

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, OCTOBER 3, 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 SEPTEMBER 5, 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. **ZC06-04-048**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 6.2 acres
Petitioner: Kyle Associates LLC
Owner: Stonebrook Holdings & Jules Walder Jr.
Location: Parcel located on the south side of Walder Road, west of LA Highway 59, S1, T8S, R11E, Ward 4, District 10
Council District: 10
(TABLED FROM 9/5/06 MEETING)

2. **ZC06-08-068**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 71.452 acres
Petitioner: Robert G. Tufts
Owner: David M. Moore
Location: Parcel located at the end of Marion Lane, west of LA Highway 59, S2, T7S, R11E, Ward 4, District 7
Council District: 7
(TABLED FROM 9/5/06 MEETING)

3. **ZC06-08-070**
Existing Zoning: A-3 (Suburban) District
Proposed Zoning: ID (Institutional) District
Acres: 2.088 acres
Petitioner: Clave Gill & Deborah Hopkins
Owner: RBF, L.L.C.
Location: Parcel located on the east side of LA Highway 59, north of Grande Maison Blvd., Lots 20, 21, 22, De Val Estates , S25, T7S, R12E, Ward 4, District 5
Council District: 5
(TABLED FROM 9/5/06 MEETING)

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4. **ZC06-08-072**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 11.8 acres
Petitioner: Steve Duvernay
Owner: Leon Lowe & Sons Partnership
Location: parcel located on the east side of LA Highway Dept. Road, S15 T8S R14E, Ward 8, District 6
Council District: 6
5. **ZC06-08-073**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 14.267 acres
Petitioner: Steve Duvernay
Owner: Toby Lowe
Location: Parcel located at the end of Crawford Landing Road, north of I-10 , S38, T8S, R15E& S38, T9S, R15E, Ward 8, District 9
Council District: 9
(TABLED FROM 9/5/06 MEETING)
6. **ZC06-08-076**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 9.13 acres
Petitioner: Leroy Cooper
Owner: Tom Johnston & Gordon Philibert
Location: Parcel located on the north side of 10th Street, east of Jefferson Street, S42, T6S, R11E, Ward 3, District 3
Council District: 3
(TABLED FROM 9/5/06 MEETING)
7. **ZC06-09-085**
Existing Zoning: R (Rural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 8.77 acres
Petitioner: Matt J. Bennett
Owner: Gerald Robert
Location: Parcel located on the north side of LA Highway 22, west of Perriloux Road, east of Oak Park Drive, S16, T7S, R10E, Ward 1, District 1
Council District: 1
(TABLED FROM 9/5/06 MEETING)
8. **ZC05-01-001**
Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 4.9 acres
Petitioner: Leroy Cooper
Owner: A. David Aymond, Aymond Contractors, Inc.
Location: Parcel located on the south side of Fox Branch Subdivision and Sand Fox Run, being the future phases 3A & 3B of Fox Branch Subdivision , S9, T7S, R10E, Ward 1, District 1
Council District: 1
(TABLED FROM 9/5/06 MEETING)
9. **ZC06-10-090**
Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 43.31 acres
Petitioner: Mr. Leroy J. Cooper
Owner: The Marietta Trust/Warren Trust
Location: Parcel located on the east side of LA Highway 1085, north of Brewster Road, across from Hough Road, S7, T7S, R10E, Ward 1, District 1
Council District: 1

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- 10. ZC06-10-091**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 27,900 sq. ft.
 Petitioner: Albert E. Freyder
 Owner: Albert E. Freyder
 Location: Parcel located on the north side of LA Highway 36, east of St. Landry Street, west of Manor Street, S35, T6S, R11E, Ward 3, District 5
 Council District: 5
- 11. ZC06-10-092**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 2.91 acres
 Petitioner: Mike Brister
 Owner: Daphne Gwendolyn Luthjens, August H. Luthjens
 Location: Parcel located on the south side of US Highway 190, east of Trasmmitter Road, S33, T8S, R13E, Ward 7, District 7
 Council District: 7
- 12. ZC06-10-093**
 Existing Zoning: R (Rural) District
 Proposed Zoning: A-4 (Single Family Residential) District
 Acres: 8.06 acres
 Petitioner: Rick Perez
 Owner: Mildred & Ricardo Perez
 Location: Parcel located on the west side of Galatas Cemetery Road, north of LA Highway 22, south of Dummyline, S44, T7S, R10E, Ward 1, District 1
 Council District: 1
- 13. ZC06-10-094**
 Existing Zoning: R (Rural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 20,096 sq. ft.
 Petitioner: Elisie Moore Witt
 Owner: Elisie Moore Witt
 Location: Parcel located on the north side of LA Highway 41, east of LA Highway 40, S42, T5S, R13E, Ward 5, District 6
 Council District: 6
- 14. ZC06-10-095**
 Existing Zoning: M-1 (Light Industrial) District
 Proposed Zoning: SA (Suburban Agriculture) District
 Acres: 2.67 acres
 Petitioner: Mindy Dennis
 Owner: Mindy Dennis
 Location: Parcel located on the north side of Robert Drive, east of LA Highway 59, being parcel "C", S7, T7S, R12E, Ward 4, District 7
 Council District: 7
- 15. ZC06-10-096**
 Existing Zoning: R(Rural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 440.78 acres
 Petitioner: Mr. Leroy Cooper
 Owner: Aphelion Holdings, L.L.C./ John Yemelos
 Location: Parcel located on the east side of LA Highway 1082, north of Elderberry Lane, S19 & 20, T5S, R12E, Ward 5, District 2
 Council District: 2

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16. **ZC06-10-097**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: A-5 (Two Family Residential) District
 Acres: 25,579 sq. ft.
 Petitioner: Joseph Catalano
 Owner: Henrietta Catalano
 Location: Parcel located on the southwest corner of Mill Road and Ohio Road, east of Josephine Road, S36, T6S, R11E, Ward 3, District 3
 Council District: 3
17. **ZC06-10-098**
 Existing Zoning: R (Rural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 346 acres
 Petitioner: Kyle Associates, L.L.C.
 Owner: McEnery Group, Inc.
 Location: Parcel located on east side of Fish Hatchery Road, S31, T7S, R13E, Ward 6, District 7
 Council District: 7
18. **ZC06-10-099**
 Existing Zoning: C-1 (Neighborhood Commercial) District/ C-2 (Highway Commercial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 33,559.46 sq. ft.
 Petitioner: John Cerniglia
 Owner: John Cerniglia
 Location: Parcel located on the west side of Coffee Street, south of Orleans Street, north of UD Highway 190 (Florida Street), being lots 12 & 27, Square 110, Town of Mandeville, S49, T8S, R11E, Ward 4, District 10
 Council District: 10
19. **ZC06-10-100**
 Existing Zoning: M-1 (Light Industrial) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 25.7 acres
 Petitioner: Jeff Schoen
 Owner: J. Ernest Prieto, J. CLay Prieto, Mary Prieto Golden, Joan Prieto Doolittle
 Location: Parcel located at the end of Koop Dr., east of LA Highway 59, north of I-12, S24, T7S, R11E, Ward 4, District 7
 Council District: 7
20. **ZC06-10-101 - WITHDRAWN**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 20.915 acres
 Petitioner: Kyle Associates, LLC
 Owner: Masters Built Construction & CERP
 Location: Parcel located on the east side of Tantella Ranch Road & LA Highway 1077, north of McGee Rd., S21, T6S, R10E, Ward 1, District 1
 Council District: 1
21. **ZC06-10-102**
 TEXT CHANGE Ordinance to amend the Parish Code of Ordinances, Appendix C, Land Use Regulations Ordinance (Ordinance No. 523), Section 5.13, Accessory Buildings & Structures

22. ZC83-07-076

Existing Zoning: Major Amendment to the PUD (Planned Unit Development) District
Acres: 188.54 Acres
Petitioner: Fred Sigur
Owner: Estate of Mr. Frederick J. Sigur
Location: Parcel located on the south side of LA Highway 433, west of S37, T6S, R14E, Ward 8, District 13
Council District: 13

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. CP06-08-150 - Use: Funeral Home

Zoning: A-3 (Suburban) District
Use Size: 18,000 sq.ft.
Petitioner: Clave Gill & Deborah Hopkins
Owner: RBF, L.L.C.
Location: Parcel located on the east side of LA Highway 59, north of Grande Maison Boulevard, south of Hurricane Alley, Lots 20, 21, & 22, S25, T7S, R12E, Ward 4, District 5
Council District: 5

(TABLED FROM 9/5/06 MEETING)

2. CP06-10-169 - Use: Mobile Home as Guest House

Zoning: SA (Suburban Agricultural) District
Use Size: 840 sq. ft.
Petitioner: Felicia G. Andrews
Owner: Arthur & Jane Gabaldon
Location: Parcel located on the north side of Nina Drive, west of Transmitter Road, south of U.S. Highway 190, Square 9, Lots 25 and 26, being 30221 Nina Drive, S33, T8S, R13E, Ward 7, District 7
Council District: 7

3. CP06-10-170 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,120 sq.ft.
Petitioner: Faye Mc Carty
Owner: Dorothy Ratcliff
Location: Parcel located on the north side of 10th Street, west of 2nd Avenue, Lot 9 Square 36, S23, T8S, R14E, Ward 9, District 14
Council District: 14

4. CP06-10-171 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District
Use Size: 2,240 sq. ft.
Petitioner: Dale Ducre
Owner: Dale Ducre
Location: Parcel located on the west side of U.S. Highway 11, south of Peters Road, north of Ben Thomas Road, being 60206 Highway 11, S34, T8S, R14E, Ward 9, District 14
Council District: 14

5. CP06-10-172 - Use: Sewer Treatment Plant

Zoning: A-2 (Suburban) District
Use Size: 270 sq. ft.
Petitioner: Eric Wandry
Owner: Hickory Dell, LLC
Location: Parcel located on the north side of LA Highway 36, east of Emerald Drive, S21, T7S, R14E, Ward 6, District 6
Council District: 6

6. CP06-10-173 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District
Use Size: 980 sq. ft.
Petitioner: Wayne Jenevein
Owner: Wayne Jenevein
Location: Parcel located on the west side of Howze Beach Boulevard, south of Lopez Street, east of Almonaster Street, being 56423 Howze Beach Boulevard (Lots 9 & 10), S44, T9S, R14E, Ward 9, District 12
Council District: 12

7. CP06-10-174 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District
Use Size: 980 sq. ft.
Petitioner: Wayne Jenevein
Owner: Wayne Jenevein
Location: Parcel located on the east side of Howze Beach Boulevard, south of Lopez Street, west of LA Highway 433, being 56418 Howze Beach Boulevard (Lots 13 & 14), S44, T9S, R14E, Ward 9, District 12
Council District: 12

8. CP06-10-175 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District
Use Size: 980 sq. ft.
Petitioner: Wayne Jenevein
Owner: Wayne Jenevein
Location: Parcel located on the west side of Howze Beach Boulevard, south of Lopez Street, east of Almonaster Street, being 56427 Howze Beach Boulevard (Lots 7 & 8), S44, T9S, R14E, Ward 9, District 12
Council District: 12

9. CP06-10-176 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District
Use Size: 980 sq. ft.
Petitioner: Wayne Jenevein
Owner: Wayne Jenevein
Location: Parcel located on the west side of Howze Beach Boulevard, south of Lopez Street, east of Almonaster Street, being 56431 Howze Beach Boulevard (Lots 5 & 6), S44, T9S, R14E, Ward 9, District 12
Council District: 12

10. CP06-10-177 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,280 sq ft
Petitioner: Evelyn Bircher
Owner: Evelyn Bircher
Location: Parcel located on the north side of Troy Drive, east of Peach Tree Drive, north of Bryan Drive , S29, T8S, R15E, Ward 8, District 9
Council District: 9

11. CP06-10-178 - Use: Offices and retail Shops

Zoning: C-2 (Highway Commercial) District
Use Size: 103,811 sq. ft.
Petitioner: Keith Ingram
Owner: Joshua Bruno
Location: Parcel located on the south side of Coast Boulevard, west of Interstate 10 Service Road , S23, T9S, R14E, Ward 8, District 12
Council District: 12

- 12. CP06-10-179 - Use: Mobile Home**
Zoning: A-4 (Single Family Residential) District
Use Size: 2,100 sq.ft.
Petitioner: Madia J. Ordone
Owner: Easter J. Smith / Susan K. Smith
Location: Parcel located at the end of Jackson Lane, south of U.S. Highway 190, S17, T9S, R15E, Ward 8, District 13
Council District: 13
- 13. CP06-10-180 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1,280 sq. ft.
Petitioner: Emelda Ordogne Calongne
Owner: Emelda Ordogne Calongne
Location: Parcel located on the south side of Pontchartrain Drive, west of Fish Hatchery Road, S38, T8S, R12E, Ward 7, District 7
Council District: 7
- 14. CP06-10-181 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 780 sq. ft.
Petitioner: Wayne Younce
Owner: Wayne Younce
Location: Parcel located on the north side of Interstate 10, east of LA Highway 1090 (North Military Road) being lot 74, situated on the north side of Bryan Drive, S29, T8S, R15E, Ward 8, District 9
Council District: 9
- 15. CP06-10-182 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 840 sq. ft.
Petitioner: Martha Oliva
Owner: Martha Oliva
Location: Parcel located on the south side of Delery Street, east of Robert Road, S18, T7S, R12E, Ward 4, District 7
Council District: 7
- 16. CP06-10-183 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1500 sq. ft.
Petitioner: Joseph P. McClendon
Owner: Henry E. Burley, Jr.
Location: Parcel located on the east side of Charleston Drive, south of Manassas Drive, S35, T8S, R13E, Ward 9, District 11
Council District: 11
- 17. CP06-10-184 - Use: Mobile Home as a Second Residence**
Zoning: SA (Suburban Agricultural) District
Use Size: 2300 sq. ft.
Petitioner: Desiree H. Murray
Owner: Delilah H. Mullins
Location: Parcel located on the north side of Pine Ranch Road, east of Railroad Drive, S27, T8S, R14E, Ward 9, District 6 and 14
Council District: 6 and 14
- 18. CP06-10-185 - Use: Land Excavation**
Zoning: R (Rural) District
Use Size: 30 acres
Petitioner: Jeffery D. Schoen
Owner: Trust f/b/o Ernest V. Richards, IV
Location: Parcel located on the west side of Lee Road, north of LA Highway 1129, east of LA Highway 437, S20,21,28, T4S, R11E, Ward 2, District 2
Council District: 2

19. CP06-10-186 - Use: Parking for Restaurant

Zoning: R (Rural) District
Use Size: 1 acre
Petitioner: Keith D. & Lynda Young
Owner: Keith D. & Lynda Young
Location: Parcel located on the west side of LA Highway 21, south of the junction of LA Highway 21 & LA Highway 1077, S38, T7S, R10E, Ward 1, District 1
Council District: 1

20. CP06-10-187 - Use: Apartments

Zoning: C-2 (Highway Commercial) District
Use Size: 270,000 sq. ft.
Petitioner: IBIS Trail at Covington, c/o Jeff Schoen
Owner: St. Tammany Park, LLC
Location: Parcel located at the end of Park Place Drive and the northern end of Andrew Court, S15, T7S, R11E, Ward 3, District 5
Council District: 5

21. CP06-10-188 - Use: 5000 sq. ft. Addition to Existing Welding Facility

Zoning: M-1 (Light Industrial) District
Use Size: 5,000 sq. ft.
Petitioner: Frank Alquist
Owner: Frank Alquist
Location: Parcel located on the north side of Brown Village Road, east of Donya Drive, being 37015 Browns Village Road, S27 and 28, T8S, R14E, Ward 9, District 6
Council District: 6

22. CP06-10-189 - Use: Mini Storage

Zoning: R (Rural) District
Use Size: 121,400 sq.ft.
Petitioner: Matt Bennett
Owner: Gerald Robert, Joseph Robert, Denis C. Robert, Stanley L. Robert, Mona Ann Robert Poche, Ronald Robert
Location: Parcel located on the north side of LA Highway 22, east of Oak Park Drive, west of Perrilloux Road, S16, T7S, R10E, Ward 1, District 1
Council District: 1

23. CP06-10-190 - Use: Temporary Office Trailer for Covington Country Club

Zoning: SA (Suburban Agricultural) District
Use Size: 624 sq. ft.
Petitioner: Richard Blossman
Owner: Richard & Lynn Blossman
Location: Parcel located on the north side of Country Club Drive, west of US Highway 190 Service Road, S37, T7S, R11E, Ward 4, District 4
Council District: 4

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

1. PR06-09-005 - Use: Restaurant

Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 11,500 sq.ft.
Petitioner: James Deshotel, DDK Design Group, LLC
Owner: C & O Enterprises, LLC
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

(TABLED FROM 9/5/06 MEETING)

2. PR06-10-006 - Use: Attorney's Office

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Corridor: Highway 21 Planned Corridor
Zoning: LC (Light Commercial) District
Use Size: 1600 sq.ft.
Petitioner: James Ruel
Owner: Sally H.P. Ruel Trust & James Ruel
Location: Parcel located on the east side of LA Highway 21, just north of the
LA Highway 21 & LA Highway 1077 Junction, S38, T7S, R10E,
Ward 1, District 1
Council District: 1

OLD BUSINESS

1. CP04-12-141 - Use: Office Building

Zoning: C-2 (Highway Commercial) District
Use Size: 20,281 sq. ft.
Petitioner: Leroy J. Cooper
Owner: John Bagley
Location: Parcel located on the west side of US Highway 190, north of
Maple Ridge Way, south of 9th Street, S42, T7S, R11E,
Ward 3, District 1
Council District: 1

NEW BUSINESS

ADJOURNMENT