

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -TUESDAY, MAY 2, 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 APRIL 4, 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.     **ZC05-09-063**  
Existing Zoning:         SA (Suburban Agricultural) District  
Proposed Zoning:        A-2 (Suburban) District  
Acres:                    176.81 acres  
Petitioner:              Franklin Kyle  
Owner:                    CERP Development  
Location:                 Parcel located on the east side of LA Highway 1077 & Tantella Ranch  
                              Roads, north of Magee Road, west of Wilkinson Road, S21, T6S, R10E,  
                              Ward 1, District 1  
                              Council District:         1

**(TABLED FROM 11/1/05 MEETING)**

2.     **ZC05-03-012**  
Existing Zoning:         SA (Suburban Agricultural) & C-2 (Highway Commercial) Districts  
Proposed Zoning:        PUD (Planned Unit Development) District  
Acres:                    181.2 acres  
Petitioner:              Jim Rehkopf  
Owner:                    Maurmont Properties, LLC/ James E. Maurin  
Location:                 Parcel located on the south side of I-12, east of LA Highway 21, behind  
                              the Target Shopping Center, S47, T7S, R11E, Ward 1, District 1  
                              Council District:         1

**(TABLED FROM 4/4/06 MEETING)**

3.     **ZC06-04-020 - W I T H D R A W N**  
Existing Zoning:         R (Rural) District & Special District #8  
Proposed Zoning:        LC (Light Commercial) District  
Acres:                    4.2 acres  
Petitioner:              Katrinna C. Huggs  
Owner:                    Katrinna C. Huggs  
Location:                 Parcel located on the west side of LA Highway 1077, north of Woods  
                              Drive, south of Cousin Drive, S44, T7S, R10E, Ward 1, District 1  
                              Council District:         1

**(TABLED FROM 4/4/06 MEETING)**

**AGENDA**

**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -TUESDAY, MAY 2, 2006**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

4. **ZC06-04-027**  
Existing Zoning: R (Rural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 56.13 acres  
Petitioner: Leroy Cooper  
Owner: Peter M. McEnery & Mary F. McEnery Broussard  
Location: Parcel located on the east and west sides of Fish Hatchery Road, north I-12, S31, T7S, R13E, Ward 6, District 7  
Council District: 7

**(TABLED FROM 4/4/06 MEETING)**

5. **ZC06-04-028**  
Existing Zoning: R (Rural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 48.58 acres  
Petitioner: Leroy Cooper  
Owner: James Coate Jr., Brian E. Gitz, Alfred L. Gitz, Jr.  
Location: Parcel located on the north side of Foliage Court, west of Dummyline Road, S42 & 15, T7S, R10E, Ward 1, District 1  
Council District: 1

**(TABLED FROM 4/4/06 MEETING)**

6. **ZC06-04-029**  
Existing Zoning: M-2 (Intermediate Industrial) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 14.406 acres  
Petitioner: Jeffrey D. Schoen  
Owner: Varuso Enterprises, Inc.  
Location: Parcel located on the northwest corner of LA Highway 1085 & LA Highway 1077, S3, T7S, R10E, Ward 1, District 1  
Council District: 1

**(TABLED FROM 4/4/06 MEETING)**

7. **ZC06-04-024**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial), M-1 (Light Industrial) & A-5 (Two Family Residential) Districts  
Acres: 13.57 acres  
Petitioner: Anthony Santangelo  
Owner: Thomas A. & Julie C. Barfield  
Location: Parcel located on the north side of LA Highway 36, west of Nursery Street, being parcel C, Greensburg District, S36, T6S, R11E, Ward 3, District 3  
Council District: 3

8. **ZC06-05-032**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 39,000 sq. ft.  
Petitioner: Greg Lebeuf  
Owner: Greg Lebeuf  
Location: Parcel located on the west side of US Highway 11, north of Carr Drive, S32, T9S, R14E, Ward 9, District 13  
Council District: 13

9. **ZC06-05-033**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 2.23 acres  
Petitioner: William M. Magee  
Owner: Samuel R. & Louise Woods  
Location: Parcel located on the southeast corner of US Highway 190 & Oaklawn Drive, being Part of lot 349, North Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7  
Council District: 7

10. **ZC06-05-034**

**AGENDA**

**ST. TAMMANY PARISH ZONING COMMISSION**

**6:00 P.M. -TUESDAY, MAY 2, 2006**

**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 1.5 acres  
Petitioner: Jeffrey D. Schoen  
Owner: Abita Brewing Co. LLC  
Location: Parcel located on the south side of LA Highway 36, east of Barbee Road, S36, T6S, R11E, Ward 3, District 3  
Council District: 3

**11. ZC06-05-035**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 4.35 acres  
Petitioner: Jeffrey D. Schoen  
Owner: TRRB Enterprises, LLC  
Location: Parcel located on the north side of LA Highway 36, west of Nursery Street, S36, T6S, R11E, Ward 3, District 3  
Council District: 3

**12. ZC05-07-044**

Existing Zoning: R (Rural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 5.214 acres  
Petitioner: Christopher L. Pierson  
Owner: BCS, L.L.C.  
Location: Parcel located on the west side of LA Highway 1077, south of I-12, 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 4/4/06 MEETING)**

**2. CP06-03-056 - Use: Church**

Zoning: A-2 (Suburban) District  
Use Size: 7000 sq. ft.  
Petitioner: Randy Boyett  
Owner: Calvary Baptist Church  
Location: Parcel located on the west side of Thompson Road, south of Swan Street, S39, T9S, R13E, Ward 9, District 11  
Council District: 11

**(TABLED FROM 4/4/06 MEETING)**

**3. CP06-05-077 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1400 sq. ft.  
Petitioner: Mercedes Weiser Latapie/ Christopher Weiser  
Owner: Mercedes Weiser Latapie  
Location: Parcel located on the south side of Nina Drive, west of Lynn Drive & Transmitter Road, being lot 14, Square 5, Oaklawn Estates, S33, T8S, R13E, Ward 7, District 7  
Council District: 7

AGENDA  
ST. TAMMANY PARISH ZONING COMMISSION  
6:00 P.M. -TUESDAY, MAY 2, 2006  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA

4. **CP06-05-078 - Use: Assisted Living Facility**  
Zoning: A-3 (Suburban) District  
Use Size: 2500 sq. ft.  
Petitioner: Pansey Bradshaw  
Owner: Pansey Bradshaw  
Location: Parcel located on the north side of Mayer's Trace, west of Thompson Road , S42, T9S, R13E, Ward 9, District 11  
Council District: 11
5. **CP06-05-079 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 960 sq. ft.  
Petitioner: David L. Gonzales  
Owner: David L. Gonzales  
Location: Parcel located on the north side of Rollins Street, east of Robert Road, being lot 33, Block 2, Litloff Subdivision, S17, T7S, R12E, Ward 4, District 7  
Council District: 7
6. **CP06-05-080 - Use: Mobile Home**  
Zoning: A-2 (Suburban) District  
Use Size: 3150 sq. ft.  
Petitioner: Albert T & Ellen Dina Polis  
Owner: Albert T & Ellen Dina Polis  
Location: Parcel located on the east side of Napoleon Avenue, north of Bayou Liberty Road, being lots 77 through 86, Square D, Bayou Liberty Estates, S38, T9S, R14E, Ward 9, District 11  
Council District: 11
7. **CP06-05-081 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Kelly D. Muller  
Owner: Kelly D. Muller  
Location: Parcel located on the northeast corner of August Avenue & 4th Street, being lots 7 & 8, Square 22, West Addition to Morgan Subdivision, S28, T8S, R14E, Ward 9, District 6  
Council District: 6
8. **CP06-05-082 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq.ft.  
Petitioner: Thomas & Brenda Kelt, Sr.  
Owner: Thomas & Brenda Kelt, Sr.  
Location: Parcel located on the northwest corner of of Cayo Street & Almonaster Road, beng Lots 5, 6, 7, 8, 9, Square 28, Spanish Trail Highlands, S44, T9S, R14E, Ward 9, District 14  
Council District: 14
9. **CP06-05-083 - Use: Mobile Home**  
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 14  
Council District: 14
10. **CP06-05-084 - Use: Body Shop**  
Zoning: C-2 (Highway Commercial) District  
Use Size: 5600 sq. ft.  
Petitioner: Lyle Dowdy  
Owner: Dale Phillips  
Location: Parcel located on the west side of Lafitte Street, south of Orleans Street, being lot 4B, Square 112, Town of Mandeville, S39, T8S, R11E, Ward 4, District 10  
Council District: 10

AGENDA  
ST. TAMMANY PARISH ZONING COMMISSION  
6:00 P.M. -TUESDAY, MAY 2, 2006  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA

11. **CP06-05-085 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 2560 sq.ft.  
Petitioner: Sherlette C. Tyson  
Owner: Sherlette C. Tyson  
Location: Parcel located on the east side of United Church Road, north of Emancipation Street, south of Lowe Davis Road, S25, T6S, R11E, Ward 3, District 3  
Council District: 3
12. **CP06-05-086 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Steve Stewart  
Owner: Van J. Perrin Jr.  
Location: Parcel located on the northwest corner of Cyprian Drive & Pierre Street, east of Paquet Road, being lot 9, Bayou Cyprian Estates, S5, T9S, R13E, Ward 7, District 7  
Council District: 7
13. **CP06-05-087 - Use: Outdoor Storage Yard**  
Zoning: C-2 (Highway Commercial) District  
Use Size: 1.55 acres  
Petitioner: Frank Streva  
Owner: Tammy, David, Chantel & Barry Glass  
Location: Parcel located on the west side of LA Highway 59, north of Emile Strain Road, S13, T7S, R11E, Ward 4, District 7  
Council District: 7
14. **CP06-05-088 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Bettie Crosser  
Owner: Clifford & Bettie Crosser  
Location: Parcel located on the north side of Downey Road, west of US Highway 190, S28, T9S, R15E, Ward 8, District 13  
Council District: 13
15. **CP06-05-089 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 4800 sq. ft.  
Petitioner: Cutine S. Pittman  
Owner: Cutine S. Pittman  
Location: Parcel located on the south side of Jones Road, east of Bryan Road, S34, T8S, R14E, Ward 9, District 14  
Council District: 14
16. **CP06-05-090 - Use: Mobile Home**  
Zoning: A-4 (Single Family Residential) District  
Use Size: 2240 sq. ft.  
Petitioner: Helena Cousin  
Owner: Genevieve Zeigler  
Location: Parcel located on the north side of Shady Pine Road, east of Nellie Drive, S29 & 43, T8S, R13E, Ward 7, District 7  
Council District: 7
17. **CP06-05-091 - Use: Day Care**  
Zoning: R (Rural) District  
Use Size: 5000 sq. ft.  
Petitioner: Jenifer Frierson  
Owner: Rodney Frierson  
Location: Parcel located on the south side of Hickory Drive, west of LA Highway 41, S35, T7S, R14E, Ward 6, District 6  
Council District: 6

**AGENDA**

**ST. TAMMANY PARISH ZONING COMMISSION**

**6:00 P.M. -TUESDAY, MAY 2, 2006**

**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

**18. CP06-05-092 - Use: Mini Storage**

Zoning: C-2 (Highway Commercial) District  
Use Size: 75,000 sq. ft.  
Petitioner: Scalfano Engineering, Inc.  
Owner: Earl Claiain, Jr./ Fennon Rogers  
Location: Parcel located on the north side of LA Highway 36, east of St. Landry Street, S42, T6S, R11E, Ward 3, District 3  
Council District: 3

**19. CP06-05-093 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 784 sq. ft.  
Petitioner: Matthew Maxwell  
Owner: Matthew Maxwell  
Location: Parcel located on the west side of Buck Run, across from Garrett's Prime Run, being lot 249, Phase 7, Ponderosa Ranches, S15, T8S, R14E, Ward 9, District 6  
Council District: 6

**20. CP06-06-094 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2560 sq. ft.  
Petitioner: Sheryl Carter  
Owner: Sheryl Carter  
Location: Parcel located on the north of 7th Street, east of Richard Avenue, being lots 1-5, Square 11, West Addition to the Morgan Subdivision, S28, T8S, R14E, Ward 9, District 6  
Council District: 6

**21. CP06-05-095 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2560 sq. ft.  
Petitioner: Sheryl Carter  
Owner: Sheryl Carter  
Location: Parcel located on the south side of 8th Street, east of Richard Avenue, being lots 37-41, Square 11, West Addition of Morgan Subdivision, S28, T8S, R14E, Ward 9, District 6  
Council District: 6

**22. CP06-05-096 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq.ft.  
Petitioner: Laura T. Rodick  
Owner: Golden Oak Mobile Homes, INC.  
Location: Parcel located on the south side of Oak Hill Drive, west of North Fitzmorris Road Extension, S4, T6S, R11E, Ward 3, District 2  
Council District: 2

**PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

**1. PR05-07-004 - Use: Retail & Restaurant Center**

Corridor: Hwy 21 Planned Corridor  
Zoning: C-2 (Highway Commercial) District  
Use Size: 11,280 sq. ft.  
Petitioner: Jeffrey H. St. Romain  
Owner: Creekstone Village, L.L.C.  
Location: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**