

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, SEPTEMBER 13, 2016**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**DRAFT**

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE AUGUST 9, 2016 MINUTES**

**PUBLIC HEARINGS**

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

**MINOR SUBDIVISIONS**

**2016-391-MSP**

A combined 65.62 acres into parcels A, B & C, Ward 3, District 3  
Owner: Harvey Ray Core, Jr. Surveyor: L.S. Land Surveying, L.L.C.  
Parish Council District Representative: Hon. James "Red" Thompson

**2016-392-MSP**

An 8.451 acre parcel into parcels A & B, Ward 8, District 9  
Owner: Miramon-Huger, L.L.C. Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Gene Bellisario

**2016-398-MSP**

A 13.259 acre parcel into parcels A & B, Ward 5, District 6  
Owner: Brenda Thomas Surveyor: John G. Cummings & Associates, Inc.  
Parish Council District Representative: Hon. Richard Tanner

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**AGENDA  
ST. TAMMANY PARISH PLANNING COMMISSION  
SEPTEMBER 13, 2016  
MANDEVILLE, LOUISIANA**

**REVOCAATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**2016-393-TP**

Perriloux Trace, Ward 1, District 1

Developer/Owner: Perriloux Properties, L.L.C. Engineer: Arrow Engineering & Consulting, Inc.

Parish Council District Representative: Hon. Marty Dean

**PRELIMINARY SUBDIVISION REVIEW**

**2016-383-PP**

Southern Oaks, Ward 1, District 4

Developer/Owner: Yanin, L.L.C. Engineer: Kyle & Associates, L.L.C.

Parish Council District Representative: Hon. Michael Lorino

**2016-384-PP**

Pontchartrain Medical Park, Ward 4, District 5

Developer/Owner: Voelkel/McWilliams Construction Co. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

*(The developer requests postponement until the October 11, 2016 meeting.)*

**FINAL SUBDIVISION REVIEW**

**2016-382-FP**

The Estates of Watercross, Phase 1A, Ward 1, District 1

Developer/Owner: All State Financial Company Engineer: Duplantis Design Group, P.C.

Parish Council District Representative: Hon. Marty Dean

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

**SD12-06-003P**

Planche Estates, Ward 3, District 3

Developer/Owner: D.R. Horton, Inc. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

*(Request by developer to change the subdivision name and street names)*

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**SEPTEMBER 13, 2016**  
**MANDEVILLE, LOUISIANA**

**2016-249-PP**

Abita River Park, Ward 3, District 2

Developer/Owner: Abita River Park, L.L.C.      Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Dennis Sharp

*(Request by developer for a limited work order)*

Enter parish right-of-way, P.C. Resolution No. 16-020, Ward 3, District 2

An unopened portion of "H" Street

Parish Council District Representative: Hon. Dennis Sharp

*(Request by developer for an extension of time)*

Enter parish right-of-way, P.C. Resolution No. 15-118, Ward 4, District 5

A portion of Dove Park Road

Parish Council District Representative: Hon. Rykert Toledano

*(Request by developer for an extension of time)*

**NEW BUSINESS**

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - TUESDAY, AUGUST 9, 2016  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBER**

**DRAFT**

**Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written minutes.**

**CALL TO ORDER**

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Mannella.

**ROLL CALL**

**Present:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Absent:**

**Staff Present:** Lauren K. Davis, Mike Sevante, Deb Henton, Ron Keller, Jay Watson, Holly Thomas

**INVOCATION**

The Invocation was presented by Mr. Randolph.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Mr. Davis.

**APPROVAL OF THE JULY 12, 2016 MINUTES**

**Doherty moved to approve, second by Randolph.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**PUBLIC HEARINGS**

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

Entering Parish Right-of-Way (Viola & Bay Streets), Ward 4, District 5

Request to enter Parish right-of-way for the purpose of laying and connecting sewer and water

Debtor: Montgomery Trace Dev. Corp. Parish Council District Representative: Hon. Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Alex Williams/Deep South Design Group

Opposition: none

**AUGUST 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.**

**Davis moved to approve resolution with conditions amended regarding water and sewer lines. Second by Fitzmorris.**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

Entering Parish Right-of-Way (Viola Street & Olene Drive), Ward 4, District 5  
Request to enter Parish right-of-way for the purpose of laying and connecting water  
Debtor: Jay Tabary Parish Council District Representative: Hon. Rykert Toledano  
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Alex Williams/Deep South Design Group  
Opposition: none

**Cazaubon moved to approve resolution with conditions amended regarding water lines. Second by Doherty.**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**MINOR SUBDIVISIONS**

**2016-354-MSP**

A portion of Parcel 4 into Parcels 4-A, 4-B & 4-C, Ward 9, District 13  
Owner: Bobby Torres Surveyor: R.W. Krebs Professional Land Surveying, L.L.C.  
Parish Council District Representative: Hon. S. Michele Blanchard  
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Wayne Collier Opposition: none

**Doherty moved to approve, second by Fitzmorris.**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**2016-356-MSP**

A 14.02 acre parcel into parcels A & B, Ward 2, District 6  
Owner: Adrian G. Spell, Jr. Surveyor: Land Surveying, L.L.C.  
Parish Council District Representative: Hon. Richard Tanner  
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Adrian Spell Opposition: none

**AUGUST 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.**

**Cazaubon moved to approve with the waiver, second by Willie.**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris,  
Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**2016-358-MSP**

A 19.26 acre parcel into parcels A & B, Ward 2, District 3

Owner: John B. & Cam Olinde Surveyor: LS Land Surveying, L.L.C.

Parish Council District Representative: Hon. James "Red" Thompson

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Cam Olinde Opposition: none

**Willie moved to approve with the waiver, second by Cazaubon.**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris,  
Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**2016-360-MSP**

A 5.03acre parcel into parcels A, B & C, Ward 10, District 6

Owner: Marlene Blackwell Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sarah Blackwell Norman Opposition: none

**Lorren moved to approve with the waiver, second by Richardson.**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris,  
Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCAATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**2016-362-MRP**

Tammany Forest, Block 2, lots 9 thru 13 into lots 10A, 12A & 13A, Ward 7, District 7

Petitioner: Christopher M. Saleh, et al. Surveyor: JV Burkes & Associates, Inc.

Owner: Christopher M. Saleh, et al. Parish Council District Representative: Hon. Jacob Groby

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sharon Yeos Opposition: none

**AUGUST 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.**

**Davis moved to approve, second by Cazaubon.**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris,  
Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**2016-348-PP**

Bedico Creek, Parcel 8, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne Opposition: none

**Cazaubon moved to approve, second by Willie.**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris,  
Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**FINAL SUBDIVISION REVIEW**

**2016-349-FP**

Bedico Creek, Parcel 8, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne Opposition: none

**Cazaubon moved to approve, second by Richardson.**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris,  
Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**2016-350-FP**

Bedico Creek, Parcel 11, Ward 1, District 1

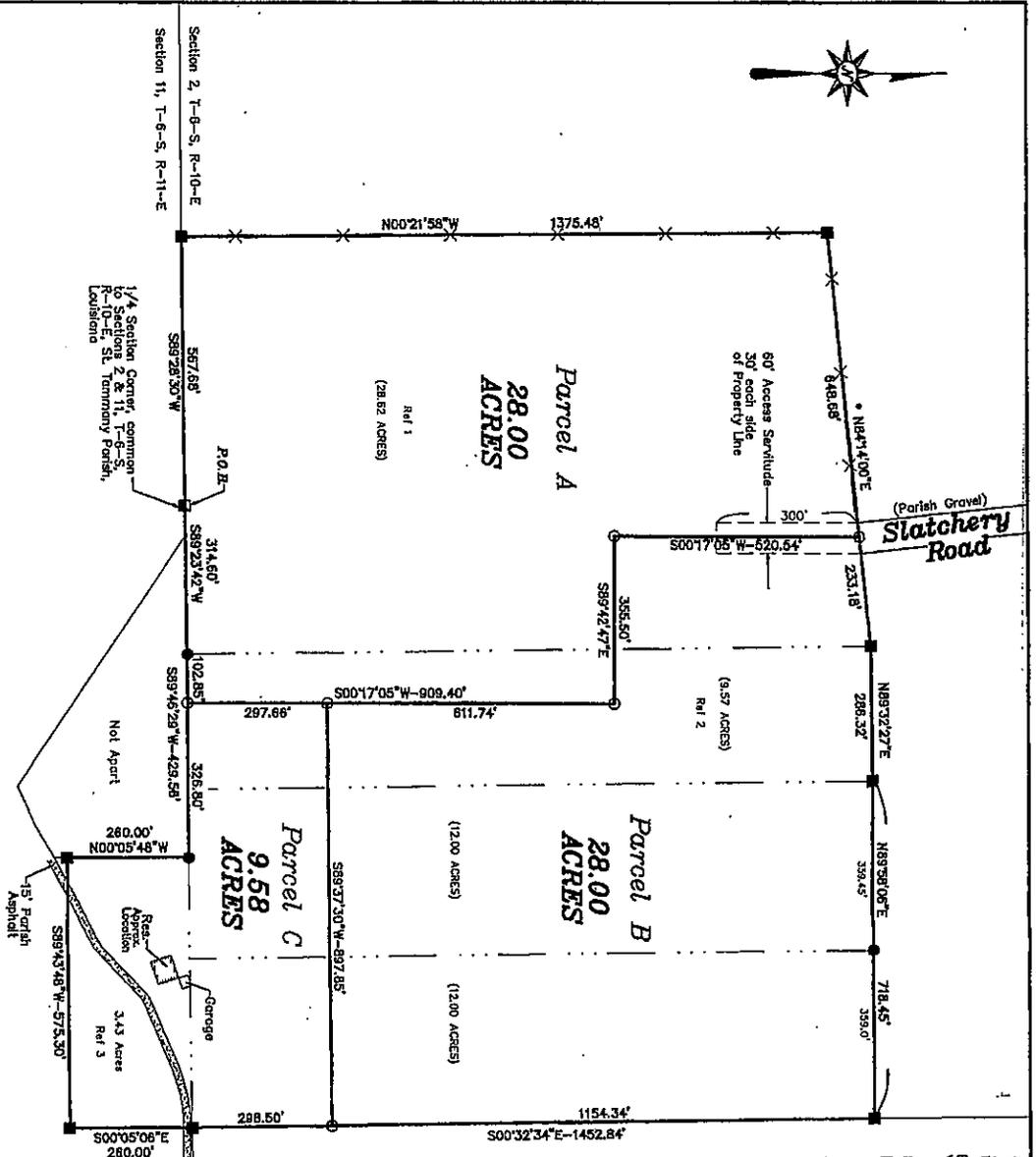
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean



MINOR  
SUBDIVISIONS





This property is located in Flood Zones A & C, per FEMA map No. 225205 0125 C, Dated 10-17-89  
 Building Setbacks must be verified prior to construction

LEGEND:  
 ■ = 1/2" Rebar  
 ● = 5/8" Rebar  
 ◻ = Iron Pin  
 ○ = 1/2" Rebar  
 \* = Base of Bearing

Reference:  
 1.) A Survey Map by Jeron R. Fitzmorris, Dated 3-31-75, #515, (Base of Bearing)  
 2.) A Survey Map by Jeron R. Fitzmorris, Dated 12-15-05, #1601  
 3.) A Survey Map by Jeron R. Fitzmorris, Dated 12-15-05, #1601  
 Reference Calls not shown

79. Minor Subdivision of a 28.62, 9.57, 12.00, 12.00 & a 3.43 Acre Parcel of Land, into Parcels A, B & C, located in Section 2, T-6-S, R-10-E & Section 11, T-6-S, R-11-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

CHAIRMAN, PLANNING COMAL

SECRETARY PLANNING COMAL

CLERK OF COURT

DATE FILE NO.

Sharp Road (Parish Asphalt)

Land Surveying, LLC  
 518 N. Columbia Street  
 Covington, LA 70435  
 (985) 842-8211 office (985) 848-0995 fax

Harvey Ray Core Jr.

SCALE: 1" = 260'  
 DATE: 10-19-18  
 Section 2, T-6-S, R-10-E & Section 11, T-6-S, R-11-E St. Tammany Parish, Louisiana  
 (985) 842-8211 office (985) 848-0995 fax  
 17185

THIS MAP IS IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE PROFESSIONAL SURVEYOR OF LOUISIANA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF VIOLATION OF THE STANDARDS OR REGULATIONS OF THE PROFESSIONAL SURVEYOR OF LOUISIANA.

THIS MAP IS IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE PROFESSIONAL SURVEYOR OF LOUISIANA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF VIOLATION OF THE STANDARDS OR REGULATIONS OF THE PROFESSIONAL SURVEYOR OF LOUISIANA.

PROFESSIONAL SURVEYOR  
 HARVEY RAY CORE JR.  
 LICENSE NO. 4884

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 6, 2016)*

CASE NO.: 2016-392-MSP

OWNER/DEVELOPER: Miramon-Huger, L.L.C.

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 38

WARD: 8

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 9

RANGE: 15 East

TYPE OF DEVELOPMENT:           \_\_\_ SUBURBAN (Residential acreage between 1-5 acres)  
   \_\_\_ RURAL (Low density residential 5 acres or more)  
   x OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:           The property is located on the northwest corner of LA Highway 1090 and Gause Boulevard East, east of Slidell, Louisiana.

SURROUNDING LAND USES:       Commercial

TOTAL ACRES IN DEVELOPMENT:   8.451

NUMBER OF LOTS/PARCELS:       2       TYPICAL LOT SIZE: 0.80 - 7.651 acres

ZONING:           HC-2 Highway Commercial

REASONS FOR PUBLIC HEARING: Proposed parcel B does not meet the minimum one (1) acre lot size requirement.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create two (2) parcels from one (1) 8.451 acre parent parcel. Proposed parcel B comprising 0.80 acres is under one (1) acre minimum lot size requirement.

Therefore, since it appears that the owner has plenty of land in which to slightly increase the size of parcel B to comply with the parish's one (1) acre requirement, the staff does not support the minor subdivision request and urges the owner to reconsider their proposal and add an additional 0.2 acres to parcel B in order to comply with parish code.

If the commission decides to grant the request "as is", a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot size issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

**Department of Engineering**

None



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 6, 2016)*

CASE NO.: 2016-398-MSP

OWNER/DEVELOPER: Brenda Thomas

ENGINEER/SURVEYOR: John G. Cummings & Associates, Inc.

SECTION: 28

WARD: 5

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 13 East

TYPE OF DEVELOPMENT:        x        SUBURBAN (Residential acreage between 1-5 acres)  
     x        RURAL (Low density residential 5 acres or more)  
   \_\_\_\_\_      OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:      The property is located on the west side of Watts Thomas Road and west of LA Highway 41, Bush, Louisiana.

SURROUNDING LAND USES:      Low Density Residential

TOTAL ACRES IN DEVELOPMENT:      13.259

NUMBER OF LOTS/PARCELS:      2      TYPICAL LOT SIZE: 12.259 & 1.0 acres

ZONING:      A-2 Suburban

REASONS FOR PUBLIC HEARING:      Proposed parcel B-1 does not meet the minimum 150' lot frontage requirement for the A-2 zoning district.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner of this property came before the commission back in April of this year with a three parcel minor subdivision request that was approved; however, subsequent to approval and recordation of the survey, the owner was apprised that they had some ownership/title issues with the 1.50 parcel depicted on the attached survey as not a part and owned by "Johnny Earl Crawford that was previously known as Parcel B in the original request.

Therefore, until the ownership issue of said parcel, which also included a small portion of the original approved Parcel C (now proposed parcel B-1), is resolved, the owner is seeking approval of an amended minor subdivision which removes said contested parcel and faction of former Parcel C from the minor subdivision request.

However, in doing so, the lot frontage of revised Parcel B-1 had to be reduced to a 100' frontage on Watts Thomas Road, which is in violation of the A-2 zoning requirement of a 150' lot width.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

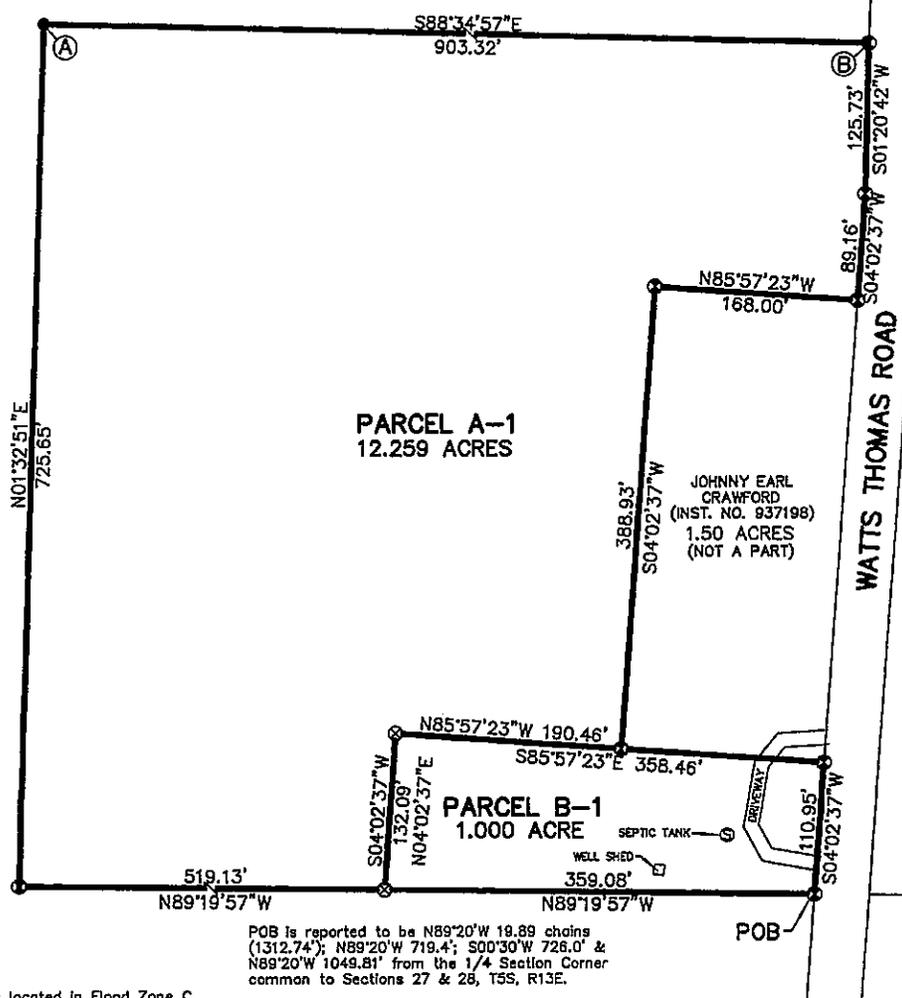
**Department of Engineering**

None



REFERENCE BEARING:  
Iron Pipe A to Iron Rod B  
S88°34'57"E  
(per Reference Survey)

LEGEND  
● = 1-1/2" IRON PIPE FOUND  
⊙ = 1/2" IRON ROD FOUND  
⊗ = 1/2" IRON ROD SET



NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0160 B, dated March 1, 1984.

POB is reported to be N89°20'W 19.89 chains (1312.74'); N89°20'W 719.4'; S00°30'W 726.0' & N89°20'W 1049.81' from the 1/4 Section Corner common to Sections 27 & 28, T5S, R13E.

APPROVAL:

AN AMENDED MINOR SUBDIVISION RECORDED IN FILE 5516D, CONTAINING 13.259 ACRES INTO PARCELS A-1 & B-1, LOCATED IN SECTION 28, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.

REFERENCE SURVEY:

1. Survey for Johnny Crawford, et al by Fred L. Tilley, Surveyor, dated December 14, 1994, Job No. 94-94.
2. Survey for Samuel Thomas by John G. Cummings, Surveyor, dated March 10, 2004, Job No. 04042.
3. Survey for Samuel Thomas by John G. Cummings, Surveyor, dated March 30, 2016, Job No. 04042-B, filed St. Tammany Parish Clerk of Court Map File No. 5516D.

\_\_\_\_\_  
CHAIRMAN/PARISH PLANNING COMMISSION

\_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

\_\_\_\_\_  
SECRETARY/PARISH PLANNING COMMISSION

\_\_\_\_\_  
CLERK OF COURT

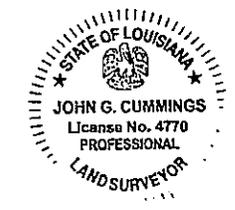
THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

503 N. JEFFERSON AVENUE **JOHN G. CUMMINGS & ASSOCIATES** PHONE (985) 892-1549  
COVINGTON, LA 70433 PROFESSIONAL LAND SURVEYORS FAX (985) 892-9250

PLAT PREPARED FOR: **Samuel Thomas**

SHOWING A SURVEY OF: **AN AMENDED MINOR SUBDIVISION RECORDED IN FILE 5516D, CONTAINING 13.259 ACRES INTO PARCELS A-1 & B-1, LOCATED IN SECTION 28, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.**



THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'      JOB NO. 04042-1      DATE: 8-17-2016      REVISED:

TENTATIVE  
SUBDIVISION  
REVIEW



submission for preliminary subdivision review.

3. Subdivisions with only one ingress/egress shall be designed at a minimum, one (1) 14' wide ingress travel lane on one side of the median and a minimum of two (2) 10' wide each egress travel lanes on the other side of the median. The developer is only depicting 15' wide single egress lane. Therefore, the developer needs to add an additional five (5') feet to the egress in order to provide two travel lanes, a left and right hand turning lanes.
4. Section 40-032.0 of Ordinance No. 499 only permits a maximum cul-du-sac length of 700'; and since the proposed street ( ) exceeds that requirement; the developer must either seek a waiver of the cul-du-sac standards from the Planning.

Informational Items:

1. Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

The staff recommends approval subject to the developer complying with all staff comments.

In addition, if the commission decides to grant the tentative subdivision request, a waiver of the regulations are required relative to the cul-du-sac issue pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499, which requires a 2/3rds majority vote of the full membership of the commission (8 members) in order to grant said waiver.

Department of Engineering

1. Tentative Subdivision Plan Comments
  - a. Need to show distance from Perrilloux Road and roadside ditch.
  - b. This is the same developer; therefore "RESUBMITTAL" should be added to the S/D name.
  - c. This subdivision received Preliminary approval on March 13, 2007 and a Limited Work Order for clearing and grubbing on March 7, 2008. No work was accomplished and the developer requested release of the Maintenance Obligation. Department of Finance released the M.O. on April 26, 2013.
2. Paving and Drainage Comments
  - d. A drainage easement is needed along the entire length of the south side of the subdivision.
  - e. Add a note stating that the detention ponds shall be maintained by HOA.
  - f. Need to show cross section for ditch to determine if there is an adequate maintenance area and state the easement is public or private.
  - g. Adjust the property line in the typical section to match the 80' R.O.W. width.
  - h. Adjust the property line in the typical section to match the 60' R.O.W. width.
3. Sewer and Water Comments

- i. Verify with Tammany Utilities that the utility site will be large enough to accommodate the proposed WWTP.

4. Watershed Comments

- j. Need drainage easement at rear of these lots to direct sheet flow runoff to the pond for retention, prior to discharge of stormwater
- k. Call out what is designated by area shaded with dots. If wetlands, then stipulate the wetlands consultant that performed the determination
- l. Need drainage easement at rear of these lots to direct sheet flow runoff to the pond for retention, prior to discharge of stormwater

PRELIMINARY

SUBDIVISION

REVIEW

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 6 , 2016)*

CASE NO.: 2016-383-PP

SUBDIVISION NAME: Southern Oaks

DEVELOPER: Yanin, LLC  
13405 Seymour Myers Blvd., Suite 18  
Covington, LA 70433

ENGINEER/SURVEYOR: Kyle Associates, LLC

SECTION 16                      WARD: 1  
TOWNSHIP 7 South              PARISH COUNCIL DISTRICT: 4  
RANGE 10 East

TYPE OF DEVELOPMENT:               URBAN (Residential lots less than 1 acre)  
    SUBURBAN (Residential lots between 1-5 acres)  
    RURAL (Residential Farm Tract lots 5 acres plus)  
    OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: Parcel located on the south side of Highway 22, west of Trepagnier Rd.  
and east of Helen Drive

TOTAL ACRES IN DEVELOPMENT: 69.78

NUMBER OF LOTS: 137                      AVERAGE LOT SIZE: 75' x 140'  
   AVERAGE LOT SIZE (Garden Home): 5,000 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

MAJOR PUD AMENDMENT APPROVED: 6/7/2016

**STAFF COMMENTARY:**

**Department of Engineering**

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved subject to the following:

- a. Subdivision Plat
  - 1) All lots must show bearings and curve data along with distance.
  - 2) A standard dedication statement is needed. Restrictive Covenant #13 is inadequate.
  - 3) 9-1-1 addresses needed on each lot.
  - 4) Show the two (2) drainage servitudes @ Scarlet Circle cul-de-sac as "PRIVATE" DRAINAGE SERVITUDE.
  
- b. Overall Grading & Drainage Plan (Sheet C4.0)
  - 5) Roadside ditch invert elevation is needed at each property corner.
  - 6) The two (2) drainage servitudes at Scarlet Circle cul-de-sac must be labeled "PRIVATE" DRAINAGE SERVITUDE.
  - 7) Revise Cypress Road to read Cypress Drive  
Revise Myrtle Road to read Myrtle Drive
  - 8) Replace this "Standard Duty Notes" on Sheet C2.0 with the "Standard Duty Notes" found on the Preliminary Plat
  
- c. Drainage Impact Study Comments
  - 9) Revise to state NRCS method.
  - 10) "Attached are the drainage exhibits and calculations made to determine the runoff flows." - No attached exhibits.
  - 11) Page numbers are needed.
  - 12) Utilize the proper format by labeling tables and other techniques.
  - 13) Drainage Maps are not included
  - 14) "(EX-1) and the proposed drainage condition (EX-2) can be found in Appendix A." - Appendix A is not provided in the Drainage Impact Study. Appendix B is not found in the report. The calculations are attached but not properly labeled.
  
- d. Sewer & Water
  - 15) Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
  - 16) H2O Systems approval is required.
  
- e. Department of Public Works - (Subdivision Plat Comments)
  - 17) The 10' drainage easements shown at Scarlet Circle cul-de-sac do not meet Parish standards.
  - 18) Sheet C9.0, section 1 needs to be revised to reflect the correct existing ground elevation on the right hand side of the section.
  - 19) Show drainage easements on all drainage features, whether public or private.
  
3. No Maintenance Obligation is required since this project fronts Hwy 22.
  
4. Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

*Department of Development - Planning*

1. As a condition for a Planned Unit Development, greenspace and/or amenities are required within the development pursuant to parish code. Therefore, the developer should provide to the Department of Development a “*Recreational Development Plan*” prior to the issuance of a “work order” in conjunction with preliminary subdivision approval. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.
2. A typical inset detail that depicts the radius for the cul-du-sac has not been provided on the plat. The minimum requirements for a cul-du-sac calls for a 60' minimum radius with a 26' minimum inside turning radius for the roadway.

\  
The staff recommends approval subject to the developer complying with all planning staff comments.



**Colleen H. Hattaway**

---

**From:** pjm@jonesfussell.com  
**Sent:** Tuesday, August 30, 2016 3:59 PM  
**To:** Colleen H. Hattaway  
**Cc:** Ron Keller; Kelly Mchugh (kjm@kellymchugh.com)  
**Subject:** Ponchartrain Medical Park

Ron and Mr. Earl,

Please allow this email to serve as our request to table the preliminary hearing for the above project. After reviewing the staff comments received yesterday, we will need additional time to adequately prepare our response. We would ask that the matter be placed on the Planning Commission's October agenda.

Should you have any questions regarding our request, please do not hesitate to contact me.

Thanks

**Paul J. Mayronne**

*Jones Fussell, L.L.P.*

Office: (985) 892-4801

Cell: (985) 630-3071

Fax: (985) 892-4925

Northlake Corporate Park, Suite 103

1001 Service Road East, Highway 190

P.O. Box 1810

Covington, Louisiana 70434-1810

FINAL  
SUBDIVISION  
REVIEW

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 6, 2016)*

CASE NO.: 2016-382-FP

SUBDIVISION NAME: The Estates @ Watercross, Phase 1A

DEVELOPER: All State Financial Company

ENGINEER/SURVEYOR: DDG, PC

SECTION 47  
TOWNSHIP 7 South  
RANGE 11 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

TYPE OF DEVELOPMENT:           \_\_\_ URBAN (Residential lots less than 1 acre)  
   \_\_\_ SUBURBAN (Residential lots between 1-5 acres)  
   \_\_\_ RURAL (Residential Farm Tract lots 5 acres plus)  
   X OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the northern end of Westshore Drive and east of LA Highway 21, south of Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 10.01

NUMBER OF LOTS: 26                   AVERAGE LOT SIZE: 13,705 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "B" & "C"

**STAFF COMMENTARY:**

**Department of Engineering**

1. Periodic inspections have been made by this office during construction and the final inspection was made on August 31, 2016. The inspection disclosed that the base course (2 inches) of asphalt has been constructed. The developer is requesting that the final 2 inches be delayed until the majority of this phase has been built out or until the next phase is constructed. This has been allowed in several other subdivisions in the past with successful results. The roadside drainage and outfall ditches are functioning.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.

- a. Need “no outlet” sign at entrance
  - b. A negative bacteriological report relative to the construction of the project’s water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
  - c. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
3. Should the Planning Commission approve the request for final approval a Performance Obligation will be required in the amount of 1350 linear feet x 1/4 x \$40.00 per linear foot = \$13,500 for a period of six (6) months covering the cost of construction of the final two (2) inches of asphalt.
  4. No Warranty Obligation should be established at this time. The Warranty Obligation will be established and commence upon completion of the asphalt roadways.
  5. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
  6. Mandatory Developmental Fees are required as follows:  
  
Road Impact Fee = \$1077 per lot x 26 lots = \$28,002  
  
Drainage Impact Fee = \$1114 per lot x 26 lots = \$28,964  
  
FEES ARE DUE BEFORE SUBDIVISION PLATS CAN BE SIGNED.
  7. This subdivision is within the “Urban Growth Boundary Line”.

**Department of Development - Planning**

None

# OLD BUSINESS



ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
PARISH PRESIDENT

August 17, 2016

St. Tammany Parish Planning Commission  
St. Tammany Parish Government Complex, Building A  
21490 Koop Drive  
Mandeville, LA 70471

Re: **OLD BUSINESS ITEM:** Planche Estates Subdivision  
a Request to Change the Name of the Subdivision and Street Names

Dear Commissioners:

Please be advised that the developer of the above captioned subdivision wishes to change the name of their subdivision to "River Park Crossing" and to rename several streets (see letter with associated documentation attached dated August 1, 2016 from the developer)/

The staff has no objections to the proposed subdivision name change as well as the street names.

If you have any questions relative to this matter, please feel free to call me at 985-898-2529.

Sincerely,

A handwritten signature in black ink that reads "Ron Keller".

Ron Keller  
Senior Land Use Planner

RECEIVED

AUG 05 2016

Per LK Davis



August 1, 2016

St. Tammany Parish Government  
Department of Planning and Development  
21454 Koop Drive, Building B  
Mandeville, LA 70471  
(985) 898-2529

RE: Planche Estates

Please receive this letter as written request to make the following revisions to Planche Estates:

1. Revise the name of the subdivision to River Park Crossing.
2. Revise street name from Planche Boulevard to Park Hills Boulevard.
3. Revise street name from Planche Lane to Devou Park Lane.
4. Revise street name from Planche Drive to Highland Heights Drive.
5. Revise street name from Planche Loop to Crestview Hills Loop.
6. Revise the developer from MCK Associates to D.R. Horton, Inc. – Gulf Coast.

Thank you. Please feel free to call me if you have any questions. (225) 397-0721

Sincerely,  
D.R. Horton, Inc. - Gulf Coast

By:   
\_\_\_\_\_  
Jeff Vallee, Land Acquisitions Manager



**St. Tammany Parish Communications District**

510 E. Boston St. Suite 200

Covington, LA 70433

Phone: (985) 898-4911 Fax: (985) 898-4974

Email: [Address@stp911.org](mailto:Address@stp911.org)

**REQUEST TO NAME/RENAME A STREET**

Date 7/12/16

Request to rename Planche Boulevard to Park Hills Boulevard

Location (General Description):  
off of MP Planche Rd and Hwy 25. North of Covington

Ward: \_\_\_\_\_ District: \_\_\_\_\_ Section, Township, Range: section 18, township6-south, range 11-east

Submitted By: Nichole Liuzza - DR Horton Phone: 225-667-5633

- Developer (for subdivisions which have not received Final Plat Approval)
- STP Communications District No. 1
- STP Dept. of Public Works (Duplication Correction)
- STP Dept. of Public Works (Typographical Correction)
- STP Dept. of Public Works (Add to road inventory)
- Representative of 50% plus ONE of the property owners owning or fronting on the street

Submission Contents: In addition to the above information, all submissions for street name changes by a representative of 50% plus ONE of the owners of property shall provide the following:

- The names and addresses of all abutting property owners of "Property Owner Certificates" obtained from the St. Tammany Parish Assessor.
- The appropriate signatures of the property owners.
- The required filing fees as established in Section 2-009.00 – Parish Fees and Service Charges.

Reviewed by the STP Communications District No. 1

- The STP Communications District No. 1 has no objection to this request.
- The STP Communications District No. 1 objects to this request for the following reasons:

Signed: Rodney Hart  
Rodney Hart, Director



**St. Tammany Parish Communications District**

510 E. Boston St. Suite 200

Covington, LA 70433

Phone: (985) 898-4911 Fax: (985) 898-4974

Email: [Address@stp911.org](mailto:Address@stp911.org)

**REQUEST TO NAME/RENAME A STREET**

Date 7/12/16

Request to rename Planche Lane to Devou Park Lane

Location (General Description):  
off of MP Planche Rd and Hwy 25. North of Covington

Ward: \_\_\_\_\_ District: \_\_\_\_\_ Section, Township, Range: section 18, township6-south, range 11-east

Submitted By: Nichole Liuzza - DR Horton Phone: 225-667-5633

- Developer (for subdivisions which have not received Final Plat Approval)
- STP Communications District No. 1
- STP Dept. of Public Works (Duplication Correction)
- STP Dept. of Public Works (Typographical Correction)
- STP Dept. of Public Works (Add to road inventory)
- Representative of 50% plus ONE of the property owners owning or fronting on the street

Submission Contents: In addition to the above information, all submissions for street name changes by a representative of 50% plus ONE of the owners of property shall provide the following:

- The names and addresses of all abutting property owners of "Property Owner Certificates" obtained from the St. Tammany Parish Assessor.
- The appropriate signatures of the property owners.
- The required filing fees as established in Section 2-009.00 – Parish Fees and Service Charges.

Reviewed by the STP Communications District No. 1

- The STP Communications District No. 1 has no objection to this request.
- The STP Communications District No. 1 objects to this request for the following reasons:

Signed: Rodney Hart

Rodney Hart, Director



**St. Tammany Parish Communications District**

510 E. Boston St. Suite 200

Covington, LA 70433

Phone: (985) 898-4911 Fax: (985) 898-4974

Email: [Address@stp911.org](mailto:Address@stp911.org)

**REQUEST TO NAME/RENAME A STREET**

Date 7/12/16

Request to rename Planche Drive to Highland Heights Drive

Location (General Description):  
off of MP Planche Rd and Hwy 25. North of Covington

Ward: \_\_\_\_\_ District: \_\_\_\_\_ Section, Township, Range: section 18, township 8-south, range 11-east

Submitted By: Nichole Liuzza - DR Horton Phone: 225-667-5633

- Developer (for subdivisions which have not received Final Plat Approval)
- STP Communications District No. 1
- STP Dept. of Public Works (Duplication Correction)
- STP Dept. of Public Works (Typographical Correction)
- STP Dept. of Public Works (Add to road inventory)
- Representative of 50% plus ONE of the property owners owning or fronting on the street

Submission Contents: In addition to the above information, all submissions for street name changes by a representative of 50% plus ONE of the owners of property shall provide the following:

- The names and addresses of all abutting property owners of "Property Owner Certificates" obtained from the St. Tammany Parish Assessor.
- The appropriate signatures of the property owners.
- The required filing fees as established in Section 2-009.00 -- Parish Fees and Service Charges.

Reviewed by the STP Communications District No. 1

- The STP Communications District No. 1 has no objection to this request.
- The STP Communications District No. 1 objects to this request for the following reasons:

Signed: Rodney Hart

Rodney Hart, Director



**St. Tammany Parish Communications District**

510 E. Boston St. Suite 200  
Covington, LA 70433  
Phone: (985) 898-4911 Fax: (985) 898-4974  
Email: [Address@stp911.org](mailto:Address@stp911.org)

**REQUEST TO NAME/RENAME A STREET**

Date 7/12/16

Request to rename Planche Loop to Crestview Hills Loop

Location (General Description):  
off of MP Planche Rd and Hwy 25. North of Covington

Ward: \_\_\_\_\_ District: \_\_\_\_\_ Section, Township, Range: section 18, township 6-south, range 11-east

Submitted By: Nichole Liuzza - DR Horton Phone: 225-667-5633

- Developer (for subdivisions which have not received Final Plat Approval)
- STP Communications District No. 1
- STP Dept. of Public Works (Duplication Correction)
- STP Dept. of Public Works (Typographical Correction)
- STP Dept. of Public Works (Add to road inventory)
- Representative of 50% plus ONE of the property owners owning or fronting on the street

Submission Contents: In addition to the above information, all submissions for street name changes by a representative of 50% plus ONE of the owners of property shall provide the following:

- The names and addresses of all abutting property owners of "Property Owner Certificates" obtained from the St. Tammany Parish Assessor.
- The appropriate signatures of the property owners.
- The required filing fees as established in Section 2-009.00 – Parish Fees and Service Charges.

Reviewed by the STP Communications District No. 1

- The STP Communications District No. 1 has no objection to this request.
- The STP Communications District No. 1 objects to this request for the following reasons:

Signed: Rodney Hart  
Rodney Hart, Director



ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

September 6, 2016

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

OLD BUSINESS

*September 13, 2016 Agenda*

Re: Abita River Park S/D

Honorable Commissioners:

The above referenced subdivision received Preliminary Approval at the May 10, 2016 subject to the punch list items shown on the May 3, 2016 Staff Analysis Report (copy attached).

Paragraph 2 states that "no work order will be issued until all punch list items have been resolved." However, under PAVING & DRAINAGE item "d" states "need slope stability study for levee around pond" which will require soil borings to be taken by a soil boring vehicle.

The attached letter dated August 11, 2016 from the developer has requested a limited work order and land clearing permit to clear ROW's and Detention Area.

Since clearing will be required to gain access to the areas needing soil borings, there is no objection to issuing a Limited Work Order for CLEARING ONLY of the infrastructure; however, until the USCE permit is furnished no grubbing will be allowed.

The Department of Engineering therefore, recommends that the developer's request be granted.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay B. Watson".

Jay B. Watson, P.E.  
Development Engineer

xc: Honorable F. Dennis Sharp  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Mike Noto  
Mr. Earl J. Magner, P.E.  
Ms. Holly Thomas, P.E.  
Mr. Theodore Reynolds, E.I  
Kelly J. McHugh & Associates, Inc.  
Mr. Buddy Coate

ABITA RIVER PARK LLC  
401 MARINA OAKS  
MANDEVILLE LA 70471

---

August 11, 2016

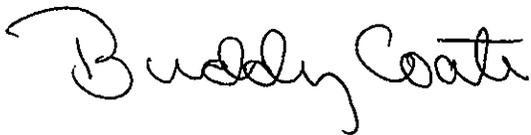
Parish of St. Tammany

Planning Commission

Dear Sir/Madam:

Please accept this letter as my request to be placed on the September Meeting Agenda under Old Business for the purpose of requesting a Limited Work Order and a Land Clearing Permit to clear ROW's and Detention Areas.

Thank you for your prompt attention to this matter and please advise if my request is granted. Please notify me by email at : [buddy.coate@cbtec.com](mailto:buddy.coate@cbtec.com) or call buddy coate at 985-966-6294



Buddy Coate Member/Manager



ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

September 1, 2016

**CERTIFIED MAIL – RETURN RECEIPT**  
**No. 7012 3460 0000 9958 9953**

Mr. Buddy Coate  
Abita River Park, LLC  
401 Marina Oaks Drive  
Mandeville, LA 70471

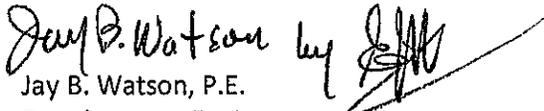
Re: Abita River Park

Dear Mr. Coate:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda September 13, 2016.

You are hereby advised that your presence is required at the September 13, 2016 meeting per Planning Commission directive.

Sincerely,

  
Jay B. Watson, P.E.  
Development Engineer

xc: Honorable F. Dennis Sharp  
Mr. Mike Noto  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Theodore Reynolds, E.I.  
Kelly J. McHugh & Associates, Inc.



ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

September 6, 2016

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

OLD BUSINESS

*September 13, 2016 Agenda*

Re: Enter Parish ROW – Res. No. 16-020  
Specifically Unopened Portion of “H” St.  
Alexiusville S/D

Honorable Commissioners:

The above referenced resolution was adopted on February 10, 2016.

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time. See attached email dated August 11, 2016.

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with project.

The Department of Engineering has no objection to the extension.

ACTION REQUIRED:

Extend adoption date to 9/13/16 thereby extending the six (6) month submittal of documentation to 3/13/17 and the completion date to 9/13/18

Sincerely,

Jay B. Watson, P.E.  
Development Engineer

xc: Honorable F. Dennis Sharp  
Mr. Sidney Fontenot  
Mr. Ron Keller  
Ms. Erin Stair  
Mr. Mike Martin

Mr. Earl J. Magner, P.E., P.L.S.  
Ms. Leslie Long  
Ms. Darnell Ellingsworth  
Ms. Jan Pavur  
Mr. Glenn Delatte  
Kelly McHugh & Associates, Inc.

## Colleen H. Hattaway

---

**From:** Mike Martin <mike@dmmbuilds.com>  
**Sent:** Thursday, August 11, 2016 8:33 PM  
**To:** Colleen H. Hattaway  
**Cc:** Sidney Fontenot; Erin Stair; Donna S. O'Dell; Jay Watson; Sabrina Schenk; Theodore C. Reynolds; Holly O. Thomas; Kelly Mchugh; Dave Jenners  
**Subject:** Re: Enter Parish ROW - Res #16-020 - "H" Street - Letter to Petitioner

Ms. Hattaway,

I am sorry this has expired. There are so many moving parts in getting this done, it is almost impossible to cover everything in a 6 months time frame .

If necessary, I would like to be put on the agenda for September 13 meeting . Please consider this my formal request.

Thanks Mike

Sent from my iPhone

On Aug 11, 2016, at 2:48 PM, Colleen H. Hattaway <[chhattaway@stpgov.org](mailto:chhattaway@stpgov.org)> wrote:

Mr. Landry,

We are advising you (DMM Construction) that you have not furnished the documentation as outlined in Resolution No. 16-020 (see attached approval letter for ready reference) and that the six (6) month time limit for furnishing the documentation expired on August 10, 2016. Therefore, DMM Construction must submit a request for an extension of time, either by letter or email, to this office as soon as possible to get on the September 13, 2016 Planning Commission Agenda.

Should you have any questions please advise.

Earl J. Magner, P.E.

Senior S/D Engineer

<image001.png>

**Colleen H. Hattaway for Earl J. Magner, P.E.**  
Executive Secretary – Subdivisions  
Dept. of Planning and Development – Development  
Division  
**St. Tammany Parish Government**  
21454 Koop Drive, Bldg. B, Mandeville, LA 70471  
p: 985.809.7448 e: [chhattaway@stpgov.org](mailto:chhattaway@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)



ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
PARISH PRESIDENT

August 23, 2016

**CERTIFIED MAIL – RETURN RECEIPT**  
**No. 7012 3460 0000 9958 9793**

DMM Construction  
Attn: Mike Martin  
21404 Spring Clover Lane  
Covington, LA 70435

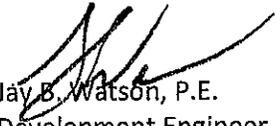
Re: Enter Parish R.O.W. – Res No. 16-020  
Specifically a Portion of "H" Street  
Alexiusville S/D  
For the Purpose of Gaining Access to Property

Gentlemen:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda September 13, 2016.

You are hereby advised that your presence is required at the September 13, 2016 meeting per Planning Commission directive.

Sincerely,

  
Jay B. Watson, P.E.  
Development Engineer

xc: Honorable F. Dennis Sharp  
Mr. Mike Noto  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Theodore Reynolds, E.I.  
Kelly J. McHugh & Associates, Inc.



ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

September 6, 2016

OLD BUSINESS

*September 13, 2016 Agenda*

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

Re: Enter Parish R.O.W. – Res No. 15-118  
Specifically a Portion of Dove Park Rd. for the  
Purpose of Laying & Connecting a 12” Water Main  
and a 2” Sewer Force Main.

Honorable Commissioners:

The above referenced resolution was adopted on November 10, 2015.

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time. See attached letter dated August 16, 2016.

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with project.

The Department of Engineering has no objection to the extension.

ACTION REQUIRED:

Extend adoption date to 9/13/16 thereby extending the six (6) month submittal of documentation to 3/13/17 and the completion date to 9/13/18

Sincerely,

  
Jay B. Watson, P.E.  
Development Engineer

xc:	Honorable Rykert Toledano	Ms. Erin Stair	Mr. Ron Keller
	Mr. Sidney Fontenot	Ms. Jan Pavur	Mr. Terry Daigrepoint, CLECO
	Ms. Leslie Long	Mr. Earl J. Magner, P.E., P.L.S.	Pan American Engineers, LLC
	Mr. Mike Noto	Ms. Darnell Ellingsworth	



Cleco Corporation  
PO Box 5000  
Pineville, LA 71361-5000  
318 484-7400  
www.cleco.com

August 16, 2016

St. Tammany Parish Government  
21410 Koop Drive  
Mandeville, Louisiana 70471

Attention: Ms. Donna O'Dell, Director of Engineering  
Phone: (985) 898-2552

Re: Water and Sewer Extensions to  
CLECO Service Center  
Mandeville, Louisiana

Dear Ms. O'Dell:

This correspondence is being sent as a formal request to extend the deadline to provide the necessary documents to your office for the installation of water and sewer services to our existing facility within the Dove Park Road right-of-way. The project involves the construction of water and sewer extensions (approximately 2,500 feet) from immediately west of the existing retail strip center near the corner of LA Highway 59 to the existing CLECO facility at 1530 Dove Park Road. The Planning Commission originally voted on this matter on November 10, 2015 (Resolution No. 15-118).

Please place this item on the September 13<sup>th</sup> Planning Commission meeting agenda for consideration. If you have any questions or require additional information, please feel free to contact our office for assistance at 318-484-7115.

Sincerely,

A handwritten signature in black ink that reads "Terry Daigrepoint". The signature is written in a cursive, flowing style.

Terry Daigrepoint, CLECO  
Facility Services Manager

TD

cc: St. Tammany Parish  
Attn: Mr. Earl Magner, Dept. of Development



**ST. TAMMANY PARISH**  
**PATRICIA P. BRISTER**  
PARISH PRESIDENT

August 23, 2016

**CERTIFIED MAIL – RETURN RECEIPT**  
**No. 7012 3460 0000 9958 9809**

Mr. Terry Daigrepoint, CLECO  
P. O. Box 5000  
Pineville, LA 71361-5000

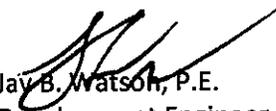
Re: Enter Parish R.O.W. – Res No. 15-118  
Specifically a Portion of Dove Park Rd. for the  
Purpose of Laying & Connecting a 12" Water Main  
and a 2" Sewer Force Main.

Dear Mr. Daigrepoint,

This is to advise that the above captioned project will be on the Planning Commission meeting agenda September 13, 2016.

You are hereby advised that your presence is required at the September 13, 2016 meeting per Planning Commission directive.

Sincerely,

  
Jay B. Watson, P.E.  
Development Engineer

xc: Honorable Rykert Toledano  
Mr. Mike Noto  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Theodore Reynolds, E.I.