



APPEAL # 2

PC APPROVED: 9/12/17

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: 9-12-17
TO: ST. TAMMANY PARISH COUNCIL
FROM: MARK Holyfield
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, MARK Holyfield, 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 Right of Way meeting.

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

Right of Way of Roger Dr.

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: MARK Holyfield

ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer Neighbor Group

ADDRESS: 122 Tray Dr.

CITY: Slidell STATE: LA ZIP: 70461 PHONE NO: 985-285-0772

SIGNATURE: Mark Holyfield

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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APPEAL REQUEST LETTER

DATE: 9-12-17
TO: ST. TAMMANY PARISH COUNCIL
FROM: TERNAI EVANS
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, TERNAI EVANS, 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 RITE A WAY meeting.

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

RITE A WAY OF ROGER DR.

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: TERNAI EVANS

ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer Neighbor Group

ADDRESS: 105 TROY DR

CITY: SLIDELL STATE: LA ZIP: 70469 PHONE NO: 985-201-1095

SIGNATURE: [Handwritten Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

September 5, 2017

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

Re: Enter the Parish R.O.W.
Roger Drive (West of Troy Drive)
Hickory Hills Subdivision

Honorable Commissioners:

Mr. Denty Crawford has petitioned the Planning Commission to enter the Parish Right of Way to gain access to his property. He is requesting that a waiver be granted for the construction of the roadway to asphalt standards; see attached letter dated July 24, 2017 from Mr. Crawford. Councilman Bellisario does not support this request for a waiver of the asphalt roadway standard; see attached email dated September 2, 2017.

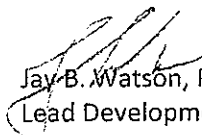
The resolution has been prepared in accordance with Parish Ordinance which requires asphalt roadway.

However, should the Planning Commission approve the waiver the resolution will be revised as follows:

- Performance Obligation: \$4,100
- Warranty Obligation: \$4,100
- The petitioner must agree to meet Parish requirements for the construction of the roadway to hard surface standards prior to the Parish approving any improvements to this property. This includes the issuance of a Land Clearing Permit.

Therefore, should the Planning Commission grant the request, a resolution adopted by not less than a two-thirds majority (2/3) affirmative vote of the Planning Commission membership will be required.

Sincerely,


Jay B. Watson, P.E.
Lead Development Engineer

xc: Honorable Gene Bellisario
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl J. Magner, P.E., P.L.S.

Mr. Ron Keller
Mr. Denty Crawford

(DRAFT DATE SEPTEMBER 12, 2017)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING MR. DENTY CRAWFORD TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING MR. DENTY CRAWFORD, 110 TROY DRIVE, SLIDELL, LA 70461; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF ROGER DRIVE, WEST OF TROY DRIVE, HICKORY HILLS SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.
WARD 8 DISTRICT 2**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the asphalt road standards as established under the "Subdivision Regulatory Ordinance". The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

(DRAFT DATE SEPTEMBER 12, 2017)

RESOLUTION P.C. NO.

PAGE NO. 2 OF 3

7. That the petitioner post a Performance Obligation in the amount of \$8,000 for a period of six (6) months.
8. That the petitioner agree to post a Warranty Obligation upon the completion of the project in the amount of \$4,600 for a period of two (2) years.
9. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual(s) until the time that the access is upgraded to Parish Standards and accepted into Parish's Selective Road Maintenance System.
10. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of the right of way into the Parish's Selective Road Maintenance System.
11. The petitioner agrees to provide the Parish with necessary drainage and utility servitude along the roadways being constructed.
12. That the petitioner shall submit a copy of the current owner's deed.
13. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
14. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
15. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
16. Permission is valid for the issuance of building permits according to current zoning only, issue to AS INDICATED ABOVE, WARD 8 DISTRICT 9.
17. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
18. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

(DRAFT DATE SEPTEMBER 12, 2017)

RESOLUTION P.C. NO.

PAGE NO. 3 OF 3

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 20____ AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT

DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 3/11/2016

DENTY CRAWFORD
110 Troy Drive
Slidell, LA 70461
(985)641-5077

*VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED*

July 24, 2017

JB Watson
P.O. Box 628
Covington, LA 70434

Re: St. Tammany Parish Right of Way on Roger Drive

Dear Mr. Watson:

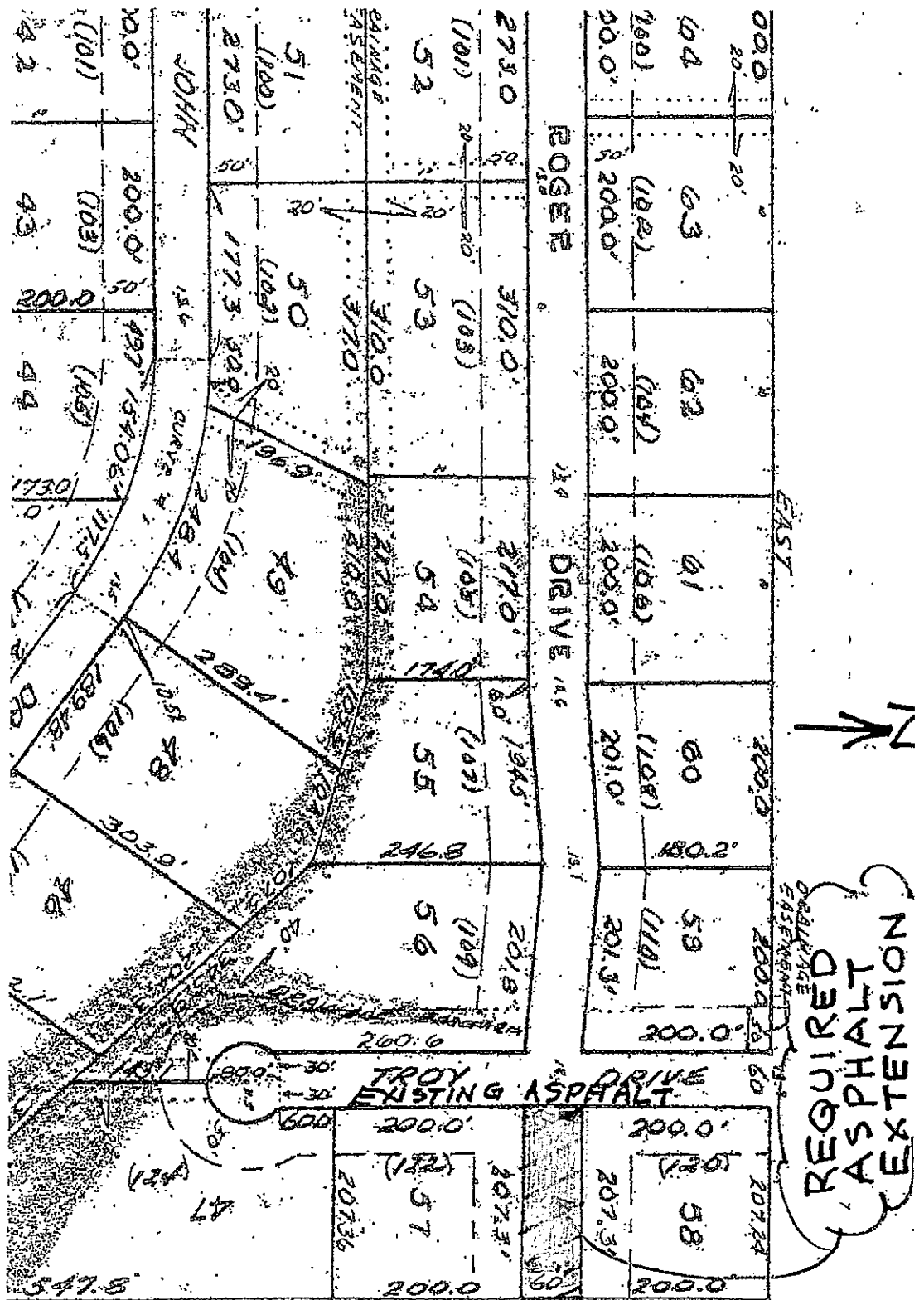
I am writing today to request placement on the next planning commission's agenda to enter the St. Tammany Parish Right of Way for Roger Drive. I would like to request that a waiver be granted for aggregate surface. Such right of way is depicted on the attached map. I have also enclosed my ownership documents to reflect the property that I am trying to gain access to. My mailing address and phone number is listed above. Please do not hesitate to contact me should you have any questions.

Sincerely,

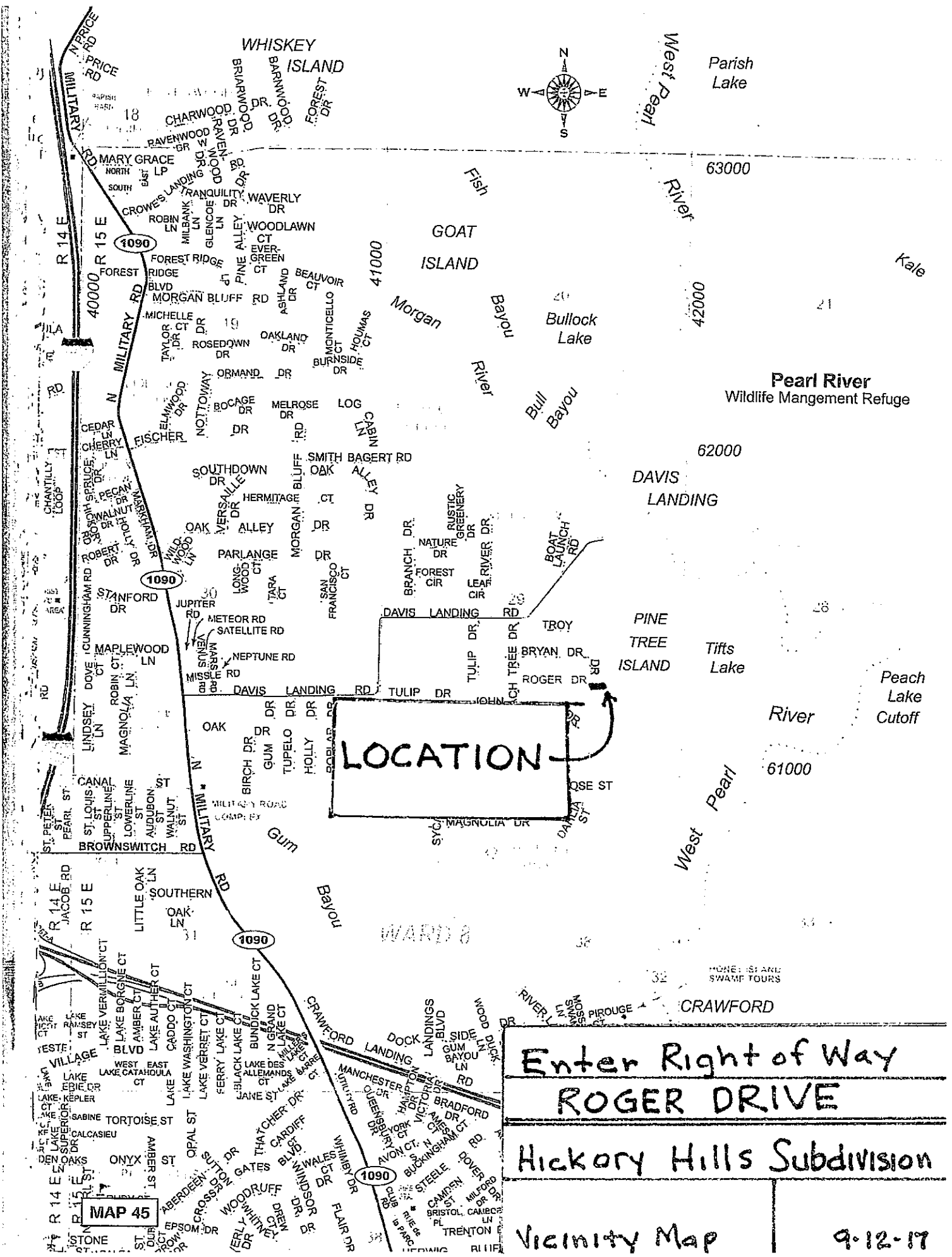


Denty Crawford

ldn



Enter Right of Way	
ROGER DRIVE	
Hickory Hills Subdivision	
Sheet 1/1	9-12-17



LOCATION

Enter Right of Way
ROGER DRIVE
 Hickory Hills Subdivision

Vicinity Map | 9-12-17

Shelby R. Vorenkamp - Development

From: Shelby R. Vorenkamp - Development
Sent: Thursday, August 24, 2017 9:32 AM
To: 'dentycrawford53@yahoo.com'
Cc: Sidney Fontenot; Erin Stair; Jay Watson; Ron Keller
Subject: Enter the Parish Right of Way - Roger Drive

Mr. Crawford,

The enter the Parish right of way request for Roger Drive has been placed on the September 12, 2017 Planning Commission agenda.

Your presence is required at the 6:00pm meeting should the Commission have any questions regarding the request.



Sent on behalf of
Earl J. Magner, P.E., P.L.S.
Senior Subdivision Engineer
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
p: 985.809.7448 e: svorenkampdev@stpgov.org
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.

Shelby R. Vorenkamp - Development

From: Jay Watson
Sent: Saturday, September 02, 2017 12:55 PM
To: Shelby R. Vorenkamp - Development
Subject: Fwd: R O W request - Denty Crawford

FYI - see below request.

JBW
Sent from my iPhone

Begin forwarded message:

From: "Mary K. Bellisario" <bayouduo97@charter.net>
Date: September 2, 2017 at 12:12:45 PM CDT
To: "Watson; Jay" <jwatson@stpgov.org>
Cc: "Keller; Ron" <tossman@stpgov.org>
Subject: R O W request - Denty Crawford

Jay:

I have spoken to a resident, Mark Hatfield who lives at the corner of Troy Drive and Roger Drive. He is opposed to the ROW issue since his property abuts the ROW property and is concerned that Denty will use the variance to allow him to clear cut the property or adversely impact his property.

Also, I don't support giving a variance to allow a gravel road vs. an approved Parish road leading into this large piece of property. This ROW abuts a Parish paved road and we shouldn't set a precedence in this area. This is an 80+ acre tract and the variance sets the stage to timber the property or to start any type of project without our knowledge.

Before and ROW approval is granted the property owner needs to show us a future use plan for this 80+ acre tract of land. I don't believe this is the usual ROW request the Planning Commission receives on a monthly basis.

Please advise the Planning Commission that I am opposed to this request until the staff receives a formal plan for the future use of this 80+ acre tract of land.

Thanks for your consideration,

E. L. "Gene" Bellisario
Parish Council – District 9
985-788-8186