

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, APRIL 11, 2006
ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MARCH 14, 2006 MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR

Any items not pulled from the consent calendar are automatically dispensed by vote in accordance to the staff's recommendations. Items pulled from the consent calendar shall be discussed and voted upon individually.

PERFORMANCE OBLIGATIONS

Timberlane Subdivision, Ward 1, District 1

Amount: \$20,000.00 Expires : April 21, 2006

Debtor: Tchefuncte Trace South Parish Council District Representative: Hon. Marty Dean

8th Street, Tammany Hills Subdivision, Ward 3, District 5

Amount: \$24,800.00 Expires : May 9, 2006

Debtor: Hallmark Homes Parish Council District Representative: Hon. Marty Gould

2nd & 3rd Streets & Madison Avenue, Tammany Hills Subdivision, Ward 3, District 5

Amount: \$68,800.00 Expires : June 14, 2006

Debtor: Advance Mortgage Co., L.L.C. Parish Council District Representative: Hon. Marty Gould

9th & 10th Streets (sewer & water lines), Tammany Hills Subdivision, Ward 3, District 5

Amount: \$8,000.00 Expires : December 19, 2006

Debtor: Autumn Creek, L.L.C. Parish Council District Representative: Hon. Marty Dean

**AGENDA
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APRIL 11, 2006
MANDEVILLE, LOUISIANA**

Autumn Creek Subdivision, Ward 1, District 1
Amount: \$5,000.00 Expires : May 24, 2006
Debtor: Autumn Creek, L.L.C. Parish Council District Representative: Hon. Marty Dean
(60 day notice, no action required)

Normandy Oaks Subdivision, Ward 1, District 1
Amount: \$30,400.00 Expires : June 6, 2006
Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean
(60 day notice, no action required)

Riverview Townhomes Subdivision, Ward 3, District 3
Amount: \$15,820.00 Expires : June 17, 2006
Debtor: Riverview Townhomes, L.L.C. Parish Council District Representative: Hon. James "Red" Thompson
(60 day notice, no action required)

Echo Street, Alexiusville Subdivision, Ward 3, District 5
Amount: \$12,000.00 Expires : June 5, 2006
Debtor: Abita River, L.L.C. Parish Council District Representative: Hon. Marty Gould
(60 day notice, no action required)

PETITIONS/REQUESTS

Petition to request to build on substandard lots of record, lots 25 & 26, Square 3, Mandeville Annex,
located in Ward 4, District 5
Petitioner: Joannetta Pepitone Parish Council District Representative: Hon. Marty Gould

ENTERING THE TAMMANY TRACE

REVOCAION/CLOSINGS REVIEW

REV06-03-003

Revocation of a portion of 8th Street located in Alexiusville Subdivision, Ward 3, District 5
Applicant: Louis S. Accornero Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Marty Gould
(TABLED AT THE MARCH 14, 2006 MEETING)

RESUBDIVISION REVIEW

RS06-04-078
Magnolia Gardens, lot 25 into lots 25-A, 25-B & 25-C, Ward 3, District 2
Petitioner: Judith S. Sherar Surveyor: Fontcuberta Surveys, Inc.
Owner: Judith S. Sherar Parish Council District Representative: Hon. Russell Fitzmorris

TENTATIVE SUBDIVISION REVIEW

SD05-11-027

Cantoncrest, Ward 4, District 10

Developer/Owner: Modern American Realty Services Engineer: Scalfano Engineering, Inc.

Parish Council District Representative: Hon. Henry Billiot

(TABLED AT THE MARCH 14, 2006 MEETING)

SD06-04-012

Stonebridge at Madisonville, Ward 1, District 1

Developer/Owner: Landworks Engineer: Richard C. Lambert, Consultants

Parish Council District Representative: Hon. Marty Dean

SD06-04-013

Maison du Village, Ward 9, District 11

Developer/Owner: Mid-south Developers Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

SD06-04-014

Lake Ramsey, Phase 5, Ward 3, District 3

Developer/Owner: One Consort International, L.L.C. Engineer: Cooper Engineering, Inc.

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

SD06-04-015

Whippoorwill Grove on Money Hill, Phase 8, Ward 5, District 2

Developer/Owner: Money Hill Plantation, L.L.C. Engineer: Darrell Fussell

Parish Council District Representative: Hon. Russell Fitzmorris

PRELIMINARY SUBDIVISION REVIEW

SD05-12-034P

Hickory Dell, Ward 6, District 6

Developer/Owner: Eric Wandell Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gary Singletary

SD05-12-033P

Pine Creek Acres, Ward 1, District 1

Developer/Owner: Pine Creek Acres Engineer: Krebs, LaSalle, LeMieux Consultants, Inc.

Parish Council District Representative: Hon. Marty Dean

SD06-01-002P

Villa West, Ward 1, District 1

Developer/Owner: Pass On It Properties, L.L.C. Engineer: Pinnacle Engineering, L.L.C.

Parish Council District Representative: Hon. Marty Dean

(DEVELOPER REQUESTS TABLING)

SD05-11-028P

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Southern Gardens, Ward 1, District 1
Developer/Owner: Montluff, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD04-08-023P

Logan's Trace, Ward 9, District 11
Developer/Owner: Paris Properties, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Steve Stefancik

SD06-02-009P2

Lakeshore Villages, Phase 2, Ward 9, District 13
Developer/Owner: Tammany Holdings, Corporation Engineer: Krebs, LaSalle, LeMieux, Consultants
Parish Council District Representative: Hon. Joe "Coach" Thomas

FINAL SUBDIVISION REVIEW

Covington Industrial Park, Phase 2, Ward 3, District 2
Developer/Owner: Favret Investments, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris

SD02-06-014F

Johnny F. Smith Memorial Business Park, Ward 9, District 14
Developer/Owner: Parish Properties, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Ken Burkhalter

SD04-08-024F1A

Bedico Creek, Phase 1-A, Ward 1, District 1
Developer/Owner: Upland Properties, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

ENTERING PARISH RIGHT-OF-WAY/SERVITUDES/EASEMENTS

Town of Mailleville Subdivision, Ward 3, District 2
Request to enter Parish right-of-way (Ruby & 10th Streets) for the purpose of installing sewer and water lines
Petitioner: Rockhurst Village, L.L.C. Parish Council District Representative: Hon. Russell Fitzmorris

Abita Springs Subdivision, Ward 3, District 3
Request to enter Parish right-of-way (Pansey, Independence and Daisy Streets) for the purpose of installing sewer, water lines and roadway construction
Petitioner: Habitat for Humanity West, Inc. Parish Council District Representative: Hon. James "Red" Thompson

Town of Mailleville Subdivision, Ward 4, District 10
Request to enter Parish right-of-way (Webster & McNamara Streets) for the purpose of gaining access to property
Petitioner: James G. Chauvin Parish Council District Representative: Hon. Henry Billiot

Chinchuba Subdivision, Ward 4, District 4

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MANDEVILLE, LOUISIANA**

Request to enter Parish right-of-way (Marquette & 10th Streets) for the purpose of installing an 8" sewer line
Petitioner: Covington Gardens, L.L.C. Parish Council District Representative: Hon. Patricia Brister

VOLUNTARY DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

Town of Mailleville Subdivision, Ward 3, District 3

Request to enter Parish right-of-way (Ruby Street) for the purpose of installing sewer and water lines
Petitioner: William Magee Parish Council District Representative: Hon. James "Red" Thompson
(Request for extension of time in order to complete work)

Avondale Subdivision, Ward 9, District 11

Request to enter Parish right-of-way (Challen Street) for the purpose of gaining access to property
Petitioner: Melanie Everman Parish Council District Representative: Hon. Steve Stefancik
(Request for extension of time in order to complete work)

NEW BUSINESS

ADJOURNMENT