

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, DECEMBER 12, 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 NOVEMBER 14, 2006 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 in accordance to the staff's recommendations. Items pulled from the consent calendar shall be discussed and voted upon individually.

PERFORMANCE OBLIGATIONS

Tammany West Multiplex, Phase 3 Subdivision, Ward 1, District 1

Amount: \$64,965.00 Expires : January 3, 2007

Debtor: Pass On It Properties Parish Council District Representative: Hon. Marty Dean

Money Hill Plantation, Phase 2A & 2B Subdivision, Ward 6, District 6

Amount: \$30,000.00 Expires : January 5, 2007

Debtor: Money Hill Plantation Parish Council District Representative: Hon. Gary Singletary

Money Hill Plantation, Phase 2A & 2B Subdivision, Ward 6, District 6

Amount: \$100,000.00 Expires : January 5, 2007

Debtor: Money Hill Plantation Parish Council District Representative: Hon. Gary Singletary

Holiday Square Boulevard (entering right-of-way), Ward 3, District 1

Amount: \$26,000.00 Expires : January 10, 2007

Debtor: MCI Parish Council District Representative: Hon. Marty Dean

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Abita Terrace Subdivision (State, Orange, Walnut Streets & Mandeville Avenue), Ward 4, District 7
Amount: \$50,500.00 Expires : January 9, 2007
Debtor: Halmark Homes Parish Council District Representative: Hon. Albert Hamauei

Normandy Oaks Subdivision, Phase 2, Ward 1, District 1
Amount: \$17,400.00 Expires : January 10, 2007
Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean

Holiday Boulevard, Ward 3, District 1
Amount: \$10,000.00 Expires : February 15, 2007
Debtor: Mike Fitzpatrick Parish Council District Representative: Hon. Marty Dean
(60 day notice - no action required)

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

LA Highway 1085, Ward 1, District 1
Request to enter Parish right-of-way for the purpose of laying and connection fiber optics
Petitioner: St. Tammany Parish Hospital Parish Council District Representative: Hon. Marty Dean

Quincy Avenue, Ward 3, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting sewer and water lines
Petitioner: SMG Real Estate Investments Parish Council District Representative: Hon. Marty Gould

7th & 8th Streets & Adams Avenue, Ward 3, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting sewer and water lines
Petitioner: Tudela's Classic Homes Parish Council District Representative: Hon. Marty Gould

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCAATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

SD06-10-038

Alexander Place, Ward 1, District 1
Developer/Owner: Rick Perez Surveyor: Krebs, LaSalle, Lemieux Consultants, Inc.
Parish Council District Representative: Hon. Marty Dean
(TABLED AT THE NOVEMBER 14, 2006 MEETING AT THE REQUEST OF DEVELOPER)

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SD06-11-039

Chapel Creek Condominiums and Retail Development, Ward 4, District 4
Developer/Owner: Richard C. Lambert Surveyor: Krebs, Richard C. Lambert Consultants, L.L.C.
Parish Council District Representative: Hon. Patricia Brister
(TABLED AT THE NOVEMBER 14, 2006 MEETING AT THE REQUEST OF DEVELOPER)

SD06-11-040

Alamosa Park, Phase 3 (*an industrial subdivision*), Ward 4, District 7
Developer/Owner: Alamosa Park, L.L.C. Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Albert Hamauei
(TABLED AT THE NOVEMBER 14, 2006 MEETING)

SD06-12-044

Stonebrook, Ward 4, District 10
Developer/Owner: Stonebrook Holdings Surveyor: Kyle & Associates
Parish Council District Representative: Hon. Henry Billiot

SD06-12-045

Covington Gardens, Ward 3, District 3
Developer/Owner: Covington Gardens, L.L.C. Surveyor: Cooper Engineering, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

SD06-12-046

Abney Country Estates, Ward 8, District 9
Developer/Owner: DJB Properties Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Barry Bagert

SD06-12-047

Pruden Creek, Ward 3, District 3
Developer/Owner: M. Properties Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

SD06-12-048

Penn Wheel Court, Ward 3, District 3
Developer/Owner: FMG-LTL, L.L.C. Surveyor: Scalfano Engineering, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

PRELIMINARY SUBDIVISION REVIEW

SD04-10-029P

Lake Ramsey, Phase 4A, Ward 3, District 3
Developer/Owner: One Consort International, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. James "Red" Thompson
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(DEVELOPER REQUESTS TABLING)

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SD06-09-030P

Tiger Trace, Ward 8, District 9

Developer/Owner: FMG/LTL, L.L.C. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Barry Bagert

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SD06-11-039P

Chapel Creek Condominiums and Retail Development, Ward 4, District 4

Developer/Owner: Chapel Creek Development Engineer: Richard C. Lambert Consultants, L.L.C.

Parish Council District Representative: Hon. Patricia Brister

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SD06-09-031P2

Grand Oaks, Phase 2, Ward 1, District 1

Developer/Owner: Grand Oaks, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

SD06-08-029P

Portico Estates, Ward 4, District 5

Developer/Owner: Dufro-Maier-Murray Partnership Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Gould

SD06-10-037P

Cobblestone Court, Ward 3, District 1

Developer/Owner: Diamond Properties, L.L.C. Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Marty Dean

SD06-02-003P

Equestrian, Ward 7, District 7

Developer/Owner: Kelly Home Builders Kelso, L.L.C. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Albert Hamauei

SD06-05-017P

Oakley Place, Ward 8, District 9

Developer/Owner: DJB Properties Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Barry Bagert

SD06-06-018P2

Countryside, Phase 2, Ward 1, District 1

Developer/Owner: 285 L.L.C. Engineer: Kyle & Associates

Parish Council District Representative: Hon. Marty Dean

FINAL SUBDIVISION REVIEW

SD01-06-009F2

Grand Maison, Phase 2, Ward 4, District 5
Developer/Owner: Bennett Brothers Development Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Gould

SD04-09-026F2

Willow Bend, Phase 2, Ward 1, District 1
Developer/Owner: Willow Bend Development Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD02-12-026F2C

Penn Mill Lakes, Phase 2-C, Ward 3, District 3
Developer/Owner: Penn Mill Lakes, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

SD02-02-005F2B

Alamosa Park, Phase 2-B, Ward 4, District 7
Developer/Owner: Alamosa Park, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Albert Hamauei
(DEVELOPER REQUESTS TABLING)

SD06-02-005F

Brier Lake Estates, Phase 16, Ward 9, District 7
Developer/Owner: Chaignaud Developers, Inc. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Albert Hamauei

SD05-05-008F2B

Terra Mariae, Phase 2B, Ward 3, District 2
Developer/Owner: St. Christopher Development, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris

SD04-05-017B

The Bluffs, Phase 5-B, Ward 8, District 9
Developer/Owner: Cross Gates, Inc. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Barry Bagert

SD06-02-009F1

Lakeshore Villages, Phase 1, Ward 9, District 13
Developer/Owner: St. Tammany Holdings, Corp. Engineer: Krebs, LaSalle, LeMieux Consultants, Inc.
Parish Council District Representative: Hon. Joe "Coach" Thomas

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DEVELOPMENTAL AGREEMENTS

Terra Bella, Ward 1, District 1
Developer/Owner: Terra Bella Group, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

(Request to enter parish right-of-way - P.C. Resolution No. 03-206)

Chinchuba Subdivision (6th Street), Ward 4, District 10

Request to extend completion date for entering parish right-of-way

Petitioner: Marcia D'Amico Parish Council District Representative: Hon. Henry Billiot

NEW BUSINESS

ADJOURNMENT