: A-2 (Suburban) District  
Use Size: 1280 sq. ft.  
Petitioner: Georgia Soileau  
Owner: Harold J. & Dolores E. Fontenot  
Location: Parcel located on the north side of Frances Street, south of Bayou Paquet Road, being lot 87 of Bayou Paquet Subdivision, S40, T9S, R13E, Ward 9, District 11  
Council District: 11
8. **CP06-02-022 - Use: 2 Mobile Homes**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 4100 sq. ft.  
Petitioner: Carl Hammers  
Owner: Stephen J. & Idalean M. Guillory  
Location: Parcel located on the north side of Polk Street, east of 11th Street, being lot 14 of Red Gap Acres, S12, T7S, R11E, Ward 3, District 5  
Council District: 5
9. **CP06-02-023 - Use: Mobile Home**  
Zoning: A-3 (Suburban) District  
Use Size: 1280 sq. ft.  
Petitioner: Monique Lisa Sagona  
Owner: Glendale Properties  
Location: Parcel located on the east side of Iron Street, north of Bunker Street, being lot 20, Square 12, Hillcreat Country Club, S22, 23, 26 & 27, T6S, R12E, Ward 10, District 6  
Council District: 6
10. **CP06-02-024 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1056 sq. ft.  
Petitioner: Steven B. Patton  
Owner: Glendale Properties  
Location: Parcel located on the north side of 7th Street, east of Slidell Avenue, being lot 25A, Square 21, Morgan Subdivision, S27, T8S, R14E, Ward 9, District 11  
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11. **CP06-02-025 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 960 sq. ft.  
Petitioner: Marie Lunt  
Owner: Arnold & Elvie Hanshaw  
Location: Parcel located on the west side of Gum Drive, north of Oak Drive, being lot 17A, Square 1, River Garden Subdivision, S30, T8S, R15E, Ward 8, District 9  
Council District: 9
12. **CP06-02-026 - Use: Manufacturing Cultured Marble**  
Zoning: M-2 (Intermediate Industrial) District  
Use Size: 2000 sq. ft.  
Petitioner: Michael Waller  
Owner: Robert & Tammany Zacary  
Location: Parcel located on the west side of East Court, east of LA Highway 59 , S19, T7S, R12E, Ward 4, District 7  
Council District: 7
13. **CP06-02-027 - Use: Home office**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1000 sq. ft.  
Petitioner: Linda C. Ostendorf  
Owner: Lloyd and Linda Ostendorf  
Location: Parcel located on the west side of LA Highway 21, south of Dummyline Road, S41, T7S, R10E, Ward 1, District 1  
Council District: 1
14. **CP06-02-028 - Use: Bed & Breakfast**  
Zoning: R (Rural) District  
Use Size: 3400 sq. ft.  
Petitioner: Kelly Denise Bensabat  
Owner: Albert Bensabat  
Location: Parcel located on the west side of Millcreek Road, north of LA Highway 40, S46, T5S, R12E, Ward 5, District 2  
Council District: 2
15. **CP06-02-029 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 2340 sq. ft.  
Petitioner: Charles W. Hecker, Jr.  
Owner: St. Tammany Investment Properties, Inc.  
Location: Parcel located on the south side of Crescent Drive, west of Tranquility Trail, S23, T8S, R12E, Ward 7, District 7  
Council District: 7
16. **CP06-02-030 - Use: Multi- Family**  
Zoning: C-2 (Highway Commercial) District  
Use Size: 348,480 sq. ft.  
Petitioner: Leroy Cooper  
Owner: The Forest, L.L.C & Salvador Modica  
Location: Parcel located on the east side of Falconer Drive, south of Emerald Forest Blvd. , S14 & 15, T7S, R11E, Ward 3, District 5  
Council District: 5
17. **CP06-02-031 - Use: Extension to Existing Tower**  
Zoning: C-2 (Highway Commercial) District  
Use Size: 190 feet  
Petitioner: Timothy P. Kirkpatrick  
Owner: Verizon Wireless Personal Communications  
Location: Parcel located on the south side of Holiday Blvd., west of US Highway 190, S16, T7S, R11E, Ward 3, District 1  
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18. **CP06-02-032 - Use: Mobile Home**  
Zoning: A-4 (Single Family Residential) District  
Use Size: 2,048 sq. ft.  
Petitioner: Carolle Holley  
Owner: Raymond & Cheryl Clark  
Location: Parcel located on the south side of Sunset Drive, west of Airport Road, being lot 20, Square J, St. Tammany Gardens Subdivision, S30, T8S, R14E, Ward 9, District 11  
Council District: 11
19. **CP06-02-033 - Use: Pond with removal of dirt**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 3 acres  
Petitioner: Renee & Lionel P. Cazaubon  
Owner: Renee & Lionel P. Cazaubon  
Location: Parcel located on the south side of LA Highway 1078, west of Hedge Lane, S3, T6S, R10E, Ward 3, District 3  
Council District: 3
20. **CP06-02-034 - Use: Mobile Home- 2nd Residence**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Jeffrey Elliott Sr.  
Owner: Jeffrey & Lydia Elliott  
Location: Parcel located on the south side of Penn Mill Road, east of Pruden Road S24, T6S, R10E, Ward 3, District 3  
Council District: 3
21. **CP06-02-035 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1920 sq. ft.  
Petitioner: Rose L. Hennine  
Owner: Rose L. Hennine  
Location: Parcel located on the southwest corner of Maverick Run & Deer Run, being 158, Phase V, Ponderosa Ranches , S15, T8S, R14E, Ward 9, District 6  
Council District: 6
22. **CP06-02-036 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Mary J. Sylvester  
Owner: Mary J. Sylvester  
Location: Parcel located on the east side of Second Street, west of 1st Street, north of Haas Road, being lots 3 & 5, Square 46, Town of Alton, S23, T8S, R14E, Ward 8, District 9  
Council District: 9
23. **CP06-02-037 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 770 sq. ft.  
Petitioner: Maria Legnon  
Owner: Maria Legnon  
Location: Parcel located on the north side of Emile Street, west of Charles Avenue, S28, T8S, R14E, Ward 9, District 6  
Council District: 6
24. **CP06-02-038 - Use: Retail Plant Nursery**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 2000 sq. ft.  
Petitioner: Lance Fothe  
Owner: George W. Jackson  
Location: Parcel located on the north side of LA Highway 1085, west of LA Highway 1077, S1, T7S, R10E, Ward 1, District 1  
Council District: 1

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**25. CP06-02-039 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 840 sq.ft.  
Petitioner: David & Sandra K. Gaines  
Owner: David & Sandra K. Gaines  
Location: Parcel located on the south side of Corte Lane, west of Morgan Road,  
S38, T6S, R10E, Ward 1, District 1  
Council District: 1

**26. CP06-02-040 - Use: Land Reclamation and Construction & Debris Disposal Site**

Zoning: R (Rural) District  
Use Size: 52.927 acres  
Petitioner: Bilbo Strain  
Owner: David & Deanna Glass  
Location: Parcel located on the north side of Cleland Road, east of LA Highway  
1083, S8, T6S, R12E, Ward 10, District 2  
Council District: 2

**27. CP06-02-041 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
Use Size: 1280 sq.ft.  
Petitioner: Kathy & Lou Denley  
Owner: Jeannine D. Pichon  
Location: Parcel located on the east side of Richard Road, north of Robert Lane,  
S43, T9S, R13E, Ward 9, District 11  
Council District: 11

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**