

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -TUESDAY, FEBRUARY 1, 2005**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE JANUARY 4, 2005 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. ZC02-02-007**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 1.0 acre  
Petitioner: Vic Planetta  
Owner: Vic Planetta  
Location: Parcel located on the south side of US Highway 190, west of Thompson Road, east of Sylve Road, S40, T8S, R13E, Ward 9, District 11  
Council District: 11

**2. ZC02-05-029**

Existing Zoning: A-3 (Suburban) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 9,000 sq. ft.  
Petitioner: Paul Young II  
Owner: John L. Honeycutt  
Location: Parcel located on the east side of Evergreen Drive, north of US Highway 190, & south of Fairview Drive, S4, T9S, R14E, Ward 9, District 11  
Council District: 11

**3. ZC04-10-083**

Existing Zoning: SA (Suburban Agriculture) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 375 acres  
Petitioner: Cheryl and Mark Malkemus  
Owner: The Planche Company, L.L.C., et al.  
Location: Parcel located on the north side of Bricker Road and LA Highway 1085, south of the Tchefuncte River, east of Rousseau Road, S31, 37, 45, 46; T6S & 7S; R10E & 11E, Ward 1, District 1  
Council District: 1

**(Tabled from 11/3/04 Meeting)**

**4. ZC04-10-087**

Existing Zoning: SA (Suburban Agriculture) and C-2 (Highway Commercial) Districts  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 89.56 acres  
Petitioner: Leroy Cooper/Cooper Engineering, Inc.  
Owner: Favret Investments, L.L.C.  
Location: Parcel located south of LA Highway 22, west of Penn's Chapel Road, S54, T7S, R11E, Ward 4, District 4  
Council District: 4

**(Tabled from 1/4/05 Meeting)**

**5. ZC04-11-092**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 30.3 acres  
Petitioner: David Weber  
Owner: Graber, L.L.C.  
Location: Parcel located on the south side of LA Highway 1085, west of LA Highway 21, across from Bricker Road, S45 & 46, T7S, R10E & 11E, Ward 1, District 1  
Council District: 1

(Tabled from 1/4/05 Meeting)

**6. ZC04-11-093**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 112 acres  
Petitioner: Allan Coudrain  
Owner: Patricia Plance Bopp, Andree Planche a.k.a. Andree Planche Hand, Planche Company L.L.C.  
Location: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, across from Stanga Road, S34, T6S, R10E, Ward 1, District 1  
Council District: 1

(Tabled from 1/4/05 Meeting)

**7. ZC04-11-095**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD(Planned Unit Development) District  
Acres: 62.092 acres  
Petitioner: Rockhurst Interests, LLC  
Owner: Succession of Agnes Blasi  
Location: Parcel located on the south side of LA Highway 1085, west of LA Highway 21, east of LA Highway 1077, S2, T7S, R10E, Ward 1, District 1  
Council District: 1

(Tabled from 1/4/05 Meeting)

**8. ZC04-12-098**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 2.23 acres  
Petitioner: Jeff Johannsen  
Owner: Samuel & Louise Woods  
Location: Parcel located on the southeast corner of US Highway 190 & South Oaklawn Drive, being part of lot 349, North Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7  
Council District: 7

(Tabled from 1/4/05 Meeting)

**9. ZC04-12-100**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 13.906 acres  
Petitioner: Leroy Cooper  
Owner: Marilyn Pittman  
Location: Parcel located on the south side LA Highway 22, west of Penn's Chapel Road, east of the Tchefuncte River & Marina Del Ray, S40, T7S, R10E, Ward 4, District 4  
Council District: 4

(Tabled from 1/4/05 Meeting)

**10. ZC04-12-103**

Existing Zoning: LC (Light Commercial) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 1.99 acres  
Petitioner: Elizabeth Cox  
Owner: Wainer Brothers  
Location: Parcel located on the north side of Nord du Lac Blvd., east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

(Tabled from 1/4/05 Meeting)

- 11. ZC05-02-003**  
Existing Zoning: A-4 (Single Family Residential) District  
Proposed Zoning: LC (Light Commercial) District  
Acres: 23,485 sq. ft.  
Petitioner: Robert J. Beck  
Owner: Trinity Construction of St. Tammany Inc.  
Location: Parcel located on the east side of Choctaw Drive, south of East Gause Blvd, being lot 3, Square 10, Robbert Park Subdivision, S12, T9S, R14E, Ward 8, District 13  
Council District: 13
- 12. ZC05-02-004**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 14,400 sq.ft.  
Petitioner: Charles Wiggin  
Owner: John Paul Wiggin Jr., Charles Christopher Wiggin, Mark Wiggin, Jean Legendre Wiggin  
Location: Parcel located on the east side of 8th Street, north of Marquette Street, south of Iberville, being lots 35, 36, 37, & 38, Square 13, Chinchuba Subdivision, S34, T7S, R11E, Ward 4, District 4  
Council District: 4
- 13. ZC05-02-006**  
Existing Zoning: R (Rural) District  
Proposed Zoning: ID (Institutional) District  
Acres: 4 acres  
Petitioner: Leroy Cooper  
Owner: Frances Barker Bankston  
Location: Parcel located on the west of LA Highway 1129, north of Atwood Road, south of Jarrell Road , S27, T5S, R11E, Ward 2, District 2  
Council District: 2
- 14. ZC05-02-007**  
Existing Zoning: A-3 (Suburban) District  
Proposed Zoning: LC (Light Commercial) District  
Acres: 1.4 acres  
Petitioner: Debra Levis  
Owner: Elizabeth Branner  
Location: Parcel located on the southwest corner of Military Road & Rue Esplanade S37, T9S, R15E, Ward 8, District 13  
Council District: 13
- 15. ZC05-02-008**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: A-4 (Single Family Residential) District  
Acres: 54.543 acres  
Petitioner: Tim Jackson  
Owner: Adrian and Paula Camp  
Location: Parcel located on the north side of LA Highway 1085, east of White Chapel Road, across from Village des Bois & Lake Placid Drive, S2, T7S, R10E, Ward 1, District 1  
Council District: 1
- 16. ZC05-02-009**  
Existing Zoning: C-2 (Highway Commercial) District, M-1 (Light Industrial) District, M-2 (Intermediate Industrial) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 270.651 acres  
Petitioner: Steve Duvernay  
Owner: Premiere Investment Group, L.L.C.  
Location: Parcel located on the east side of I-10 Service Road, S26, T9S, R14E, Ward 9, District 13  
Council District: 13

**17. ZC05-02-010**

Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 17.55 acres  
 Petitioner: Jerret Pittman  
 Owner: Jerret Pittman  
 Location: Parcel located on the south side of Pittman Road, west of Dean Road, S24, T8S, R14E, Ward 8, District 9  
 Council District: 9

**18. ZC05-02-011**

Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 158 acres  
 Petitioner: Kyle Associates, L.L.C.  
 Owner: Mauberret Realty, L.L.C.  
 Location: Parcel located on the west side of Fish Hatchery Road, north of Pontchartrain Drive, S38, 13 & 24, T8S, R12E, Ward 7, District 7  
 Council District: 7

**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. CP02-02-012 - Use: Outdoor Storage Yard**

Zoning: SA (Suburban Agricultural) District (\*C-2 requested per ZC02-02-007)  
 Use Size: 1.0 acre  
 Petitioner: Vic Planetta  
 Owner: Eileen Massett Planetta  
 Location: Parcel located on the south side of US Highway 190, east of Sylve Road, & west of Thompson Road, S40, T8S, R13E, Ward 9, District 11  
 Council District: 11

**2. CP05-01-002 - Use: Mobile Home**

Zoning: SA (Suburban Agriculture) District  
 Use Size: 980 sq.ft.  
 Petitioner: Dennis Midkiff  
 Owner: Dennis Midkiff  
 Location: Parcel located on the south side of Oak Street, east of Lakeview Drive, being lots 9, 10, 11 & 12 of Square 9, Howze Beach Subdivision, Unit One, S44, T9S, R14E, Ward 9, District 12  
 Council District: 12

**(Tabled from 1/4/05 Meeting)**

**3. CP05-01-003 - Use: Church**

Zoning: SA (Suburban Agricultural) District  
 Use Size: 17,600 sq. ft.  
 Petitioner: Pastor Herbert H. Rowe  
 Owner: The Upper Room Bible Church  
 Location: Parcel located on the southwest corner of Spartan Drive & Howze Beach Road, S44, T9S, R14E, Ward 9, District 12  
 Council District: 12

**(Tabled from 1/4/05 Meeting)**

**4. CP05-02-010 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
 Use Size: 1344 sq. ft.  
 Petitioner: James J. Laskowski  
 Owner: James J. Laskowski  
 Location: Parcel located on the east side of Iron Street, south of Niblick Street, being lot 27, Square 12, Hillcrest Country Club, S27, T6S, R12E, Ward 10, District 6  
 Council District: 6

**5. CP05-02-011 - Use: Outdoor Storage**

Zoning: C-2 (Highway Commercial) District  
Use Size: 13,050 sq. ft.  
Petitioner: Kent & April Campbell  
Owner: Kent & April Campbell  
Location: Parcel located on the west side of LA Highway 59, south of Campbell Avenue, north of Maplewood Street, S25, T7S, R11E, Ward 4, District 10  
Council District: 10

**6. CP05-02-012 - Use: Pond with removal of dirt exceeding 1,000 cubic yards**

Zoning: R (Rural) District  
Use Size: 29,626 sq. ft.  
Petitioner: Sherry and Peggy Chiasson  
Owner: Benjamin & Sherry Chiasson  
Location: Parcel located on the south side of Phillip Smith Road, east of LA Highway 434, S33, T7S, R13E, Ward 6, District 6  
Council District: 6

**7. CP05-02-013 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
Use Size: 1280 sq. ft.  
Petitioner: Mary Landry  
Owner: Michael J & Mary Landry  
Location: Parcel located on the west side of Niblick Street, north of Hook Street, being lot 6, Square 21, Hillcrest Country Club, S27, T6S, R12E, Ward 10, District 6  
Council District: 6

**8. CP05-02-014 - Use: Expansion of existing Auto Dealership**

Zoning: C-2 (Highway Commercial) District  
Use Size: 33,650 sq.ft.  
Petitioner: Joey Figallo  
Owner: Flick Properties, L.L.C.  
Location: Parcel located on the southeast corner of US Highway 190 Service Road & LaSalle Street, S34, T7S, R11E, Ward 4, District 5  
Council District: 5

**9. CP05-02-015 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 980 sq. ft.  
Petitioner: Pamela King  
Owner: Pamela King  
Location: Parcel located on the south side of 4th Street, east of August Avenue, west of Richard Avenue, being lots 35, 36, 37, Square 31, West Morgan Subdivision, S28, T8S, R14E, Ward 9, District 6  
Council District: 6

**10. CP05-02-016 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: James & Noelle Kinter  
Owner: James & Noelle Kinter  
Location: Parcel located on the north side of Casril Drive, west of LA Highway 59, S12 & 13, T7S, R11E, Ward 3, District 5  
Council District: 5

**11. CP05-02-017 - Use: Maternity Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 7,877 sq. ft.  
Petitioner: Bill Magee  
Owner: Bill & Shari Karanas  
Location: Parcel located on the south side of LA Highway 1088, west of Forest Brook Blvd, S5, T8S, R12E, Ward 4, District 7  
Council District: 7

**12. CP05-02-018 - Use: Horse Stables**

Zoning: A-2 (Suburban) District  
Use Size: 1.6 acres  
Petitioner: Laura Darby  
Owner: Inge Caronia  
Location: Parcel located on the north side of Harold Court, east of Lake Street, south of LA Highway 435, being lot 16, Pelican Estates, S38, T6S, R12E, Ward 10, District 6  
Council District: 6

**13. CP05-02-019 - Use: Mobile Home (2nd Residence)**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1000 sq. ft.  
Petitioner: George L. & Barbara Lee Verret  
Owner: George L. & Barbara Lee Verret  
Location: Parcel located on the south side of East Dinkins Drive, east of Durnin Drive, being lot 19, Oaklawn Park Bayou Sites, S32, T8S, R13E, Ward 7, District 7  
Council District: 7

**14. CP05-02-020 - Use: Daiquiri Shop**

Zoning: C-2 (Highway Commercial) District  
Use Size: 615 sq. ft.  
Petitioner: Karen Renee Cannizzaro  
Owner: 1102 North Hwy 190, L.L.C.  
Location: Parcel located on the northeast corner of LA Highway 190 & 18th Street, S10, T7S, R11E, Ward 3, District 5  
Council District: 5

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

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**