

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, AUGUST 10, 2004
ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JULY 13, 2004 MINUTES

PUBLIC HEARINGS

APPEARER/REQUEST

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

RS04-08-189

Kings Row, Block 6, lot 4 into lots 4A and 4B, Ward 4, District 7
Petitioner: Gristina Homes, Inc. Surveyor: Wilson-Pope, P.L.S.
Owner: Gristina Homes, Inc. Parish Council District Representative: Hon. Joseph Impastato

RS04-08-204

I-12 & 59 Commercial Business Park, lot 11 into lots 11A and 11B, Ward 4, District 7
Petitioner: Edward T. Riecke Surveyor: Randall W. Brown & Associates, Inc.
Owner: Edward T. Riecke Parish Council District Representative: Hon. Joseph Impastato

TENTATIVE SUBDIVISION REVIEW

SD04-07-021

Moonraker Island, Phase 3-E, Ward 9, District 13
Developer/Owner: Marks Lake, Inc. Engineer: Foster Engineering
Parish Council District Representative: Hon. Joe "Coach" Thomas
(TABLED FROM THE JULY 13, 2004 MEETING)

SD04-08-022

Belle Point, Ward 1, District 1
Developer/Owner: Belle Point Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD04-08-023

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

SD04-08-024

Bedico Creek, Ward 1, District 1

Developer/Owner: Upland Properties, L.L.C. Surveyor: Fontcuberta Surveys, Inc.

Parish Council District Representative: Hon. Marty Dean

(DEVELOPER REQUESTS TABLING)

SD04-08-025

Marina Beau Chene, Section 3 (*formerly Marina Oaks*), Ward 4, District 4

Developer/Owner: Marina Developers, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Patricia Brister

PRELIMINARY SUBDIVISION REVIEW

SD03-05-005P2

Timberlane, Phase 2, Ward 1, District 1

Developer/Owner: Tchefuncta South, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

(TABLED FROM THE JULY 13, 2004 MEETING)

FINAL SUBDIVISION REVIEW

SD02-08-020FB

Forest Brook, Phase 5-B, Ward 4, District 7

Developer/Owner: Deep South Development, Inc. Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Joseph Impastato

(TABLED FROM THE JULY 13, 2004 MEETING) (DEVELOPER REQUESTS TABLING)

Forest Brook, Phase 4-C-4, Ward 4, District 7

Developer/Owner: Deep South Development, Inc. Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Joseph Impastato

(TABLED FROM THE JULY 13, 2004 MEETING) (DEVELOPER REQUESTS TABLING)

SD03-05-005F1

Timberlane, Phase 1, Ward 1, District 1

Developer/Owner: Tchefuncta Trace South, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

(TABLED FROM THE JULY 13, 2004 MEETING)

Kingspoint, Phase 8-Q-8, Ward 8, District 13
Developer/Owner: Kingspoint Development, Inc. Engineer: J.V. Burks & Associates, Inc.
Parish Council District Representative: Hon. Joe "Coach" Thomas

SD02-05-011F6B

Marigny Trace, Phase 6-B, Ward 4, District 7
Developer/Owner: Marigny Trace Development Engineer: Kelly McHugh & Associates
Parish Council District Representative: Hon. Joseph Impastato

SD03-07-008F3

Windermere, Phase 3, Ward 1, District 1
Developer/Owner: Windemere II Development Group, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD03-10-014F4

Ashton Oaks, Phase 4, Ward 8, District 9
Developer/Owner: Leon Lowe & Sons Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Barry Bagert

SD03-09-013F

Tuscany, Ward 8, District 9
Developer/Owner: Oak Investments, Inc. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Barry Bagert

ENTERING PARISH RIGHT-OF-WAY/SERVITUDES/EASEMENTS

Hillcrest Country Club, Addition No. 2, Ward 6, District 6
Request to enter Parish right-of-way (Putt Street) for the purpose of gaining access to property
Petitioner: James S. Haas Parish Council District Representative: Hon. Gary Singletary

The Birg Boulevard (Southern Division), Ward 3, District 5
Request to enter Parish right-of-way (1st Avenue) for the purpose of gaining access to property
Petitioner: Lakewood Management, L.L.C. Parish Council District Representative: Hon. Marty Gould

Tammany Hills, Ward 3, District 5
Request to enter Parish right-of-way (10th & 11th Streets, Quincy & Webster Avenues) for the purpose of gaining access to property
Petitioner: Royal Homes, L.L.C. Parish Council District Representative: Hon. Marty Gould

Tammany Hills, Ward 3, District 5
Request to enter Parish right-of-way (11th Street) for the purpose of gaining access to property
Petitioner: Advance Mortgage Company Parish Council District Representative: Hon. Marty Gould

McKinney Road, Ward 8, District 14
Request to enter Parish right-of-way (McKinney Road) for the purpose of installing a sewer force main
Petitioner: City of Slidell Parish Council District Representative: Hon. Ken Burkhalter

VOLUNTARY DEVELOPMENTAL AGREEMENTS

Autumn Creek, Ward 1, District 1
Developer: Autumn Creek, L.L.C.
Council District Representative: Hon. Marty Dean
(TABLED FROM THE JULY 13, 2004 MEETING)

Castine Oaks , Ward 4, District 10
Developer: Castine Oaks Development
Council District Representative: Hon. Henry Billiot
(TABLED FROM THE JULY 13, 2004 MEETING)

Grand Maison, Ward 4, District 10
Developer: Bennett Brothers Development, L.L.C.
Council District Representative: Hon. Henry Billiot
(TABLED INDEFINITELY FROM THE JULY 8, 2003 MEETING)

PERFORMANCE OBLIGATIONS

Chinchuba Subdivision, Ward 4, District 4
Amount: \$8,400.00 Expires: September 29, 2004
Debtor: Dr. Robert V Hurst, Authement Family Trust and Dennis Preau
Parish Council District Representative: Hon. Patricia Brister

Tammany Hills Subdivision, Ward 3, District 5
Amount: \$33,160.00 Expires: September 19, 2004
Debtor: TCI Builders, Inc. Parish Council District Representative: Hon. Marty Gould

Forest Brook, Phase 5A Subdivision (Sewerage Treatment Plant), Ward 4, District 7
Amount: \$30,000.00 Expires: August 13, 2004
Debtor: Deep South Development Parish Council District Representative: Hon. Joseph Impastato

Town of Mandeville Subdivision (Rapatel & Ozone Streets), Ward 4, District 7
Amount: \$20,000.00 Expires: October 24, 2004
Debtor: Rickey Wendel Parish Council District Representative: Hon. Joseph Impastato

Covington Meadows, Phase 4 Subdivision, Ward 3, District 5
Amount: \$25,000.00 Expires: October 4, 2004
Debtor: Helenbirg Development Parish Council District Representative: Hon. Marty Gould

Tammany Hills Subdivision (4th & 5th Streets), Ward 3, District 5
Amount: \$69,600.00 Expires: May 4, 2005
Debtor: Advance Mortgage Company Parish Council District Representative: Hon. Marty Gould

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-032.0 Streets, Item 3b., amending subdivision entrance drives

An ordinance to amend appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-061.01 Hydrological Study and Plan, adding provisions relative to developments located within Gravity Drainage District No. 5

OLD BUSINESS

Palm Plaza Subdivision, Ward 3, District 2

Enter Parish right-of-way per P.C. Resolution 03-179 (Palm Boulevard Extension and Zeta Avenue)

Expired - Petitioner requests renewal per resolution in order to enter parish right-of-way

Petitioner: Riecke Dev. & Construction Co., Inc. Parish Council District Representative: Hon. Russell Fitzmorris

NEW BUSINESS

ADJOURNMENT