

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, AUGUST 7, 2007
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

DRAFT

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 JULY 3, 2007 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. ZC07-06-033

Existing Zoning: R (Rural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 4.7 acres
Petitioner: Leroy Cooper
Owner: John Yemelos/Aphelion Holdings LLC
Location: Parcel located on the west side of LA Highway 1077, south of Moticheck Road, S38, T7S, R10E, Ward 1, District 1
Council District: 1

TABLED FROM 7/3/07 MEETING)

2. ZC07-06-035

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.879 acres
Petitioner: Don Caillouet
Owner: Don Caillouet
Location: Parcel located on the north side of Haas Road, east of North 3rd Street, S23, T8S, R14E, Ward 8, District 14
Council District: 14

TABLED FROM 7/3/07 MEETING)

3. ZC07-05-025

Existing Zoning: A-4 (Single Family Residential) District
Proposed Zoning: C-3 (Planned Commercial Center) District
Acres: 4.29 acres
Petitioner: LLOG Exploration Company, LLC c/o Scott Gutterman
Owner: Wainer Brothers and Allstate Financial Company
Location: Parcel located on the north side of Oschner Boulevard, west of LA Highway 21, north of Interstate 12, S46, T7S, R10E & S47, T7S, R11E, Ward 1, District 1
Council District: 1

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4. ZC07-08-050

Existing Zoning: C-1 (Neighborhood Commercial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.37 acres
Petitioner: Brenda H. Maculay
Owner: Brenda H. MacAulay
Location: Parcel located on the south side of Brown's Village Road, west of Palm Drive, east of Lakewood Street, S34, T8S, R14E, Ward 9, District 14
Council District: 14

5. ZC07-08-051

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: ID (Institutional) District
Acres: 23.66 acres
Petitioner: Cameron Titpon
Owner: St. Tammany Parish School Board
Location: Parcel located on the north side of Viola Street, east of LA Highway 59, S1, T8S, R11E, Ward 4, District 5
Council District: 5

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. CP07-07-105 - Use: Expansion to Existing Hospital

Zoning: ID (Institutional) District
Use Size: 160,000 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: MedCath, Inc.
Location: Parcel located on the east side of LA Highway 434, north of Interstate 12, S8 & 17, T8S, R13E, Ward 7, District 7
Council District: 7

TABLED FROM 7/3/07 MEETING)

2. CP07-07-114 - Use: Mini-Storage

Zoning: R (Rural) District
Use Size: 204,732 sq. ft.
Petitioner: Leroy Cooper
Owner: Aphelion Holdings, LLC/John Yemelos
Location: Parcel located on west side of LA Highway 1077, south of Moticheck Road, S38, T7S, R10E, Ward 1, District 1
Council District: 1

TABLED FROM 7/3/07 MEETING)

3. CP07-07-116 - Use: 2 Mobile Homes

Zoning: SA (Suburban Agricultural) District
Use Size: 1,920 sq. ft.
Petitioner: JoAnn Reed
Owner: Milton-JoAnn Reed Brouillette
Location: Parcel located on the north side of Soell Drive, west of LA Highway 59, S12, T7S, R11E, Ward 3, District 3
Council District: 3

TABLED FROM 7/3/07 MEETING)

4. CP07-07-118 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Alfred N. Young, Sr.
Owner: Alfred & Genetta Young, Sr.
Location: Parcel located on the north side of Amos Road, west of North 8th Street, S26, T8S, R14E, Ward 8, District 14
Council District: 14

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5. CP05-09-089 - Use: Telecommunication Equipment

Zoning: PUD (Planned Unit Development) District
Use Size: 600 sq.ft.
Petitioner: Bellsouth Telecom./ Linda Meiners
Owner: Clipper Est. Master HOA, LLC
Location: Parcel located on the southwest corner of Cutter Cove & Royal Palm, The Palms of Clipper Estates Ph1, S32, T9S, R14E, Ward 9, District 13
Council District: 13

6. CP07-08-119 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Tina Brazile
Owner: Maurice Henderson by Power of Attorney Arletta Henderson
Location: Parcel located on the east side of Nursery Street, south of Boxwood Street, north of Azalea Street, west of Rose Street, S36, T6S, R11E, Ward 3, District 3
Council District: 3

7. CP07-08-120 - Use: Mobile Home

Zoning: C-1 (Neighborhood Commercial) District
Use Size: 2,240 sq. ft.
Petitioner: Gianna E. Keyes
Owner: Lance Keyes
Location: Parcel located on the west side of West Street, north of Rewa Lane, S9, T9S, R14E, Ward 9, District 14
Council District: 14

8. CP07-08-121 - Use: Fire Station

Zoning: R (Rural) District
Use Size: 3,200 sq. ft.
Petitioner: Perry Junek
Owner: St. Tammany Fire Dist. #7
Location: Parcel located on the south side of LA Highway 435, west of Peg Keller Road, S24, T6S, R12E, Ward 6, District 6
Council District: 6

9. CP07-08-122 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,026 sq. ft.
Petitioner: Amelia Huckobey
Owner: Amelia Huckobey
Location: Parcel located on the east side of Pine Hazel Drive, south of Heather Mist Drive, S29, T9S, R15E, Ward 8, District 13
Council District: 13

10. CP07-08-123 - Use: Expansion to Existing Church

Zoning: SA (Suburban Agricultural) District
Use Size: 3,840 sq. ft.
Petitioner: R.C. Schaefer
Owner: The Village Church Lutheran, Inc.
Location: Parcel located on the south side of U.S. Highway 190, east of South Oaklawn Drive, north of Ruth Road, S39, T8S, R13E, Ward 7, District 7
Council District: 7

11. CP07-08-124 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,056 sq. ft.
Petitioner: Frankie B. Seal
Owner: Frankie B. Seal
Location: Parcel located on the north side of U.S. Highway 190, west of U.S. Highway 90, east of Apple Pie Ridge Road, S40, T9S, R15E, Ward 8, District 13
Council District: 13

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12. CP07-08-125 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,824 sq. ft.
Petitioner: Charlie Square
Owner: Alberta Williams Smith
Location: Parcel located on the west side of Johnson Road, south of Montgomery Road, S27, T8S, R14E, Ward 9, District 14
Council District: 14

13. CP07-08-126 - Use: Addition to Existing Church

Zoning: A-3 (Suburban) District
Use Size: 6,100 sq. ft.
Petitioner: Patti Young
Owner: Lamb of God Lutheran Church
Location: Parcel located on the east side of Allen Road, south of U.S. Highway 190, north of Clairise Court, S13, T9S, R14E, Ward 8, District 14
Council District: 14

14. CP07-08-127 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 1,344 sq. ft.
Petitioner: Frank L. Goins
Owner: Frank L. Goins
Location: Parcel located on the east side of Ash Drive, north of Oak Drive, west of Maple Drive, S30, T8S, R15E, Ward 8, District 9
Council District: 9

15. CP07-08-128 - Use: Mobile Home as 3rd Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 2,432 sq. ft.
Petitioner: Chadwick D. Ledet
Owner: Charles A. Ledet
Location: Parcel located on the east side of Tantella Ranch Road, west of Arc Road, S16, T6S, R10E, Ward 1, District 1
Council District: 1

16. CP07-08-129 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,280 sq. ft.
Petitioner: Bethany Tomkins
Owner: Bethany Tomkins
Location: Parcel located on the south side of Farwell Drive, east of South Oaklawn Drive, S32 & 33, T8S, R13E, Ward 7, District 7
Council District: 7

17. CP07-08-130 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,400 sq. ft.
Petitioner: Me'chelle Savoye
Owner: Jonathan D. Jordan
Location: Parcel located on the east side of Miller Road, south of Firetower Road, S3, T8S, R13E, Ward 9, District 7
Council District: 7

18. CP07-08-131 - Use: Outpatient Mental Health Clinic

Zoning: C-2 (Highway Commercial) District
Use Size: 2,500 sq. ft.
Petitioner: Karen Dubret
Owner: Ross Hebert & Mark Henry
Location: Parcel located on the south side of Brownsitch Road, west of LA Highway 1091, S36, T8S, R14E, Ward 8, District 9
Council District: 9

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19. CP07-08-132 - Use: Mobile Home as Second Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 1,200 sq. ft.
Petitioner: Milton & Phyllis Retif
Owner: Suzanne Cohen
Location: Parcel located on Nancy Street, west of Carmel Road, south of Hoffman Road, S7 & 8, T7S, R12E, Ward 4, District 7
Council District: 7

20. CP07-08-133 - Use: Assisted Living Facility

Zoning: MH (Mobile Home) District
Use Size: 38,545 sq. ft.
Petitioner: Adrian Lenczewski
Owner: KBL Development, LLC
Location: Parcel located on the south side of Hardin Road, south of U.S. Highway 190, west of Pace Street, S18, T9S, R15E, Ward 8, District 13
Council District: 13

21. CP07-08-134 - Use: Day Care Facility

Zoning: R (Rural) District
Use Size: 4,064 sq. ft.
Petitioner: Leroy J. Cooper
Owner: Merle Noullet
Location: Parcel located on the north side of Brewster Road, west of LA Highway 1077, east of Acadian Oak Drive, S10, T7S, R10E, Ward 1, District 1
Council District: 1

22. CP07-08-135 - Use: Cellular Tower

Zoning: SA (Suburban Agricultural) District
Use Size: 10,000 sq. ft.
Petitioner: Timothy Kirkpatrick, Kirkpatrick & Associates, LLC
Owner: Olga Schenck
Location: Parcel located on the south side of Dave Pichon Road, west of LA Highway 433, north of Bayou Liberty, S42, T9S, R13E, Ward 9, District 11
Council District: 11

23. CP07-08-136 - Use: Outpatient Surgery Center

Zoning: C-2 (Highway Commercial) District
Use Size: 5,577 sq. ft.
Petitioner: Joanna O'Neal
Owner: D & L Fairway Property Management, LLC
Location: Parcel located on the east side of U.S. Highway 190 Service Road, north of Christie Lane South, S37, T7S, R11E, Ward 4, District 5
Council District: 5

24. CP07-08-137 - Use: Private Recreational Facility

Zoning: R (Rural) District
Use Size: 217,800 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: Scott J. Lambert
Location: Parcel located on the west side of LA Highway 1077, north of Baham Road, south of McDonald Road, S28, T6S, R10E, Ward 1, District 1
Council District: 1

25. CP07-08-138 - Use: DEQ Ambient Air Monitoring Site

Zoning: R (Rural) District
Use Size: 200 sq. ft.
Petitioner: Michael Vince
Owner: Donald L. Norwood
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
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**PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A
PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

1. PR07-06-002 - Use: Credit Union

Corridor: Highway 21 Planned Corridor

Zoning: C-2 (Highway Commercial) District

Use Size: 12,511 sq. ft.

Petitioner: Kyle Associates, LLC

Owner: First Castle Credit Union

Location: Parcel located on the corner of LA Highway 21 and Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1

Council District: 1

TABLED FROM 7/3/07 MEETING)

2. PR07-08-003 - Use: Restaurant

Corridor: LA Highway 21 Planned Corridor

Zoning: C-2 (Highway Commercial) District

Use Size: 2,880 sq. ft.

Petitioner: Cristal Villarreal

Owner: Taco Bell of America, Inc.

Location: Parcel located on the east side of LA Highway 21, south of Interstate 12, west of Stirling Boulevard, S46, T7S, R10E & S47,T7S, R11E, Ward 1, District 1

Council District: 1

OLD BUSINESS

1. CP06-05-083 - Use: Mobile Home - W I T H D R A W N

Zoning: SA (Suburban Agricultural) District

Use Size: 960 sq.ft.

Petitioner: Thomas & Brenda Kelt, Sr.

Owner: Thomas & Brenda Kelt, Sr.

Location: Parcel located on the north side of Cayo Street, west of Almonaster Road, lots 3 & 4, Square 28, Spanish Trail Highlands, S44, T9S, R14E, Ward 9, District 12

Council District: 12

NEW BUSINESS

ADJOURNMENT