



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

Kevin Davis
 Parish President

Appeal # 5

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 11-8-05

CP05-11-097 - Use: Dirt Pit

Zoning: R (Rural) District
 Use Size: 80 acres
 Petitioner: Trelena Huhn
 Owner: Weller Jay Huhn
 Location: Parcel located at the southeast corner of LA Highway 1083 & Cleland Road, S9, T6S, R12E, Ward 10, District 6
 Council District: 6

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

Trelena Huhn
 (SIGNATURE)

Trelena Huhn
24130 Cleland Rd
Covington, LA 70435
 PHONE #: 985-867-8387



CONDITIONAL USE PERMIT STAFF REPORT

Date: October 24, 2005
CASE NO.: CPO5-11-097
Posted: 10/17/05

Meeting Date: November 2, 2005
Determination: Denied

PETITIONER: Trelena Huhn
OWNER: Weller Jay Huhn
PROPOSED USE: Dirt Pit
PREVIOUS/CURRENT USE: Tree Farm
SQ. FT. OF USE: 80 acres
GROSS AREA LOT SIZE: 80 acres
ZONING CLASSIFICATION: R (Rural) District
LOCATION: Parcel located at the southeast corner of LA Highway 1083 & Cleland Road; S9, T6S, R12E; Ward 10, District 6

ACCESS ROAD INFORMATION

Type: State

SITE ASSESSMENT

Road Surface: 2 lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Vacant/Woods	R Rural District
South	Vacant/Woods	Rural District
East	Vacant/Woods	Rural District
West	Single Family Residential	A-2 (Suburban) District

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Dirt Pit. The site is located at the southeast corner of LA Highway 1083 & Cleland Road. The site consists of an 80 acre property. A maximum of 50 acres is proposed to be use as a dirt pit. Only one accessed will be provided from Hwy 1083.

The petitioner proposes to dig usable fill material out, in wide strips, then backfill with topsoil and tree debris. Once the digging and backfilling operations are completed, the site will be replanted with trees.

STAFF RECOMMENDATIONS:

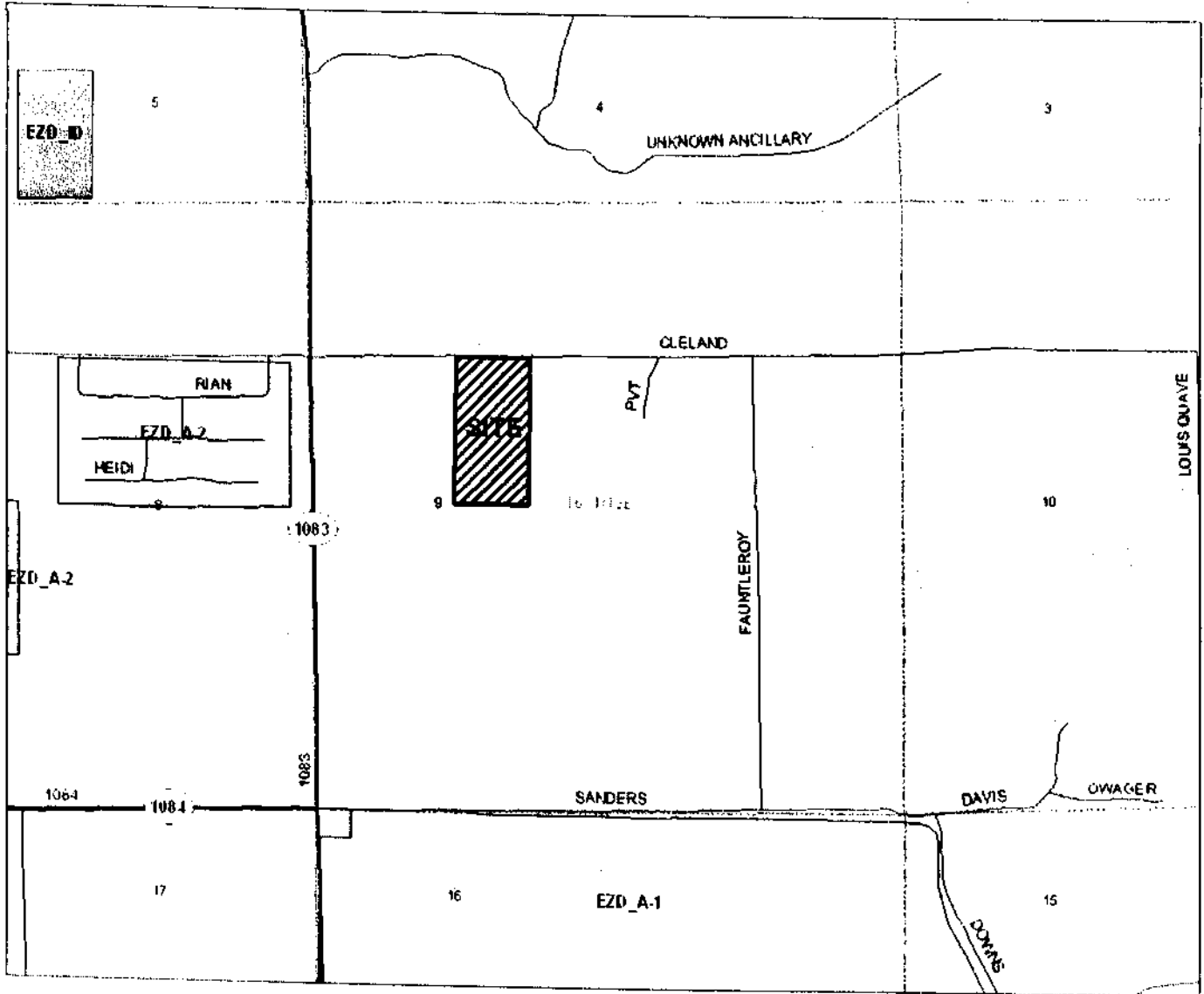
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Provide the number of months or years that the dirt pit is proposed to be in operation.
2. D.E.Q. exempt materials may be used as backfill material for the proposed 50 acre dirt pit
3. It is understood that if any other State or Federal permits are necessary which are associated with the filling of the excavation with land clearing material that the applicant is responsible for receiving those permits.
4. The property owner is responsible for maintaining the standards and policing the site.
5. Hours of operation are Monday through Saturday from 6:00 am to 7:00 pm.
6. Fencing around the perimeter of the site with a minimum of a 4' tall field wire and proper posting - every 50 must be maintained.
7. The setbacks of the excavation pit shall be not less than 200 feet from the property lines.
8. The maximum depth of the excavation pit is 35 feet. Prior to excavation below 15 feet, the contractor or applicant must be certified through an engineer that adequate soils exist below 35 feet. The applicant must provide this certification to the Department of Planning for their review and concurrence prior to continuing excavation below 15 feet.
9. Slopes of the dirt pit after the reclamation shall not exceed 2:1. It is desirable to have 3:1 slope in areas, if possible.
10. Excavation shall not adversely impact drainage to and from adjoining properties.
11. Annual review of the site will be conducted in September to October of each calender year of operations. Site inspections by the Parish may be conducted as needed to insure compliance.

NOTE TO PETITIONER

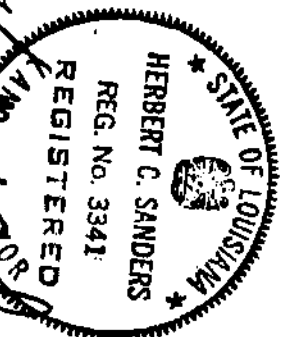
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

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CPO5-11-097

LA. Hwy. #1083



1/4 SECTION
CORNER

SECTION 8
SECTION 9

S 0° 23' 35" W - 1210.02'

S 45° 22' 20" W
123.22'

CLEVELAND
ROAD
S 89° 53' 20" W - 1222.93'

38.72
ACRE
TRACT

1295.05'
EAST

EAST
40.0'

LEGEND

- 5/8" APPROPRIATE PIPE SET
- 5/8" IRON ROD FOUND
- 2" IRON PIPE FOUND
- L.D.H. CONC. MANHOLE FOUND

A SURVEY OF THE PROPERTY
OF
MR. and MRS. WELLES J. HURN

S 01° 01' 35" W
1299.12'



20.00
ACRES

S 89° 53' 20" W
665.68'

REFERENCE: Survey plat by J.M. Yates, Parish Surveyor,
dated the 17th & 18th of December, 1907.

A PORTION OF GROUND SITUATED IN
SECTION 9,
TOWNSHIP 6 SOUTH, RANGE 12 EAST,
ST. TAMMANY PARISH, LOUISIANA.

1301.16'
N 0° 37' 50" E

19.76
ACRE
TRACT

ROAD

S 89° 53' 20" W - 661.03'

674.64'

S 89° 55' 38" E
661.01'

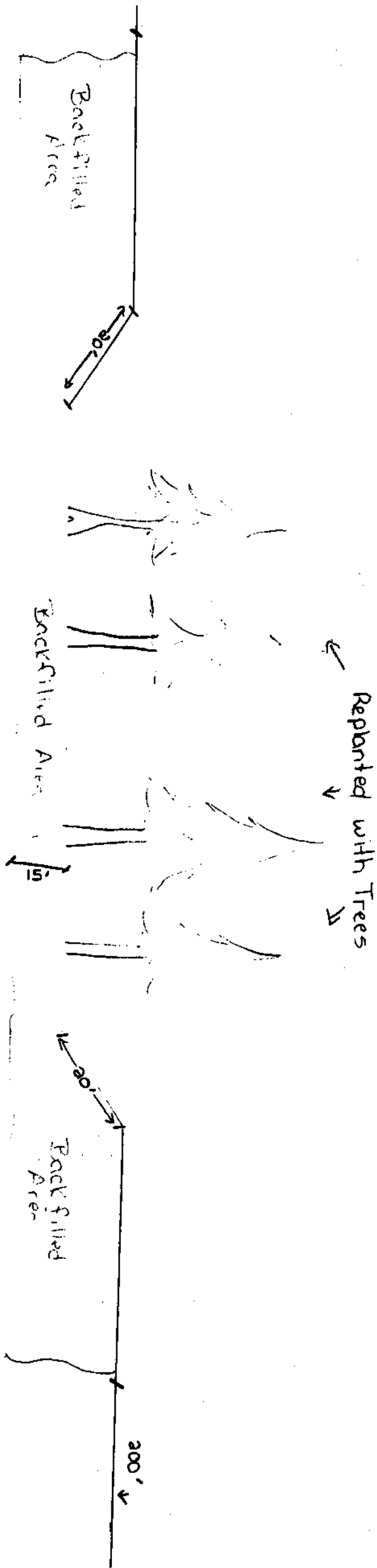
1303.31'
N 0° 37' 50" E



H. C. SANDERS & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
THE FOUNTAIN BUILDING
Post Office Drawer 1779 - Covington, La. 70434
Office: 892-2847

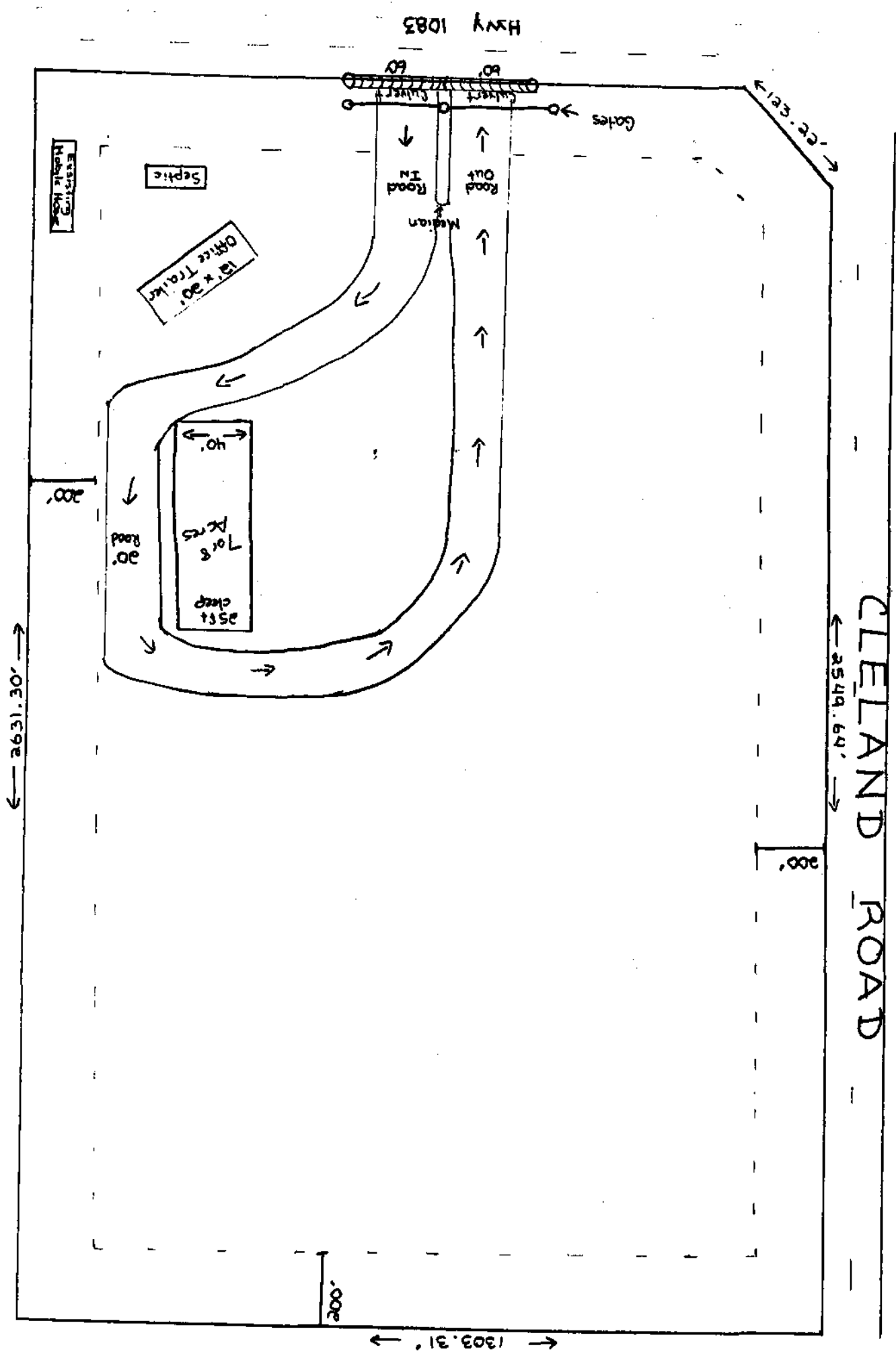
JOB NO. ST-84-97	DRAWN RMK	DATE 22 MARCH 84	SHEET NO. 1 OF 2
CHECK'D HCS		SCALE 1" = 300'	

CP05-11-097



This area represents a side view.
This will be the finished product of the
land once digging and backfilling is complete

POS-11-097



Section 9, Township 6 South, Range 12 East, St. Tammany Parish

