



APPEAL # 2

PC DENIED: 2/12/19

ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

A PETITIONER OR ANY AGGRIEVED PROPERTY OWNER HAS TEN (10) DAYS IN WHICH TO FILE AN APPEAL REGARDING A DECISION OF THE PLANNING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF DEVELOPMENT ON OR BEFORE THE TENTH DAY. (NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)

APPEAL REQUEST LETTER

DATE: 2-12-19
TO: ST. TAMMANY PARISH COUNCIL
FROM: Darrell Fussell, Arrow Engineering & Consulting
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Darrell Fussell, hereby request that the St. Tammany Parish Council review the below mentioned case and consider reversing the decision made by the St. Tammany Parish Planning Commission at their February meeting.

The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows:

2016-252-PP Wingfield
Request to waive the requirement for placing a fire hydrant on Joiner Wymer Rd.
Developer/Owner: Bruno Bros. Real Estate Management & Development
Engineer: Arrow Engineering & Consulting
Parish Council District Representative: Hon. James Thompson

I therefore, respectfully request that the St. Tammany Parish Council consider my appeal at their next appropriate regularly scheduled meeting.

This letter shall suffice as official notice to be placed on the docket of the next appropriate regularly scheduled meeting of the St. Tammany Parish Council; whereby, I shall give truthful testimony and present evidence to support my appeal request.

(PLEASE PRINT THE FOLLOWING INFORMATION)

APPELLANT'S NAME: Darrell Fussell

ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer Neighbor Group
Developer's Engineer.

ADDRESS: PO Box 881

CITY: Madisonville STATE: LA ZIP: 70447 PHONE NO: 905-277-3908

SIGNATURE: Darrell Fussell

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

February 5, 2019

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

OLD BUSINESS
February 12, 2019 Agenda

Re: Wingfield Subdivision
Waiver - Fire Hydrant Installation

Honorable Commissioners,

This waiver request was postponed last month to verify that the Planning Commissioners have the authority to grant the requested waiver. It was verified that the Planning Commission has the authority to grant the waiver of Ordinance 125-86(d)(2). The waiver request is as follows:

The developer has requested a waiver to not be required to install fire hydrants within the right-of-way of Joiner-Wymer Road due to the limited width of the current right-of-way.

Should the waiver be approved, then the developer shall obtain the required waiver approval from the Department of Environmental Services for Ordinance 40-104(g). This authorization is for St. Tammany Parish Government and does not eliminate the need to secure approvals from any other Federal, State or Local agency.

Sincerely,

Christopher P. Tissue, P.E.
Parish Engineer

xc: Honorable James Thompson
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Jay Watson, P.E.
Mr. Earl J. Magner
Mr. Theodore Reynolds, E.I.
Ms. Cara Bartholomew
Mr. Robert Bruno, Bruno Brothers Management

Shelby R. Vorenkamp - Development

From: Jay Watson
Sent: Tuesday, December 11, 2018 4:47 PM
To: Shelby R. Vorenkamp - Development; Cara L. Bartholomew
Cc: Sidney Fontenot; Erin Stair
Subject: FW: Joiner-Wymer Road - waterlines for Wingfield

Shelby/Cara,

We will include the below request for a waiver of the regulations on the January PC agenda under old business.

Let me know if you have any questions.

Thanks,



Jay B. Watson, P.E.
Parish Engineer
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
985.809.7448
www.stpgov.org

Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.

From: Robert Bruno <rbruno@brunomgmt.net>
Sent: Tuesday, December 11, 2018 2:30 PM
To: Sidney Fontenot <sfontenot@stpgov.org>; Jay Watson <jwatson@stpgov.org>
Subject: RE: Joiner-Wymer Road - waterlines for Wingfield

Sidney we are formally requesting a waiver of the requirement for placing fire hydrant on Joiner Wymer road. The basis of the request is that Tammany Utilities has indicated they will not have sufficient room to work on a service for fire hydrants because of the limited right away.

Robert Bruno
Managing Partner
Bruno Brothers Management
70325 Hwy 1077 Suite 300
Covington, LA 70433

 <p>Bruno Brothers Real Estate Management & Development</p>		<p>985-792-7110 www.brunobrothersproperty.com</p>
---	--	--



FIRE PROTECTION DISTRICT NO. 13

**ST. TAMMANY PARISH
P.O. Box 2109**

COVINGTON, LA 70434

985-898-4913

*George Osbourn
Chairman*

*Mark Cortez
Commissioner*

*Lannie Johnson
Fire Chief*

*Clint Ory
Chief of Administration*

*Bert Fontcuberta
Vice-Chairman*

*Kayleigh Shaw
Secretary*

*Jorge Fernandez
Commissioner*

*Norman Voelkel
Treasurer*

January 8, 2019

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

Re: Wingfield Subdivision
Waiver - Fire Hydrant Installation

Honorable Commissioners,

We apologize for not appearing in person, our Fire Prevention Officer is out of town at a training class this week. As such we are offering you the following comments for consideration.

Regarding the request for a waiver on Joiner Wymer Road from Hwy. 1077, west, to Bunny Lane we offer the following:

The request appears specific to the Parish Code of Ordinances Sec. 40-104. - Governed water systems, fire suppression capacity (g) "There shall be a fire hydrant at each street intersection unless intersections are less than 500 feet apart and all intermediate hydrants shall be located not more than 500 feet apart. All fire hydrants shall be located in a right-of-way or utility servitude".

We are aware that the Developer for Wingfield Subdivision has requested from the Planning Commission "a waiver of the requirement for placing fire hydrant on Joiner Wymer road." Additionally, "the basis of the request is that Tammany Utilities has indicated they will not have sufficient room to work on a service for fire hydrants because of the limited right away."

We recognize that there is a very narrow right of way on Joiner Wymer road from Hwy. 1077 to Bunny Lane, possibly as little as 20 feet. Once past Bunny Lane, it opens significantly. We realize the narrow right of way increases the difficulty and added effort to obtain right of ways to comply with Sec. 40-104. - Governed water systems, fire suppression capacity. We understand that these factors may delay the project and may increase cost to the developer.

In looking at the aerial view we note that there are 10 occupied structures plus outbuildings on the South side and only 1 on the North side. We also noted that from what we can tell there is a single property owner on the North side from Hwy. 1077 to Bunny Lane. That property owner could provide the right of way needed to comply with the Parish ordinance if the water line was installed on the North side of Joiner Wymer Rd.



Regardless, the waiver excludes multiple structures from the existing ordinance designed to “provide for an adequate water flow for fire suppression purposes”. In addition to the negative impact this has on public safety and property protection it also has a financial impact to property owners. Although in our PIAL Fire Rating we have an exclusion for distance to fire hydrants due to credit for a water shuttle; increasingly, Insurance companies are using the fire rating but adding additional factors in determining risk and cost to property owners. One of the most frequently used additional factors is distance to the nearest Fire Hydrant, followed by distance to the nearest staffed Fire Station. When Sec. 40-104. - Governed water systems, fire suppression capacity is followed, property owners will benefit on their insurance premiums in addition to the increase in public safety.

For these reasons we must ask that you not grant the waiver to comply with Sec. 40-104. - Governed water systems, fire suppression capacity.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Clint Ory', is written over a horizontal line.

Clint Ory

Chief of Administration

St. Tammany Fire District 13

p: (985) 898-4913

f: (985) 898-0055

a: P.O Box 2109, Covington LA 70434

w: www.stfd13.org e: clint_ory@stfd13.org