

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, SEPTEMBER 12, 2017**  
**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 8, 2017 MINUTES**

**PUBLIC HEARINGS**

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

Entering Parish Right-of-Way (St. Landry Street & Lowe Davis Road), Ward 3, District 2  
Request to enter Parish right-of-way for the purpose of laying fiber optic cable  
Debtor: Southern Light, L.L.C. Parish Council District Representative: David Fitzgerald  
**(POSTPONED AT THE AUGUST 8, 2017 MEETING)**  
**(DEBTOR REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)**

Entering Parish Right-of-Way (River Highlands Boulevard & Echo Street), Ward 3, District 5  
Request to enter Parish right-of-way for the purpose of laying fiber optic cable  
Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. Rykert Toledano  
**(POSTPONED AT THE AUGUST 8, 2017 MEETING)**  
**(DEBTOR REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)**

Entering Parish Right-of-Way (Harrison Avenue), Ward 3, District 5  
Request to enter Parish right-of-way for the purpose of laying fiber optic cable  
Debtor: Hunt Communications, L.L.C. Parish Council District Representative: Hon. Rykert Toledano  
**(POSTPONED AT THE AUGUST 8, 2017 MEETING)**

Entering Parish Right-of-Way (Riverhill Court Extension), Ward 3, District 2  
Request to enter Parish right-of-way for the purpose of gaining access to property  
Debtor: Diane Weigand Parish Council District Representative: Hon. David Fitzgerald

Entering Parish Right-of-Way (Roger Drive), Ward 8, District 9  
Request to enter Parish right-of-way for the purpose of gaining access to property  
Debtor: Denty Crawford Parish Council District Representative: Hon. Gene Bellisario

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**SEPTEMBER 12, 2017**  
**MANDEVILLE, LOUISIANA**

**MINOR SUBDIVISIONS**

**PETITIONS/REQUESTS**

A request to build on a buildable substandard lot of record, located in Roadside Campsites Subdivision, lot 12, Ward 9, District 13  
Petitioner: Rory Windhorst      Parish Council District Representative: Hon. Michele Blanchard

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**2017-772-PP**

Maison du Lac, Phase 3, Ward 1, District 1  
Developer/Owner: WBB Realty, L.L.C.      Engineer: Richard C. Lambert Consultants  
Parish Council District Representative: Hon. Marty Dean

**2017-773-PP**

Bedico Creek, Parcel 13 (Resubmitted), Ward 1, District 1  
Developer/Owner: Bedico Creek Preserve, L.L.C.      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**2017-774-PP**

Arundel, Ward 1, District 1  
Developer/Owner: Wing 21, L.L.C.      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean  
**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)**

**FINAL SUBDIVISION REVIEW**

**2017-775-FP**

Ashton Park, 2<sup>nd</sup> Filing, Ward 8, District 8  
Developer/Owner: First Horizon, Inc.      Engineer: Benchmark Group, L.L.C.  
Parish Council District Representative: Hon. Chris Canulette

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**SEPTEMBER 12, 2017**  
**MANDEVILLE, LOUISIANA**

**OLD BUSINESS**

**2017-680-PP**

Whispering Forest, Ward 1, District 3

Developer/Owner: Bob Hesson                      Engineer: Arrow Engineering & Consultants

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

**(POSTPONED INDEFINATELY AT THE AUGUST 8, 2017 MEETING)**

**(The developer requests to be placed back on the agenda for the October 10, 2017 meeting)**

Entering Parish Right-of-Way ("H" Street), Ward 3, District 2

Request to enter Parish right-of-way for the purpose of gaining access to property

Debtor: DMM Construction                      Parish Council District Representative: Hon. David Fitzgerald

***(Request by debtor to extend time for six (6) months for documentation)***

**2017-710-FP**

Grand Oaks, Phase 2-C, Ward 1, District 1

Developer/Owner: Trinity Developers                      Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

***(Request be developer to record a sub-phase of Phase 2-C, labeled as Phase 2-C-1)***

The Estates at Watercross, Phase 1A, lot 96, Ward 1, District 1

Parish Council District Representative: Hon. Marty Dean

***(Request by owner to waive the 60' setback for a driveway from the property corner)***

The Estates at Watercross, Phase 1A, lot 103, Ward 1, District 1

Parish Council District Representative: Hon. Marty Dean

***(Request by owner to waive the 60' setback for a driveway from the property corner)***

**NEW BUSINESS**

**ADJOURNMENT**



PLANNING  
COMMISSION  
MINUTES



# DRAFT

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. – TUESDAY, AUGUST 8, 2017  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**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 supersede 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, Fitzsimmons, Doherty, and Drumm  
**Absent:** Randolph  
**Staff Present:** Cara Bartholomew, Ron Keller, Jay Watson, Chris Tissue, and Mike Sevante

## **INVOCATION**

The Invocation was presented by Mrs. Cazaubon.

## **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Mrs. Cazaubon.

## **APPROVAL OF THE JULY 11, 2017 MINUTES**

**Doherty moved to postpone, second by Willie.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons, Doherty, and Drumm  
**Absent:** Randolph  
**Nay:** NONE  
**Abstain:** NONE

## **PUBLIC HEARINGS**

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

Entering Parish Right-of-Way (St. Landry Street & Lowe Davis Road), Ward 3, District 2

Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Debtor: Southern Light, L.L.C. Parish Council District Representative: David Fitzgerald

**(POSTPONED AT THE JULY 11, 2017 MEETING)**

**Cazaubon moved to postpone, second by Richard.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons, Doherty, and Drumm  
**Absent:** Randolph  
**Nay:** NONE  
**Abstain:** NONE

**ST. TAMMANY PARISH PLANNING COMMISSION  
JUNE 13, 2017 MINUTES (CONT.)**

Entering Parish Right-of-Way (River Highlands Boulevard & Echo Street), Ward 3, District 5  
Request to enter Parish right-of-way for the purpose of laying fiber optic cable  
Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. Rykert Toledano  
**(POSTPONED AT THE JULY, 2017 MEETING)**

**Davis moved to postpone, second by Fitzsimmons.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons,  
Doherty, and Drumm  
**Absent:** Randolph  
**Nay:** NONE  
**Abstain:** NONE

Entering Parish Right-of-Way (Harrison Avenue), Ward 3, District 5  
Request to enter Parish right-of-way for the purpose of laying fiber optic cable  
Debtor: Hunt Communications, L.L.C. Parish Council District Representative: Hon. Rykert Toledano

**Fitzsimmons moved to postpone, second by Doherty.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons,  
Doherty, and Drumm  
**Absent:** Randolph  
**Nay:** NONE  
**Abstain:** NONE

**MINOR SUBDIVISIONS**

**2017-735-MSP**

An 8.32 acre parcel into Parcels A & B, Ward 6, District 11  
Owner: A&E Park, Inc. Surveyor: Land Surveying, L.L.C.  
Parish Council District Representative: Hon. Steve Stefancik

**Davis moved to approve with waiver, second by Cazaubon**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons,  
Doherty, and Drumm  
**Absent:** Randolph  
**Nay:** NONE  
**Abstain:** NONE

**2017-744-MSP**

A 17.373 acre parcel into lots 1 thru 5, Ward 9, District 11  
Owner: Brenda Lowry Case & Charlotte Lowry Collins Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Steve Stefancik

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons,  
Doherty, and Drumm  
**Absent:** Randolph  
**Nay:** NONE  
**Abstain:** NONE

**ST. TAMMANY PARISH PLANNING COMMISSION  
JUNE 13, 2017 MINUTES (CONT.)**

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**REV17-08-002**

The revocation of portions of Josephine Street, in Lacombe Park Subdivision, located at the intersection with Richard Street, Lacombe, Louisiana, Ward 7, District 7.

Applicant: Beier Real Estate, L.L.C. & Beier Property Mgt., L.L.C.

Parish Council District Representative: Hon. Jacob Groby

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

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons, Doherty, and Drumm**

**Absent: Randolph**

**Nay: NONE**

**Abstain: NONE**

**RESUBDIVISION REVIEW**

**2017-741-MRP**

Wildwood Farms, lot 52-B into lots 52-B1 & 52-B2, Ward 6, District 6

Petitioner: Allan Schnoor Surveyor: J.V. Burkes & Associates, Inc.

Owner: Allan Schnoor Parish Council District Representative: Hon. Richard Tanner

**Cazaubon moved to approve, second by Richardson. Motion fails 3-7**

**Yea: Cazaubon, Richardson, Willie**

**Absent: Randolph**

**Nay: Lorren, Richard, Willie, Mannella, Davis, Fitzsimmons, Doherty, and Drumm**

**Abstain: NONE**

**2017-743-MRP**

Forest Glen Addition to Lacombe Park, A portion of Farm 552 into parcels A & B, Ward 7, District 7

Petitioner: Beth Sheppard Turkin, et al. Surveyor: Nobles & Associates, L.L.C.

Owner: Beth Sheppard Turkin, et al. Parish Council District Representative: Hon. Jacob Groby

**Davis moved to approve, second by Fitzsimmons**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons, Doherty, and Drumm**

**Absent: Randolph**

**Nay: NONE**

**Abstain: NONE**



**ST. TAMMANY PARISH PLANNING COMMISSION  
JUNE 13, 2017 MINUTES (CONT.)**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**2017-680-PP**

Whispering Forest, Ward 1, District 3

Developer/Owner: Bob Hesson

Engineer: Arrow Engineering & Consultants

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

**(POSTPONED AT THE JULY 11, 2017 MEETING AT REQUEST OF DEVELOPER)  
(DEVELOPER REQUESTS POSTPONEMENT)**

**Doherty moved to postpone indefinitely, second by Lorren**

**Yea: Lorren, Richardson, Richard, Mannella, Davis, Fitzsimmons, Doherty, and Drumm**

**Absent: Randolph**

**Nay: Willie**

**Abstain: Cazaubon**

**2017-738-PP**

Bedico Creek, Parcel 15, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons,  
Doherty, and Drumm**

**Absent: Randolph**

**Nay: NONE**

**Abstain: NONE**

**FINAL SUBDIVISION REVIEW**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

Bedico Creek, Bubble 2, Phase 2, Ward 1, District 1

Parish Council District Representative: Hon. Marty Dean

*(Request by homebuilder to waive driveway setback on corner lot)*

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

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons,  
Doherty, and Drumm**

**Absent: Randolph**

**Nay: NONE**

**Abstain: NONE**

**ST. TAMMANY PARISH PLANNING COMMISSION  
JUNE 13, 2017 MINUTES (CONT.)**

River Park Estates, Phase 1, Ward 3, District 3  
Parish Council District Representative: Hon. James “Red” Thompson  
*(Request by developer to waive driveway setback on corner lot)*

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons,  
Doherty, and Drumm  
**Absent:** Randolph  
**Nay:** NONE  
**Abstain:** NONE

River Park Crossing, Phase 1, Ward 3, District 3  
Parish Council District Representative: Hon. James “Red” Thompson  
*(Request by developer to waive driveway setback on corner lot)*

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons,  
Doherty, and Drumm  
**Absent:** Randolph  
**Nay:** NONE  
**Abstain:** NONE

River Park Estates, Phase 1, Ward 3, District 3  
Parish Council District Representative: Hon. James “Red” Thompson  
*(Surveyors Act of Correction)*

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons,  
Doherty, and Drumm  
**Absent:** Randolph  
**Nay:** NONE  
**Abstain:** NONE

River Park Crossing, Phase 1, Ward 3, District 3  
Parish Council District Representative: Hon. James “Red” Thompson  
*(Surveyors Act of Correction)*

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons,  
Doherty, and Drumm  
**Absent:** Randolph  
**Nay:** NONE  
**Abstain:** NONE

**ST. TAMMANY PARISH PLANNING COMMISSION  
JUNE 13, 2017 MINUTES (CONT.)**

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzsimmons,  
Doherty, and Drumm

**Absent:** Randolph

**Nay:** NONE

**Abstain:** NONE

**NEW BUSINESS**

**ADJOURNMENT**

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**Mr. Dave Mannella**  
**Chairman**



ENTERING PARISH  
RIGHTS-OF-WAY, SERVITUDES  
AND/OR EASEMENTS

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING HUNT TELECOMMUNICATIONS, L.L.C., TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO HUNT TELECOMMUNICATIONS, L.L.C. 110 E. COLEMAN AVE; HAMMOND, LA, 70403; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF HARRISON AVENUE BETWEEN LA HWY 59 AND FUCHSIA STREET, FOR THE PURPOSE OF LAYING AND CONNECTING UNDERGROUND FIBER OPTIC CABLES. WARD 3, DISTRICTS 2 AND 5.**

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. 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 releases the Performance Obligation.
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.
7. That the petitioner post a Performance Obligation in the amount of \$32,500 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of R.O.W. by (an) individual(s) until the time that the project is satisfactorily completed.

(DRAFT DATE AUGUST 8, 2017)

RESOLUTION P.C. NO. \_\_\_\_\_

PAGE NO. 2 OF 2

9. That the petitioner submit as-built drawings certifying that the cables are constructed in accordance with the approved drawing(s).
10. 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 voided and petitioner will be required to reapply for permission.

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



SHEET INDEX

SHEET NO. 1-2  
DESCRIPTION  
LA-59 - CRAIN ST TO HARRISON AVE - 594'  
HARRISON AVE - LA-59 TO FUCHSIA ST - 3,506'



Abita Springs

Minkler St  
Bryan St

BEGIN CITY PERMIT

59

Carain Dr

Highway 59

Abita Ave

11/19/17



594' 7083-1

**HARRISON AVE RW PERMIT**  
**LA-59 TO FUCHSIA ST**  
**ST TAMMANY PARISH**

Emerald Creek W

Comanche Dr

Cherokee Dr

Navajo Dr

Iroquois Dr

Apache Dr

Chardonnay

ve

Harrison Ave

Emerald Creek E

Western Sands St

Ravine St

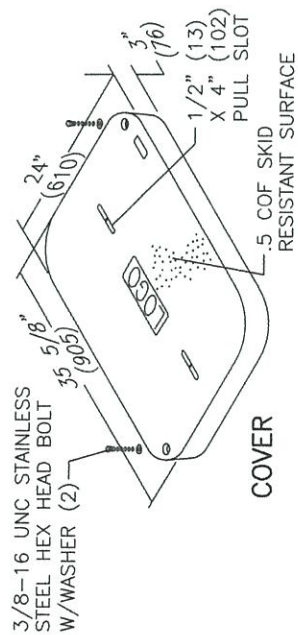
Henry Clay Ave

Bulch St

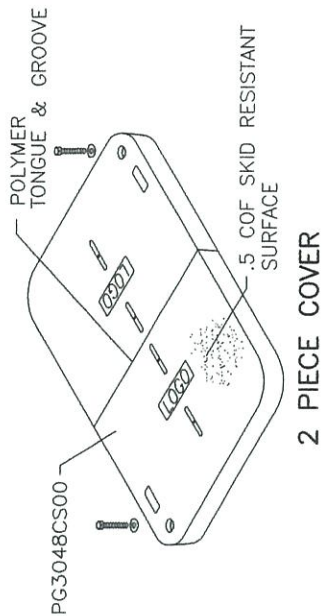
Fuchsia St

Aloha Ct

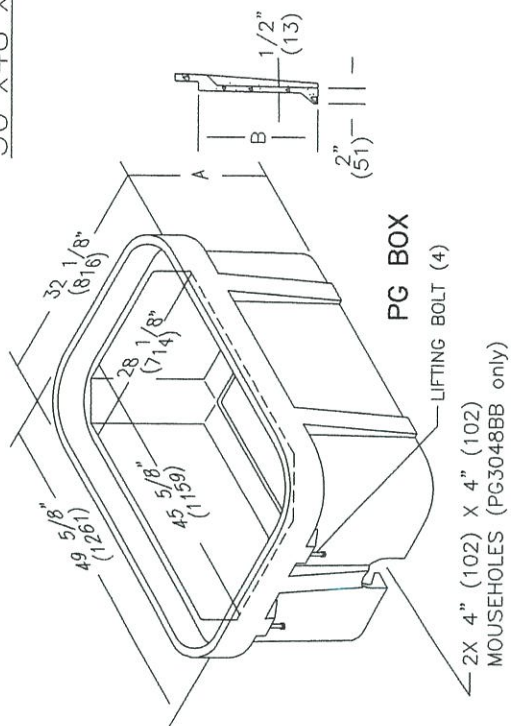
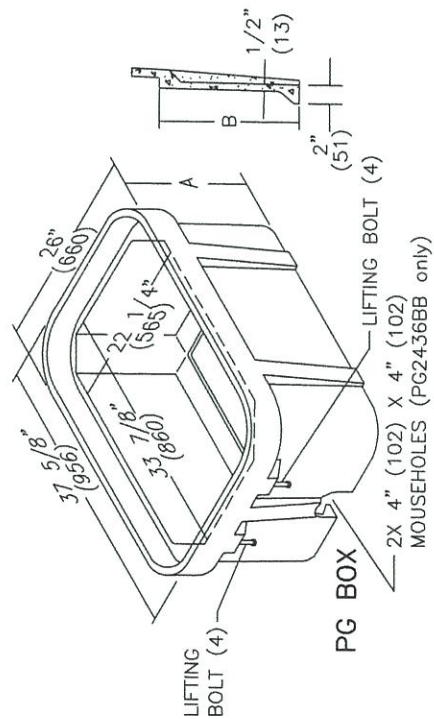
END CITY PERMIT



24" x 36" x 24"

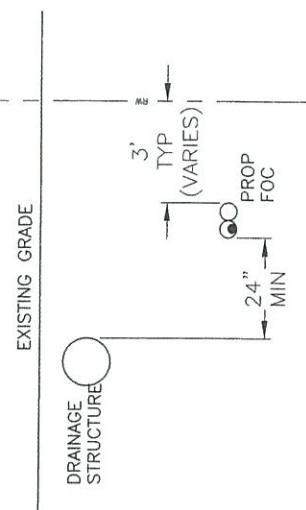
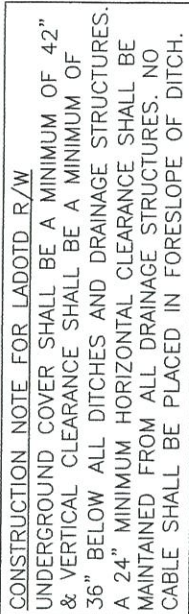


30" x 48" x 24"

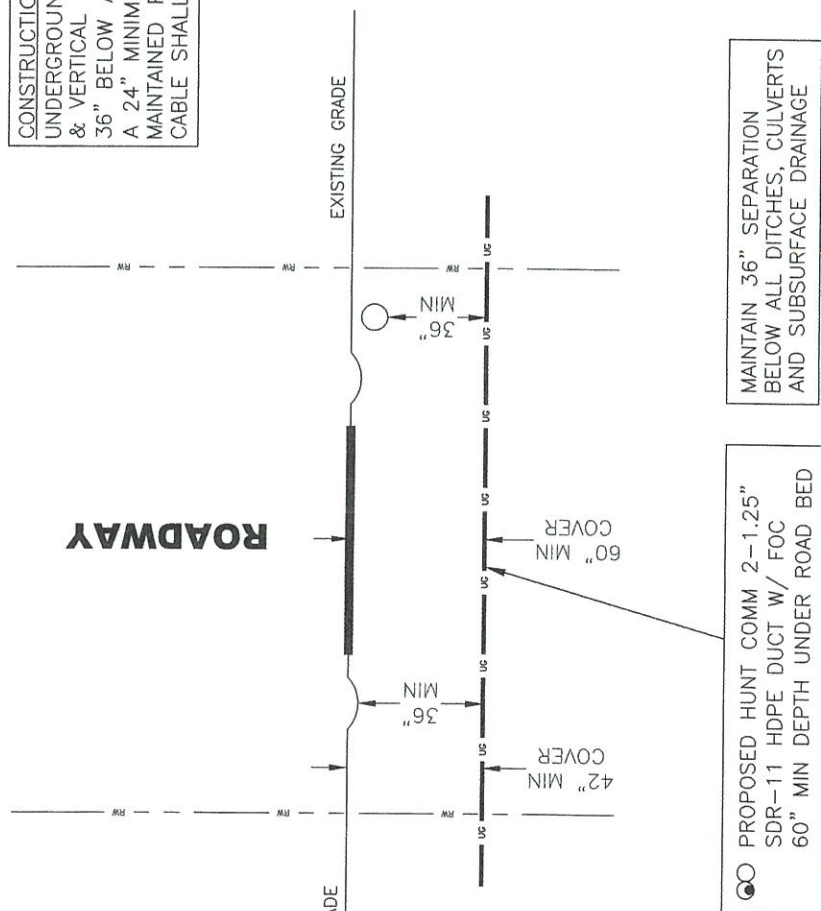


## HANDHOLE TYPICALS

SCALE: N.T.S.



MAINTAIN 24" HORIZONTAL SEPARATION FROM DRAINAGE STRUCTURES.



MAINTAIN 36" SEPARATION  
BELOW ALL DITCHES, CULVERTS  
AND SUBSURFACE DRAINAGE

PROPOSED HUNT COMM 2-1.25"  
SDR-11 HDPE DUCT W/ FOC  
60" MIN DEPTH UNDER ROAD BED

## ROAD CROSSING TYPICAL

SCALE: N.T.S.

CROSS SECTION TYPICAL

SCALE: N.T.S.



# LEGEND

## SYMBOLS

	STORM MANHOLE
	CATCH BASIN
	CULVERT
	WATER MANHOLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	PROPOSED HANDHOLE
	COMM MANHOLE
	COMM HANDHOLE
	COMM CABINET
	COMM PED
	R/W MARKER (UNFOUND)
	R/W MARKER

	SEWER MANHOLE
	GAS METER
	GAS VALVE
	ELECTRIC MANHOLE
	TRAFFIC SIGNAL
	STREET LIGHT
	ELECTRIC MISC
	POWER POLE
	TRAFFIC FLOW
	RR SIGNAL ARM
	RR CONTROL BOX

## LINETYPES

	SIDEWALK
	PAINT LINES
	EDGE OF PAVEMENT
	RAILROAD TRACKS
	RIGHT OF WAY (APPARENT - FIELD VERIFY)
	PROPERTY LINE (APPARENT - FIELD VERIFY)
	CENTERLINE
	EASEMENT
	FENCE
	SURFACE WATER
	EXISTING STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING TELEPHONE LINE (BURIED)
	OVERHEAD POWER
	EXISTING ELECTRIC LINE (BURIED)
	EXISTING CATV LINE (BURIED)
	(UG) PROPOSED UNDERGROUND CONSTRUCTION
	(DB) PROPOSED PLACE CONDUIT CONSTRUCTION
	PROPOSED AERIAL CONSTRUCTION
	EXISTING/FUTURE FOC

FIRE DISTRICT 12  
LA-59 &  
HARRISON AVE  
ABITA SPRINGS, LA  
ST TAMMANY PARISH



CONSTRUCTION NOTES: ALL UTILITIES MUST BE PROPERLY LOCATED AND FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL 6" & 8" SHOWN IS APPARENT AND NOT FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.



CALL BEFORE YOU DIG  
811  
72 HOURS NOTICE REQUIRED  
DATE: 6/12/17

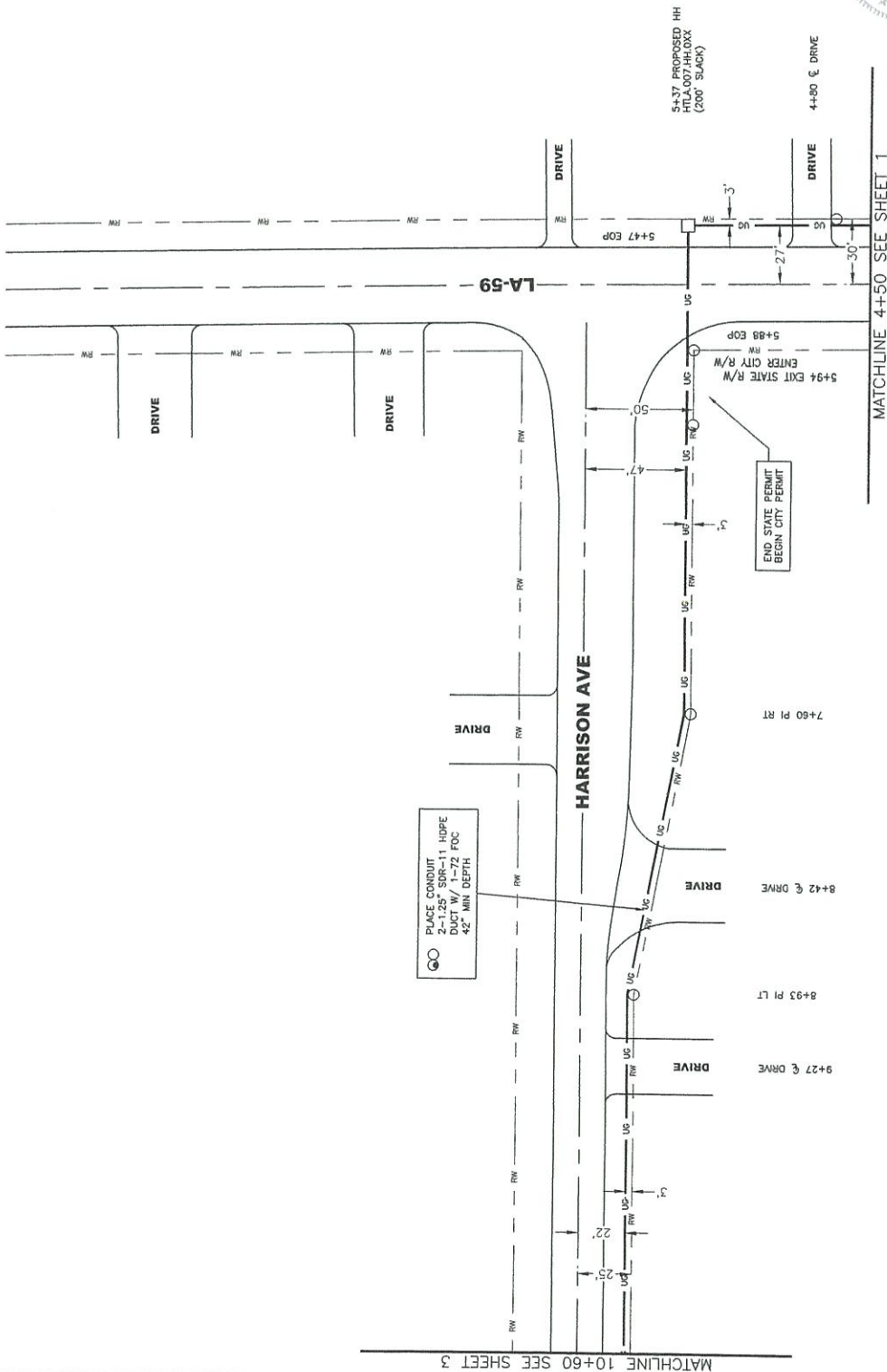
DESIGNER: B. BERGERON  
DRAWN BY: MILLENNIUM

REVISIONS

DATE	DESCRIPTION	INITIAL

EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT OR WRITTEN AGREEMENT, THIS DRAWING SHALL REMAIN THE PROPERTY OF HUNT TELECOM. NO PART OF THIS DRAWING OR ANY INFORMATION HEREON SHALL BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE WITHOUT PERMISSION.

SCALE  
HORIZONTAL: 1"=50'  
VERTICAL: N.T.S.  
SHEET 2 OF 7



FIRE DISTRICT 12

LA-59 &  
HARRISON AVE

ABITA SPRINGS, LA  
ST TAMMANY PARISH

www.huntelecom.com  
**HUNT**  
**TELECOM**

CONSTRUCTION NOTES:  
ALL EXISTING UTILITIES MUST BE  
PROTECTED AND NOT REMOVED  
UNTIL AFTER CONSTRUCTION  
HAS BEEN COMPLETED.  
ALL 8" W/ SHOWN IS APPROPRIATE AND  
SHOULD BE FIELD VERIFIED PRIOR TO  
START OF CONSTRUCTION.



CALL BEFORE YOU DIG  
72 HOURS NOTICE REQUIRED

DATE: 6/12/17

DESIGNER: B. BERGERON

DRAWN BY: MILLENNIUM

REVISIONS

DATE	DESCRIPTION	INITIAL

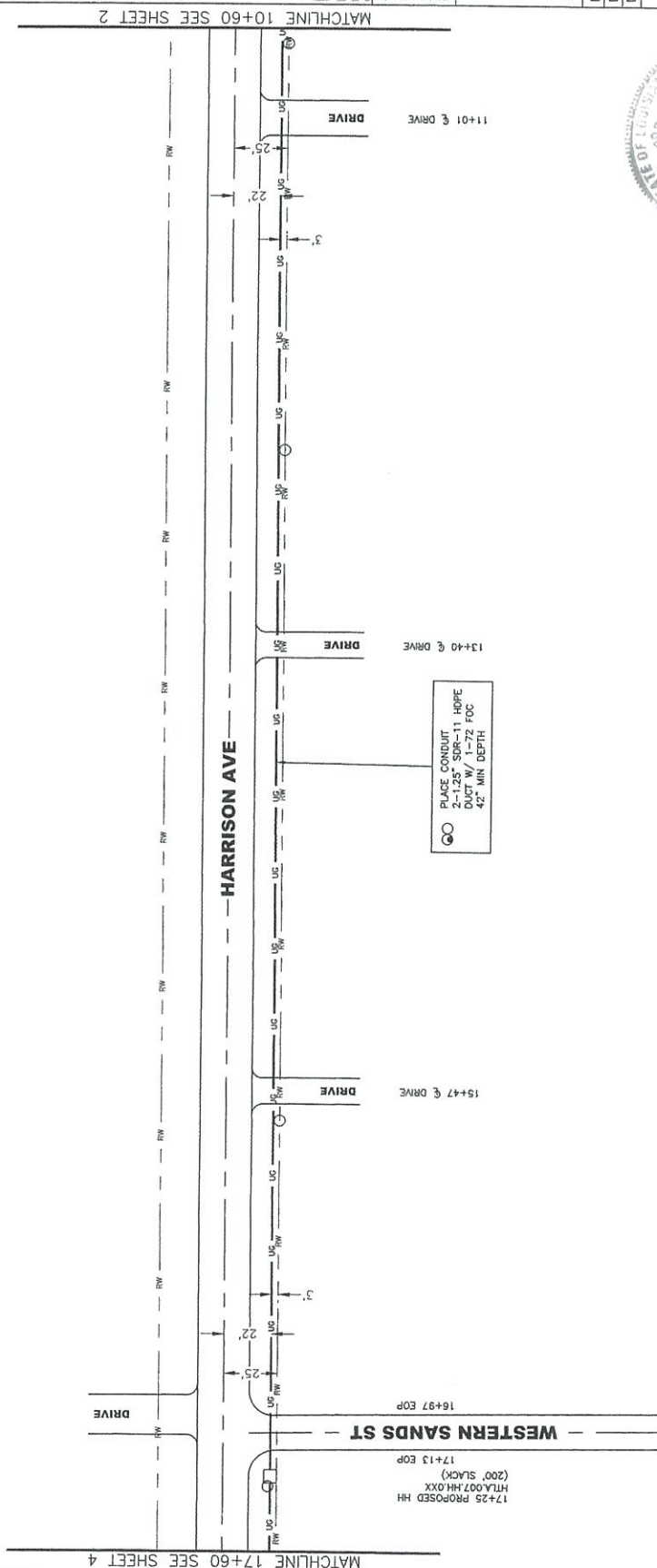
EXCEPT AS MAY BE OTHERWISE  
SPECIFIED, THESE SHEETS SHALL  
BE USED IN CONJUNCTION WITH THE  
TELECOM. PRINTS ARE ISSUED IN  
STRICT CONFIDENCE AND SHALL NOT  
BE REPRODUCED OR USED FOR ANY  
PURPOSE WITHOUT PERMISSION.

SCALE

HORIZONTAL: 1"=50'

VERTICAL: N.T.S.

SHEET 3 OF 7



6-25-17

FIRE DISTRICT 12  
LA-59 &  
HARRISON AVE  
ABITA SPRINGS, LA  
ST TAMMANY PARISH

**HUNT TELECOM**  
www.hunttelecom.com

CONSTRUCTION NOTES:  
ALL EXISTING UTILITIES MUST BE  
PROPERLY LOCATED AND FIELD  
VERIFIED PRIOR TO CONSTRUCTION.  
ALL NEW UTILITIES SHALL BE  
SHOWN AS FIELD VERIFIED PRIOR TO  
START OF CONSTRUCTION.



CALL BEFORE YOU DIG  
811  
72 HOURS NOTICE REQUIRED

DATE: 6/12/17

DESIGNER: B. BERGERON

DRAWN BY: MILLENNIUM

REVISIONS

DATE	DESCRIPTION	INITIAL

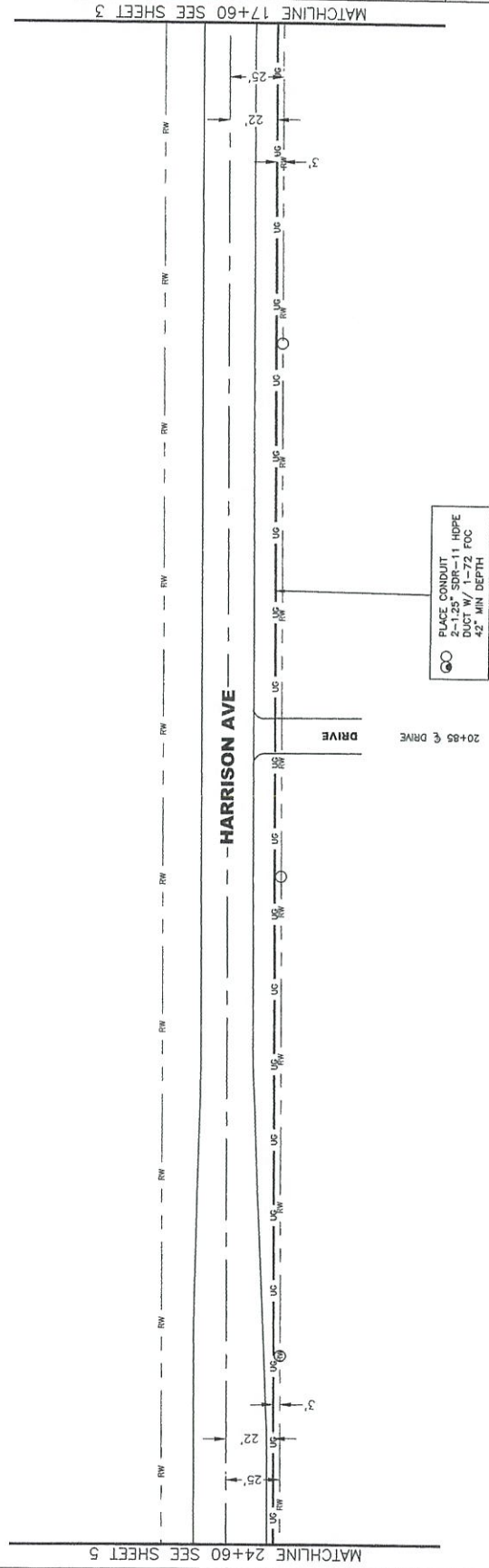
EXCEPT AS MAY BE OTHERWISE  
SPECIFIED, THE CONTRACTOR SHALL  
OBTAIN THE PROPERTY OF HUNT  
TELECOM'S WRITTEN PERMISSION. THESE SHEETS SHALL  
BE THE PROPERTY OF HUNT TELECOM  
AND SHALL NOT BE REPRODUCED, COPIED,  
OR USED FOR ANY PURPOSE WITHOUT  
PERMISSION.

SCALE

HORIZONTAL: 1"=50'

VERTICAL: N.T.S.

SHEET 4 OF 7



PLACE CONDUIT  
2-1.25" SDR-11 HDPE  
DUCT W/ 1-72 FOC  
42" MIN DEPTH

MATCHLINE 24+60 SEE SHEET 5

MATCHLINE 17+60 SEE SHEET 3



FIRE DISTRICT 12

LA-59 &  
HARRISON AVE

ABITA SPRINGS, LA  
ST TAMMANY PARISH

HUNT  
TELECOM  
www.hunttelecom.com

CONSTRUCTION NOTES:  
ALL EXISTING UTILITIES MUST BE  
LOCATED AND DEPTH VERIFIED  
PRIOR TO CONSTRUCTION.  
ALL R/W SHOWN IS APPARENT AND  
SHOULD BE FIELD VERIFIED PRIOR TO  
START OF CONSTRUCTION.



CALL BEFORE YOU DIG  
72 HOURS NOTICE REQUIRED

DATE: 6/12/17  
DESIGNER: B. BERGERON  
DRAWN BY: MILLENNIUM

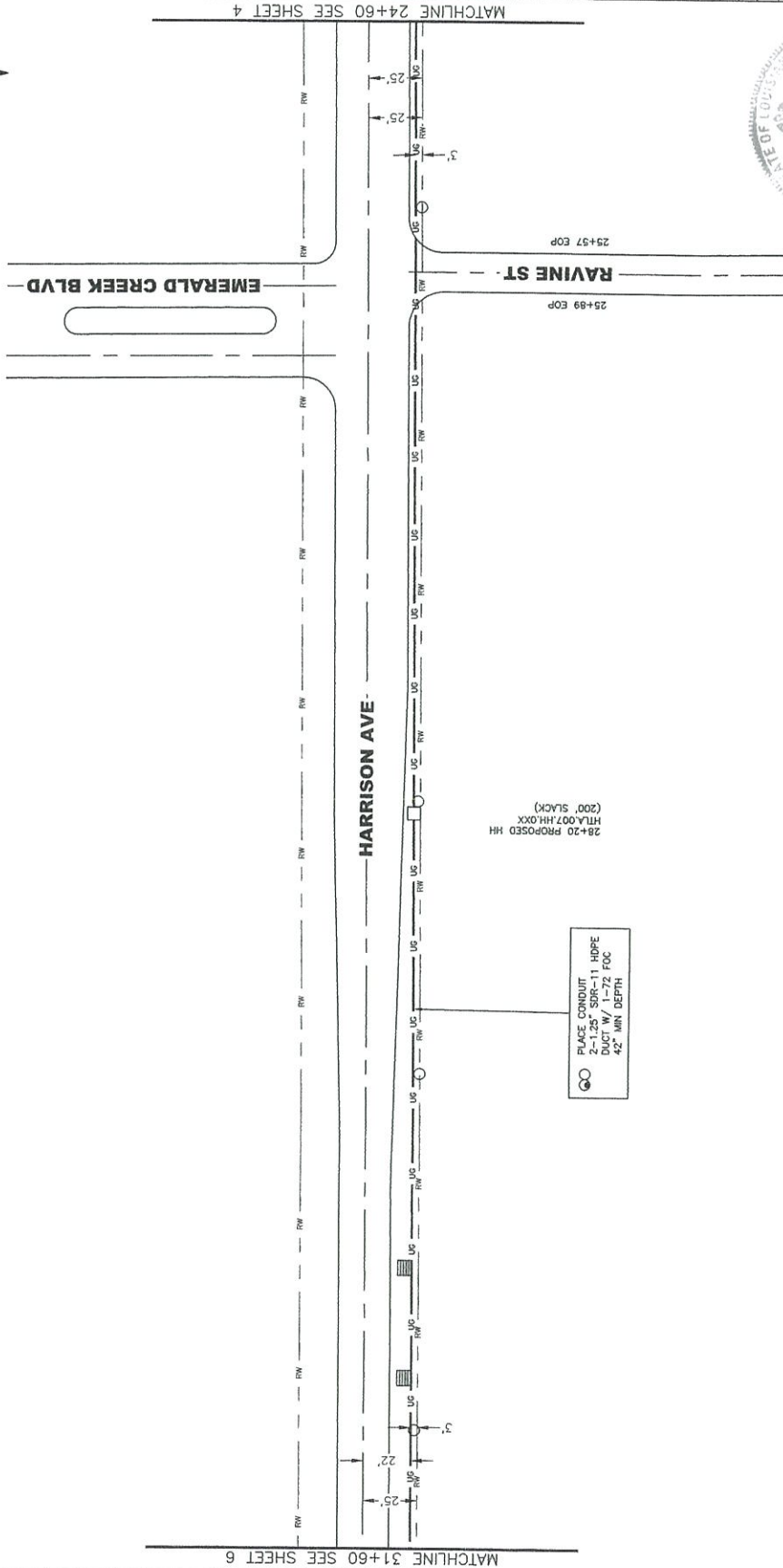
REVISIONS  
DATE DESCRIPTION INITIAL

COPY IS NOT TO BE REPRODUCED  
OR USED FOR ANY OTHER PROJECT  
WITHOUT THE WRITTEN PERMISSION OF  
HUNT TELECOM. PRINTS ARE ISSUED IN  
STRICT CONFIDENCE AND SHALL NOT  
BE REPRODUCED OR USED FOR ANY  
PURPOSE WITHOUT PERMISSION.

SCALE

HORIZONTAL: 1"=50'  
VERTICAL: N.T.S.

SHEET 5 OF 7



FIRE DISTRICT 12

LA-59 &  
HARRISON AVE

ABITA SPRINGS, LA  
ST TAMMANY PARISH



CONSTRUCTION NOTES: ALL EXISTING UTILITIES MUST BE PROPERLY LOCATED AND FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL R/W SHOWN IS APPARENT AND NOT GUARANTEED. CONSTRUCTION SHALL BE COMPLETED PRIOR TO START OF CONSTRUCTION.



CALL BEFORE YOU DIG  
811

72 HOURS NOTICE REQUIRED

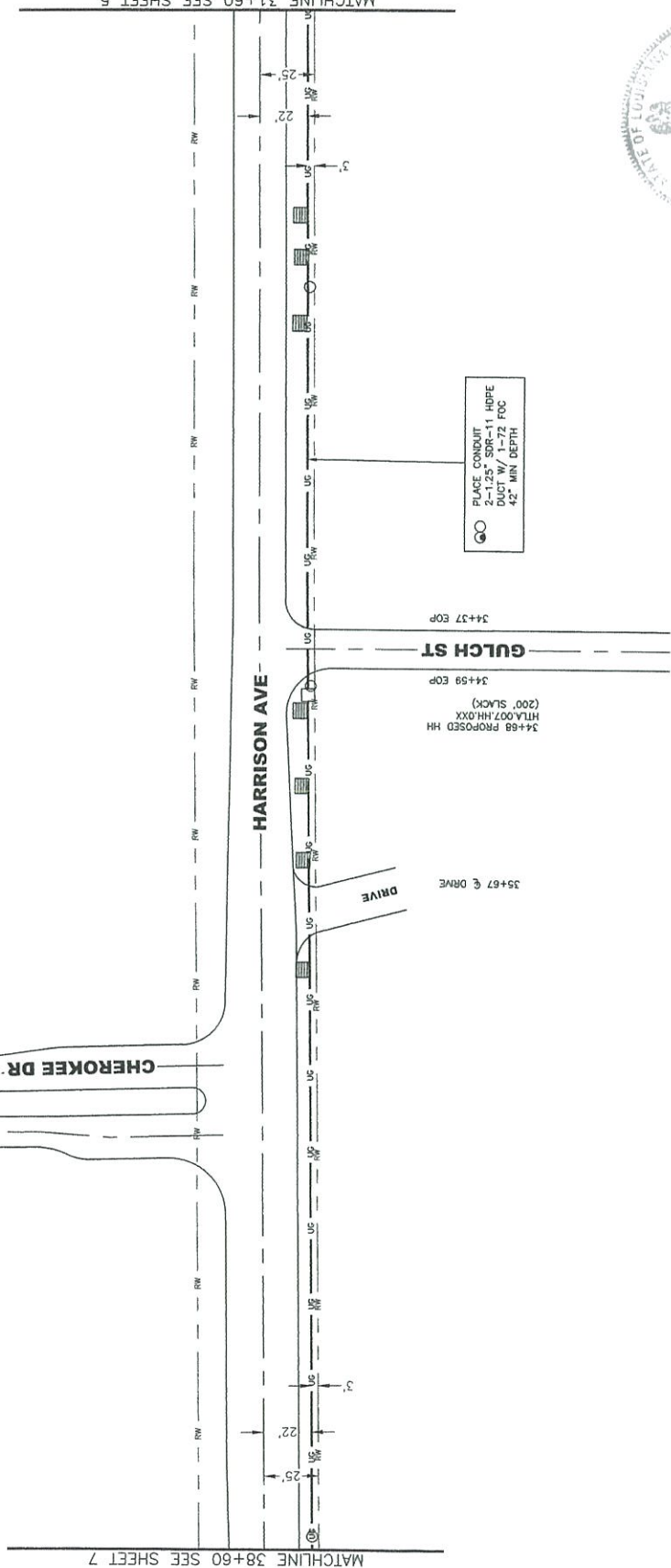
DATE: 6/12/17

DESIGNER: B. BERGERON

DRAWN BY: MILLENNIUM

REVISIONS

DATE DESCRIPTION INITIAL



PLACE CONDUIT  
2-1.25" SDR-11 HDPE  
DUCT W/ 1'-72 FOC  
42" MIN DEPTH



6-20-17

MATCHLINE 38+60 SEE SHEET 7

MATCHLINE 31+60 SEE SHEET 5

FIRE DISTRICT 12  
LA-59 &  
HARRISON AVE  
ABITA SPRINGS, LA  
ST TAMMANY PARISH



CONSTRUCTION NOTES:  
ALL CONSTRUCTION SHALL BE  
PROPERLY LOCATED AND FIELD  
VERIFIED PRIOR TO CONSTRUCTION.  
ALL R/W SHOWN IS APPARENT AND  
SHOULD BE FIELD VERIFIED PRIOR TO  
START OF CONSTRUCTION.



CALL BEFORE YOU DIG  
811  
72 HOURS NOTICE REQUIRED

DATE: 6/12/17  
DESIGNER: B. BERGERON  
DRAWN BY: MILLENNIUM

REVISIONS

DATE	DESCRIPTION	INITIAL

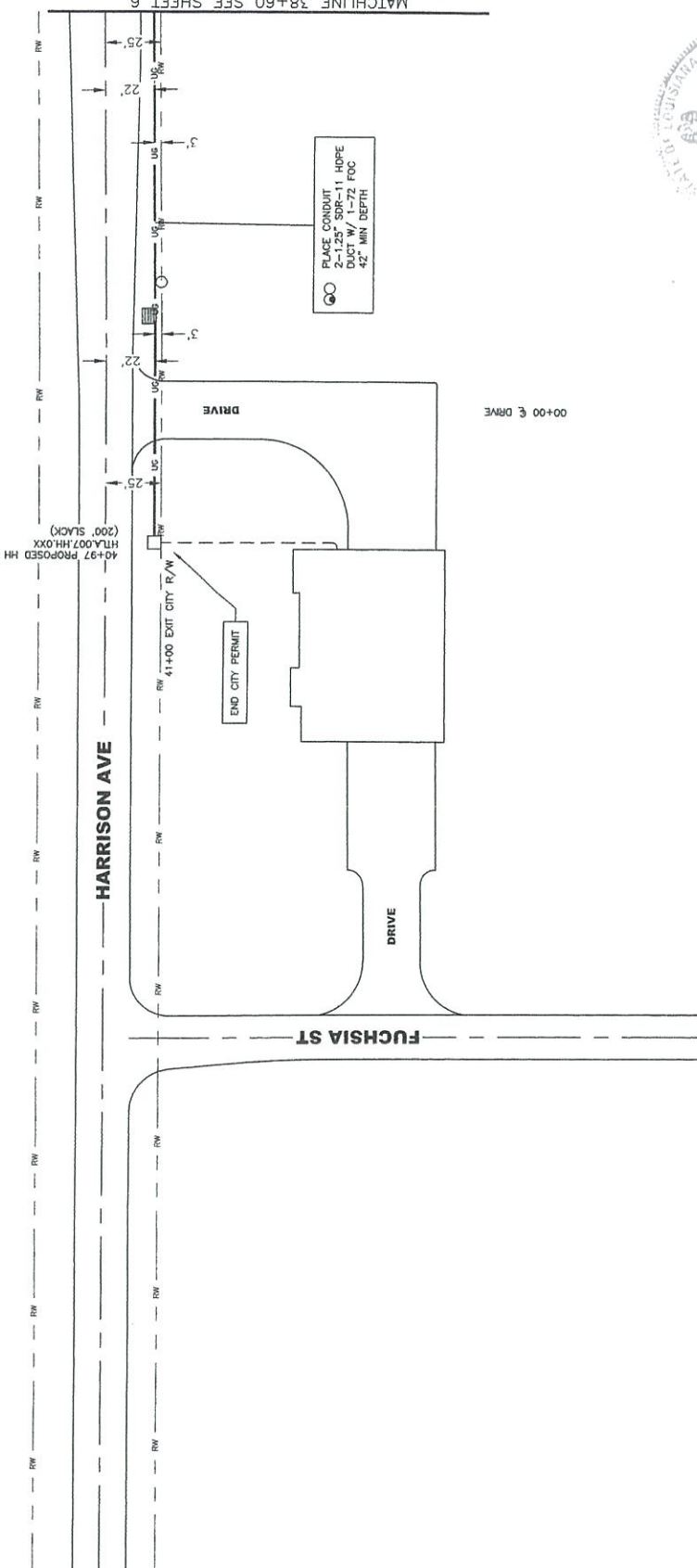
EVERY AS MAY BE OTHERWISE  
PROVIDED BY CONTRACT OR WRITTEN  
PERMISSION, THESE SHEETS SHALL  
BE THE PROPERTY OF HUNT  
TELECOM. PRINTS ARE ISSUED IN  
ORIGINAL AND REPRODUCTION  
BE REPRODUCED, COPIED, OR USED  
FOR ANY PURPOSE WITHOUT  
PERMISSION.

SCALE

HORIZONTAL: 1"=50'

VERTICAL: N.T.S.

SHEET 7 OF 7





## 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.  
Riverhill Court (Extension)  
Abita River Estates, Phase II

Honorable Commissioners:

Ms. Diane Weigand has petitioned the Planning Commission to enter the Parish Right of Way to gain access to her property. She is requesting that a waiver be granted for the construction of the roadway to asphalt standards; see attached email dated August 24, 2017 from Ms. Weigand.

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

The Performance Obligation and the Warranty Obligation are the minimum required for either surface for this short distance of roadway. However, if the waiver is approved, the following will be added to the resolution: "The petitioner must agree to participate in a front foot assessment in upgrading the road to a hard surface standard meeting Parish requirements in the future".

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,

A handwritten signature in blue ink, appearing to read "Jay B. Watson", is written over a circular blue stamp.

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

xc: Honorable David Fitzgerald  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Ron Keller  
Ms. Diane Weigand



(DRAFT DATE SEPTEMBER 12, 2017)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING MS. DIANE WEIGAND  
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING MS. DIANE WEIGAND,  
19317 WEST PINEY POINT AVENUE, BATON ROUGE, LA  
70817; PERMISSION TO ENTER PARISH RIGHT-OF-WAY,  
SPECIFICALLY THE PORTION OF RIVERHILL COURT,  
WEST OF JOSEPHINE ROAD; ABITA RIVER ESTATES,  
PHASE II, FOR THE PURPOSE OF GAINING ACCESS TO  
PROPERTY.  
WARD 3 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 \$2,000 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 \$2,000 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 3 DISTRICT 2.
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

## Shelby R. Vorenkamp - Development

---

**From:** Jay Watson  
**Sent:** Thursday, August 24, 2017 6:36 AM  
**To:** Shelby R. Vorenkamp - Development  
**Subject:** Fwd: Enter Parish ROW Request  
**Attachments:** image003.png

FYI

JBW  
Sent from my iPhone

Begin forwarded message:

**From:** Diane Weigand <[dianeweigand@outlook.com](mailto:dianeweigand@outlook.com)>  
**Date:** August 24, 2017 at 12:03:16 AM CDT  
**To:** Jay Watson <[jwatson@stpgov.org](mailto:jwatson@stpgov.org)>  
**Subject: Re: Enter Parish ROW Request**

Diane Weigand has shared OneDrive files with you. To view them, click the links below.

 Image (87).jpg

 Image (86).jpg

Mr. Watson: I am requesting to be placed on the PC agenda for the next meeting. Please find **attached a plat of our property.** We would like to petition the council to allow us to build a gravel road and grant us permission to enter the parish right-of -way by means of such road, thereby allowing us to access our property. Please let me know if you need any additional information prior to this meeting.

Thank you.

Sincerely,

Diane Weigand

(225) 328-9212

---

**From:** Jay Watson <[jwatson@stpgov.org](mailto:jwatson@stpgov.org)>  
**Sent:** Monday, August 21, 2017 11:18 AM  
**To:** [dianeweigand@outlook.com](mailto:dianeweigand@outlook.com)  
**Cc:** Shelby R. Vorenkamp - Development  
**Subject:** Enter Parish ROW Request







This map is in accordance with the standard detail requirements  
Pursuant to the accuracy standards of a C survey and the applicable  
Standards of practice cited in LAC 46: LXI.

This map is in accordance with a physical survey made on  
the ground under the supervision of the undersigned.

Note: Setback lines shall be verified by owner or contractor  
prior to any construction, as an abstract has not been  
performed by the undersigned

Reference Survey: Survey for Michael & Diane Weigand  
by John C. Cummings & Assoc., Surveyor, 6/9/2017  
Job Number 17120

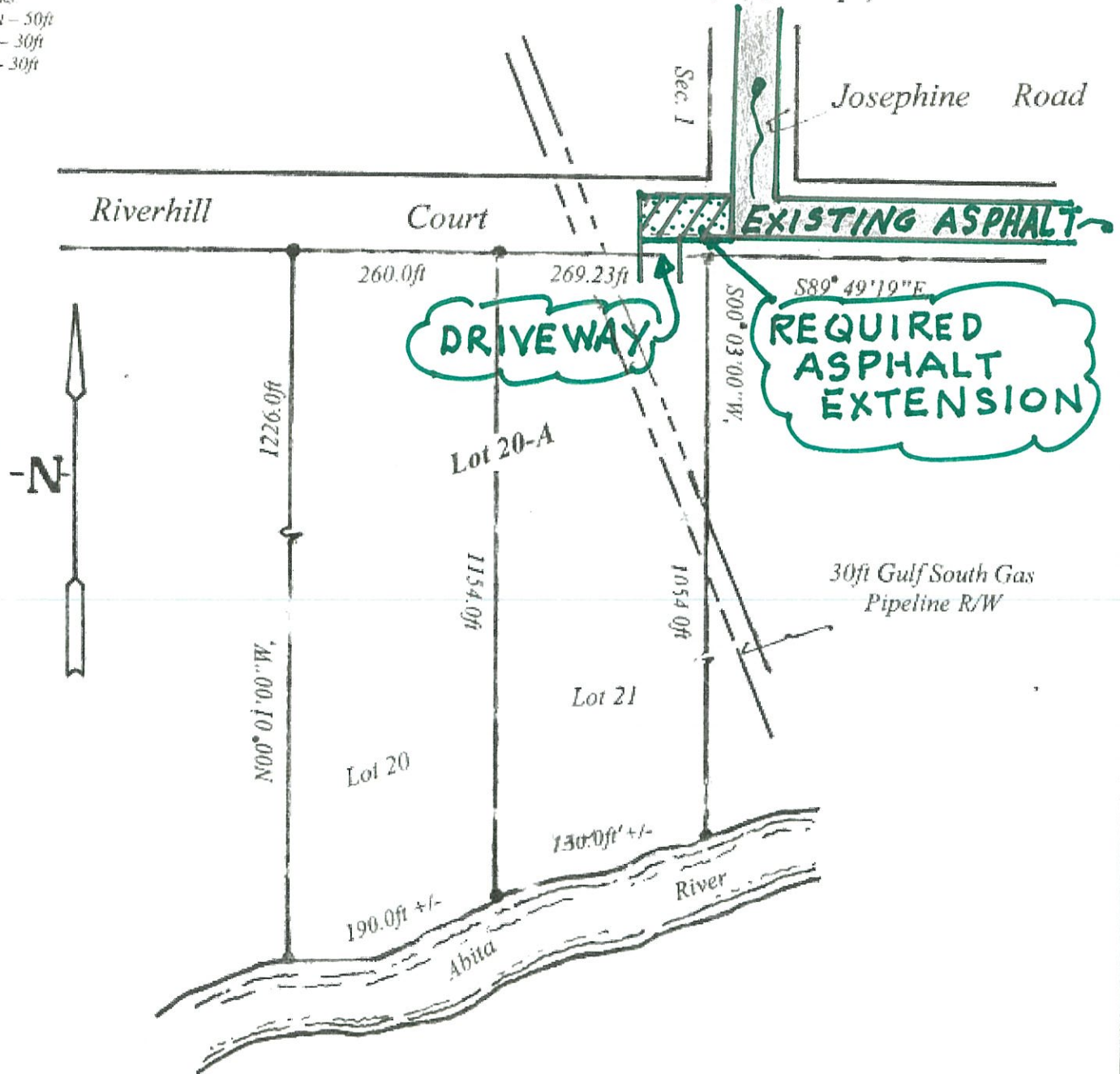
**Lot 20-A = Approximately 13.92 Acres (606,355sqft)**

Setbacks

Front - 50ft

Rear - 30ft

Sides - 30ft



A Re-Subdivision of Lots 20 & 21, into Lot 20-A, Abita River Estates, Phase II  
Located in Section 2, Township 7 South, Range 11 East, St. Tammany Parish, LA

ENTER Right of Way  
RIVERHILL COURT  
Abita River Estates, Ph II

## Shelby R. Vorenkamp - Development

---

**From:** Shelby R. Vorenkamp - Development  
**Sent:** Friday, August 25, 2017 4:12 PM  
**To:** 'dianeweigand@outlook.com'  
**Cc:** Sidney Fontenot; Erin Stair; Jay Watson  
**Subject:** Enter the Parish Right of Way - Riverhill Court (Extension)

Ms. Weigand,

The enter the Parish right of way request for Riverhill Court (Extension) 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](mailto:svorenkampdev@stpgov.org)  
[www.stpgov.org](http://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.*



## 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.

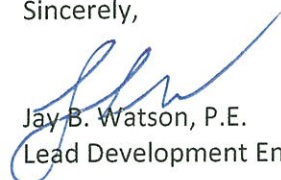
The resolution has been prepared in accordance with Parish Ordinance which requires asphalt roadway.

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

- Performance Obligation: \$4,100
- Warranty Obligation: \$4,100
- That the petitioner must agree to construct the roadway to hard surface standard meeting Parish requirements in the future, prior to the Parish approving any improvements to his property.

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

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.

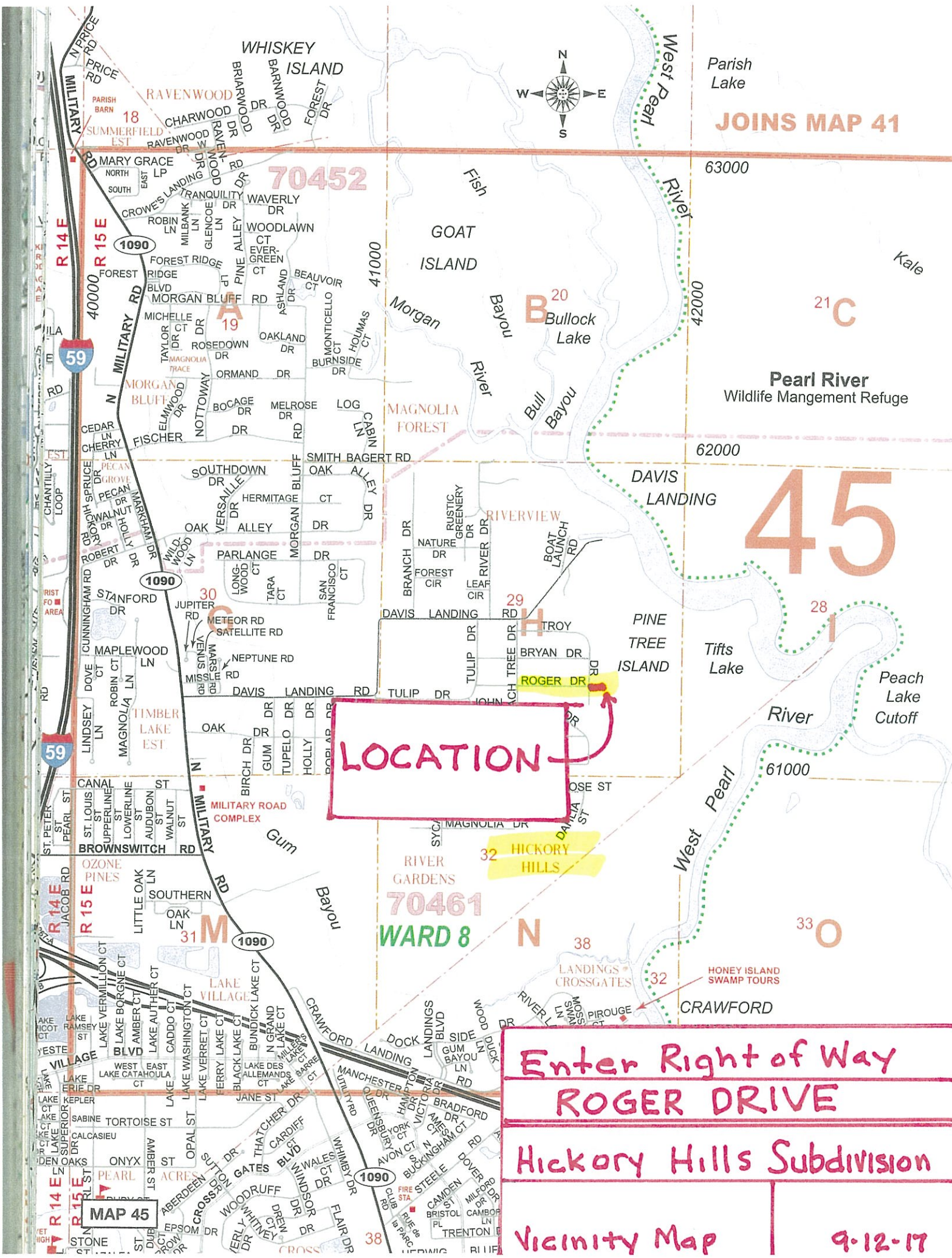
Sincerely,  
  
Denty Crawford

/s/









JOINS MAP 41

45

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](mailto:svorenkampdev@stpgov.org)

[www.stpgov.org](http://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](mailto:bayouduo97@charter.net)>  
**Date:** September 2, 2017 at 12:12:45 PM CDT  
**To:** "Watson; Jay" <[jwatson@stpgov.org](mailto:jwatson@stpgov.org)>  
**Cc:** "Keller; Ron" <[tossman@stpgov.org](mailto: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 a 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



PETITIONS

and

REQUESTS

**STAFF ANALYSIS REPORT  
BUILDABLE SUBSTANDARD LOT OF RECORD**

PROPERTY DESCRIPTION: ROADSIDE CAMPSITES, LOT 12

WARD: 9

DISTRICT: 13

PROPERTY LOCATION: The property is located on the west side of U.S. Highway 11, south of Slidell, Louisiana

ZONING: A4-A Single Family Residential

PETITIONER: Rory Windhorst

**CONDITIONS FOR APPROVAL:**

Pursuant to Section 40-034.01 Contiguous Lot Rule, of Subdivision Regulatory Ordinance No. 499, the planning commission is responsible for reviewing requests for building on a "buildable substandard" lot of record.

The petitioner is requesting to build on a substandard lot of record in order to construct a single-family residence.

In order for the Planning Commission to approve a request for building on a "buildable substandard" lot of record, the petitioner must provide proof that they do not currently own, and has not sold, nor has any predecessor in deed or title, sold any contiguous lots during the period following the initial adoption of the contiguous lot rule ordinance on January 20, 1994.

**STAFF COMMENTS:**

Upon review, the petitioner has satisfied the requisite requirements of proof as referenced to above, and since the petitioner will comply with the parish building setback requirements relative to a "buildable substandard" lot of record, the staff has no objections to the proposed request.

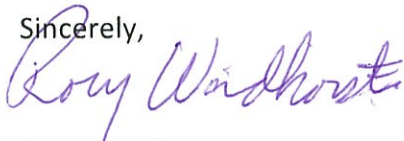
August 17, 2017

Dear Sirs,

I am writing this letter requesting placement on the planning commissions docket for a review and consideration for approval to build a camp on the lot I purchased off Pontchartrain Rd. in Slidell Louisiana.

I understand that lot # 12 is substandard. My intention is to build a small camp so that my family and I can enjoy a little get-a-way from the work week hustle. The lot is 30' x 100'. Attached is a copy of where the intended camp site will be with all of the set-backs from the property lines. I have also attached more documentation of the lot and other required information.

Sincerely,

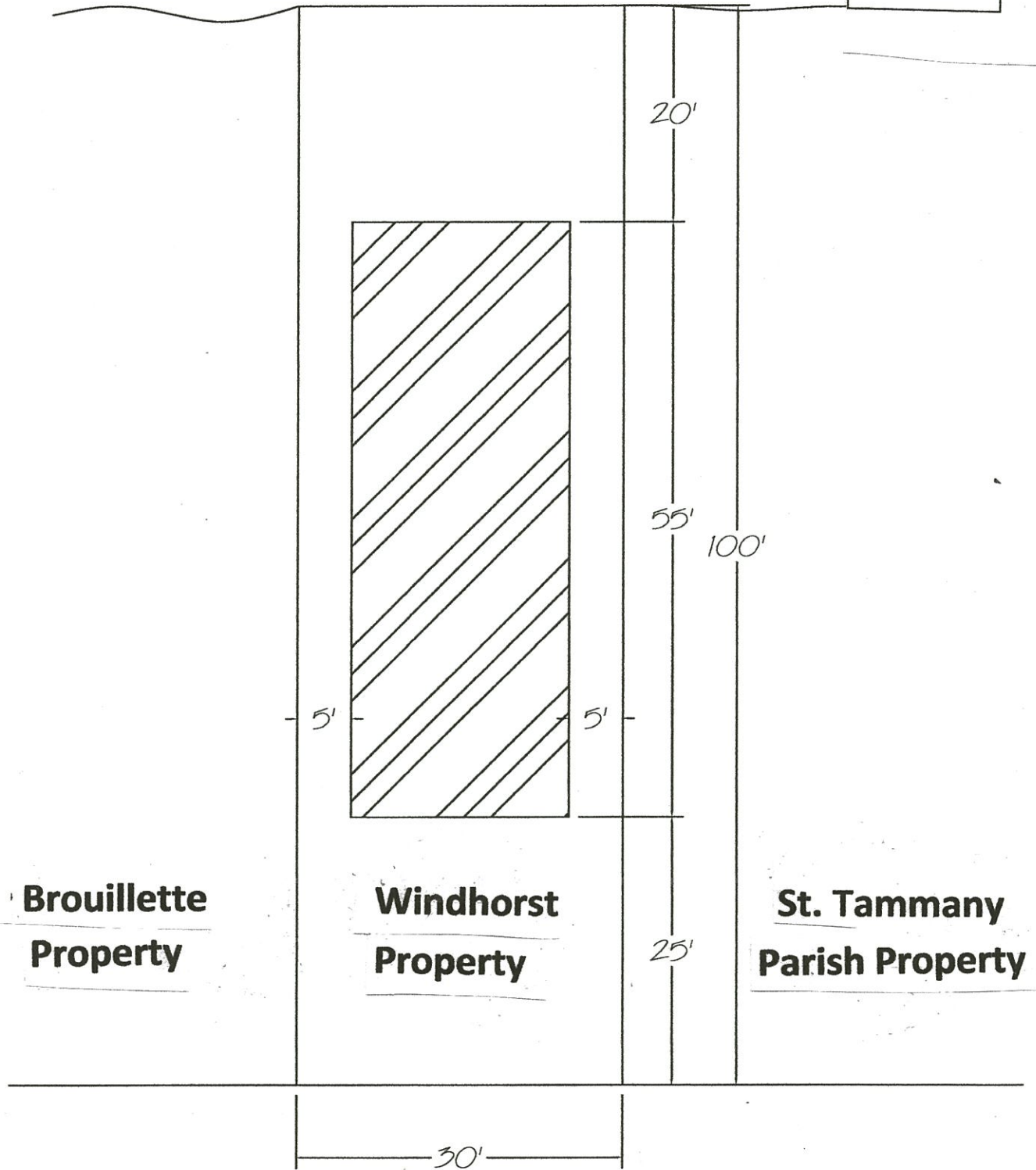


Rory Windhorst

RORY WINDHORST  
4517 MYRTLE ST.  
MARRERO, LA 70072  
cell (504) 450-4422

CANAL

NORTH



**Brouillette  
Property**

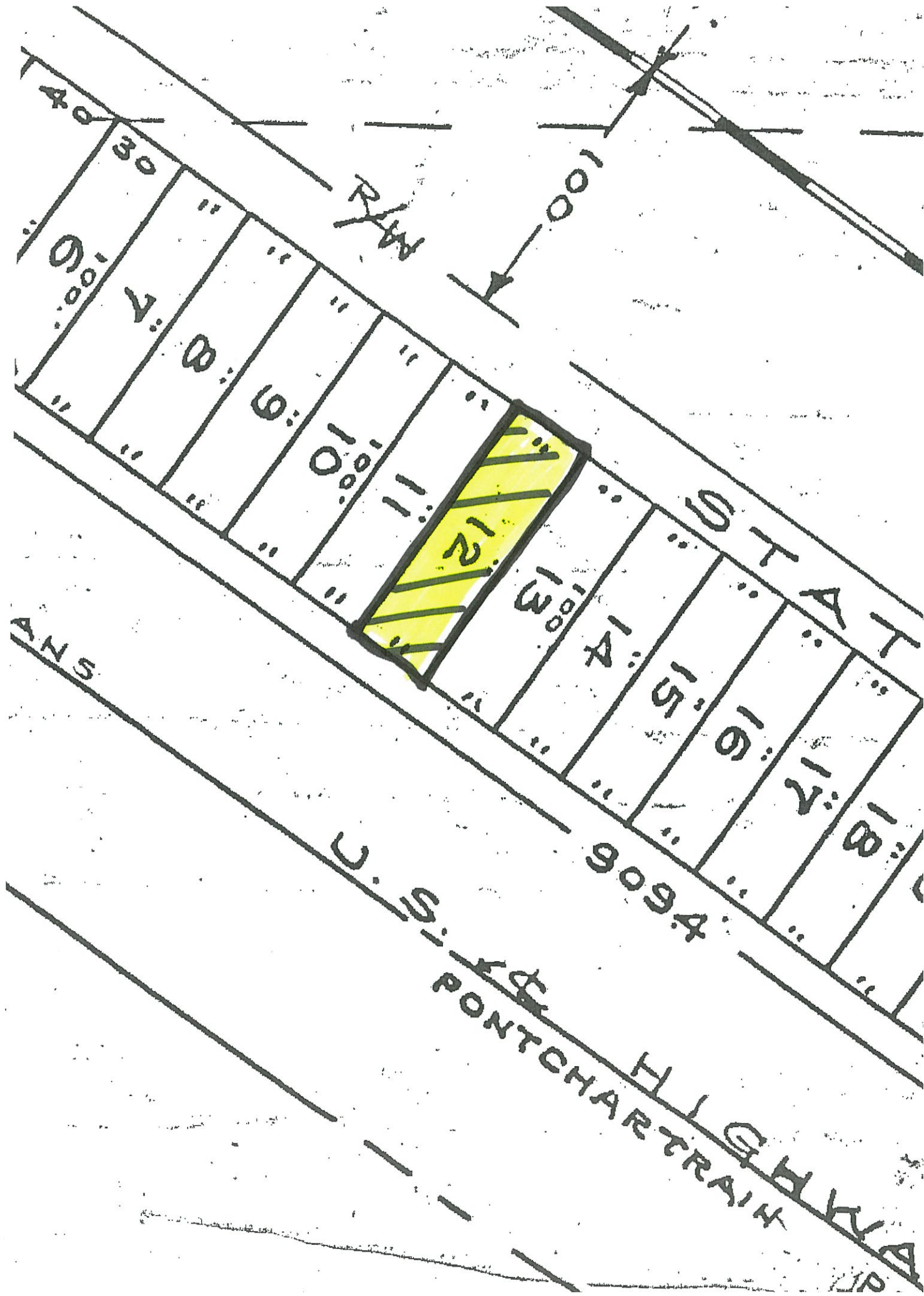
**Windhorst  
Property**

**St. Tammany  
Parish Property**

PONTCHARTRAIN DRIVE (Hwy 11)

WINDHORST RESIDENCE - SITE PLAN - August, 2017





PRELIMINARY  
SUBDIVISION  
REVIEW

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of September 5, 2017)**

CASE NO.: 2017-772-PP

SUBDIVISION NAME: Maison du Lac, Phase 3

DEVELOPER: WBB Realty, L.L.C.  
c/o Josh Wainer  
321 Veterans Boulevard; Suite 201  
Metairie, LA 70005

ENGINEER/SURVEYOR: Richard C. Lambert Consultants, L.L.C.

SECTION: 45

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

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)  
  X   OTHER (Multi family, commercial or industrial) PUD

GENERAL LOCATION: Main entrance is off LA 1085, west of LA 22 and south of Covington

TOTAL ACRES IN DEVELOPMENT OR PHASE: 9.606

NUMBER OF LOTS: 50

AVERAGE LOT SIZE: 40'x100'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PARISH COUNCIL APPROVAL GRANTED: April 7, 2016

**STAFF COMMENTARY:**

**Department of Development – Engineering**

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

**Preliminary Plat:**

1. The additional lots for Maison Du Lac Ph.3 were not accounted for in the original T.I.A. Provide a new or updated T.I.A. that accounts for the additional lots to Maison Du Lac.



**Sewer & Water Plan:**

2. Revise water and sewer note #13 to include that the water line will be laid higher in elevation than the sewer line.
3. Plans and specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.

No Maintenance Obligation is required since this an extension of a private subdivision.

Mandatory Developmental Fees will be required at Final Submittal in accordance with Ordinance Number 04-0990 since no public hearing was held prior to January 1, 2005.

Revised drawing will not be accepted prior to the September 12, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plan.

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
(As of September 5, 2017)

CASE NO.: 2017-773-PP

SUBDIVISION NAME: Bedico Creek, Parcel 13

DEVELOPER: Bedico Creek Preserve, L.L.C.  
3520 Holiday Drive; Suite 100  
New Orleans, LA 70114

ENGINEER/SURVEYOR: Kelly McHugh and Associates

SECTION: 31; 6

WARD: 1

TOWNSHIP: 6 South; T7S

PARISH COUNCIL DISTRICT: 1

RANGE: 10 East; R10E

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: Main entrance is off LA 1085, north of LA 22 and west of the Town of Madisonville

TOTAL ACRES IN DEVELOPMENT OR PHASE: 21.50

NUMBER OF LOTS: 61

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

REVISED PUD: Administrative approval November 12, 2015

**STAFF COMMENTARY:**

**Department of Development – Engineering**

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

**Preliminary Plat:**

1. Lot #841 & #819 must meet the Restrictive Covenant #10, or request a waiver of this Restrictive Covenant.

2. A waiver of the 700' maximum Cul-de-sac length will be required for Bald Eagle Circle.

**Paving & Drainage Plan:**

3. The Bedico Creek Master Drainage Plan is currently under review by the Department of Planning and Development.

No Maintenance Obligation is required since this an extension of a private subdivision.

No mandatory Developmental Fee is required at Final Submittal in accordance with Ordinance Number 04-0990 since a public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted prior to the September 12, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of September 5, 2017)**

CASE NO.: 2017-774-PP

SUBDIVISION NAME: Arundel

DEVELOPER: Wing 21, L.L.C.  
123 Tchefuncte Park Drive  
Madisonville, LA 70447

ENGINEER/SURVEYOR: Kelly McHugh and Associates

SECTION: 15  
TOWNSHIP: 7 South  
RANGE: 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

TYPE OF DEVELOPMENT:        X   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: Main entrance is off Brewster Road, east of Dummy Line Road and north of Madisonville.

TOTAL ACRES IN DEVELOPMENT OR PHASE: 16.7686

NUMBER OF LOTS: 25                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: A4

FLOOD ZONE DESIGNATION: "A" & "C"

TENTATIVE APPROVAL GRANTED: December 13, 2016

**STAFF COMMENTARY:** The developer has requested postponement to the October 10, 2017 meeting.

FINAL  
SUBDIVISION  
REVIEW

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 5, 2017)*

CASE NO.: 2017-775-FP

SUBDIVISION NAME: ASHTON PARC, 2<sup>ND</sup> FILING

DEVELOPER: First Horizon, Inc.

ENGINEER/SURVEYOR: Benchmark Group, L.L.C.

SECTION: 26

WARD: 8

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 8

RANGE: 14 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: On Haas Road, east of LA Highway #11 and north of Slidell.

TOTAL ACRES IN DEVELOPMENT: 16.94

NUMBER OF LOTS: 52      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A" & "C"

**STAFF COMMENTARY:**

**Department of Engineering**

Periodic inspections have been made by this office during construction and the final inspection was made on August 28, 2017. The inspection disclosed that all of the concrete roads are constructed and the subsurface drainage is functioning.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:

**Final Plat:**

1. The street name signs and traffic control signs were not installed at the time of the inspection. The signage must be installed in accordance with the approved signage plan, and an as-built signage plan must be submitted to St. Tammany Parish for review and approval.



2. Remove the existing Temporary Construction Entrance along Haas Road, and restore Haas Road to its previous existing conditions.

**As-Built Drainage Plan:**

3. Multiple elevations along the top of bank of the detention pond are shown on the as-built drainage plan below the 100 year storm water surface elevation provided in the approved hydrologic study and are also below the emergency weir crest elevation. This item must be addressed.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2,950 linear feet x \$25.00 per linear foot = \$73,800 for a period of two (2) years.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats be signed until all items are satisfactory completed.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 52 lots = \$56,004

Drainage Impact Fee = \$1114 per lot x 52 lots = \$57,928

Fees are due before subdivision plats can be signed.

This subdivision is within the "Urban Growth Boundary Line".

Revised drawings will not be accepted prior to September 12, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

**Department of Development – Planning**

None

# OLD BUSINESS

# Item 1

August 15, 2017

To: Zoning Board

Case # 2017-680-PP

Subdivision: Whispering Forest

Developer: Robert Hesson

Engineer/Surveyor: Arrow Engineering/John Cummings Surveyor

~~zoning~~ **subdivision**

Please place the ~~zoning~~ case for Whispering Forest on the agenda for the month of September. All concerns have been met and agreed upon. Thank you in advance for your immediate action on this matter.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Robert W. Hesson, Jr.', is written over the typed name.

Robert W. Hesson, Jr.

985-635-1117





## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

September 5, 2017

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

### OLD BUSINESS

*September 12, 2017 Agenda*

Re: Enter Parish R.O.W. – Res No. 16-020  
Specifically Unopened Portion of “H” Street  
Alexiusville Subdivision

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 a second extension of time. See attached email dated August 29, 2017 (11:45 A.M.).

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 the project.

The Department of Development - Engineering has no objection to the extension.

ACTION REQUIRED: Extend adoption date to September 12, 2017 thereby extending the six (6) month submittal of documentation to March 12, 2018 and the completion date to September 12, 2019.

Sincerely,

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

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

xc: Honorable David Fitzgerald  
Mr. Sidney Fontenot  
Ms. Leslie Long  
Ms. Kelly Rabalias  
Mr. Chris Tissue

Ms. Erin Stair  
Ms. Jan Pavur  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Glenn Delatte  
Mr. Theodore Reynolds

Mr. Ron Keller  
Mr. Mike Martin  
Mr. Jeff Schoen  
Kelly McHugh and Associates

## **Shelby R. Vorenkamp - Development**

---

**From:** jds@jonesfussell.com  
**Sent:** Tuesday, August 29, 2017 11:45 AM  
**To:** Jay Watson; Danny Martin  
**Cc:** Shelby R. Vorenkamp - Development; Joey Lobrano; Christopher P. Tissue; Theodore C. Reynolds  
**Subject:** RE: Square 96, Alexiusville

In connection with the below email, please accept this email on behalf of petitioner that the item be placed on the September 12 Planning Commission Agenda, under Old Business, seeking a 6 month extension thereto. Many thanks,  
Jeff

Jeffrey D. Schoen  
Jones Fussell, L.L.P.  
Northlake Corporate Park  
1001 Service Road E., Highway 190, Suite 103 P.O. Box 1810 Covington, Louisiana 70434  
Telephone: 985.892.4801  
Facsimile: 985.892.4925

-----Original Message-----

From: Jay Watson [mailto:jwatson@stpgov.org]  
Sent: Thursday, August 24, 2017 4:13 PM  
To: jds@jonesfussell.com; Danny Martin  
Cc: Shelby R. Vorenkamp - Development; Joey Lobrano; Christopher P. Tissue; Theodore C. Reynolds  
Subject: RE: Square 96, Alexiusville

Mike,

We will need you to submit a request for an extension of time if you wish to proceed with the enter the row process.

Thanks,

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

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-----Original Message-----

From: jds@jonesfussell.com [mailto:jds@jonesfussell.com]

## Shelby R. Vorenkamp - Development

---

**From:** Shelby R. Vorenkamp - Development  
**Sent:** Tuesday, August 29, 2017 4:14 PM  
**To:** 'dmikemartin@gmail.com'  
**Cc:** Sidney Fontenot; Erin Stair; Jay Watson  
**Subject:** FW: Enter the Parish Right of Way - "H" Street

Mr. Martin,

The enter the Parish right of way request for "H" Street 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](mailto:svorenkampdev@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

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# ITEM 3

## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

September 5, 2017

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

OLD BUSINESS  
September 12, 2017 Agenda

Re: Grand Oaks Subdivision, Phase 2C and 2C-1

Honorable Commissioners:

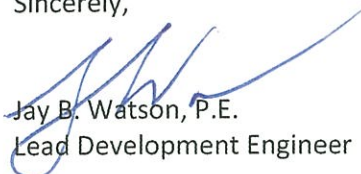
Grand Oaks Subdivision, Phase 2C was approved at the July 11, 2017 meeting for 48 lots and 2480 linear feet of roadway.

The developer is now requesting that only 12 lots and 550 linear feet of roadway be recorded under Grand Oaks Subdivision, Phase 2C-1.

There is no objection to this request and if approved the following will be required of the developer for Phase 2C-1:

- Warranty Obligation:  
550 linear feet x \$22.00 per linear foot = \$12,100 for a period of two (2) years.
- Mandatory Developmental Fees:  
Road Impact Fee - \$1077 per lot x 12 lots = \$12,924  
Drainage Impact Fee - \$1114 per lot x 12 lots = \$13,368  
Fees are due before the subdivision plats can be signed.

Sincerely,



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

*Enclosed: Request from Mr. Paul Mayronne*

xc: Honorable Marty Dean  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Ron Keller

Ms. Donna O'Dell, P.E., PhD  
Mr. Theodore Reynolds, E.I.  
Mr. Paul Mayronne  
Mr. John Ploue  
Kelly McHugh and Associates

## Shelby R. Vorenkamp - Development

---

**From:** Jay Watson  
**Sent:** Thursday, August 31, 2017 3:34 PM  
**To:** Shelby R. Vorenkamp - Development  
**Subject:** Fwd: Grand Oaks, Phase 2C and Phase 2C-1  
**Attachments:** image001.gif

JBW  
Sent from my iPhone

Begin forwarded message:

**From:** "[pjm@jonesfussell.com](mailto:pjm@jonesfussell.com)" <[pjm@jonesfussell.com](mailto:pjm@jonesfussell.com)>  
**Date:** August 31, 2017 at 2:53:52 PM CDT  
**To:** "Jay Watson ([jwatson@stpgov.org](mailto:jwatson@stpgov.org))" <[jwatson@stpgov.org](mailto:jwatson@stpgov.org)>  
**Cc:** "Dave Jenners ([davej@kellymchugh.com](mailto:davej@kellymchugh.com))" <[davej@kellymchugh.com](mailto:davej@kellymchugh.com)>  
**Subject:** FW: Grand Oaks, Phase 2C and Phase 2C-1

Jay,

On behalf of Trinity Developers, L.L.C., the developer of Grand Oaks, please allow this email to serve as our request to record the final plat for Phase 2C-1 in lieu of the entire Phase 2C and further to have our request placed under Old Business on the St. Tammany Parish Planning Commission September 12, 2017 agenda.

Should you need anything further regarding our request, please let me know.

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

**From:** Dave Jenners [<mailto:davej@kellymchugh.com>]  
**Sent:** Thursday, August 31, 2017 1:43 PM  
**To:** [pjm@jonesfussell.com](mailto:pjm@jonesfussell.com)  
**Subject:** FW: Grand Oaks, Phase 2C and Phase 2C-1  
**Importance:** High

**From:** Jay Watson [<mailto:jwatson@stpgov.org>]

**Sent:** Thursday, August 31, 2017 1:29 PM

**To:** Kelly McHugh; Dave Jenners

**Cc:** Sidney Fontenot; Erin Stair; Theodore C. Reynolds; Shelby R. Vorenkamp - Development; Ron Keller; Leslie Long; JOHN PLOUE

**Subject:** Grand Oaks, Phase 2C and Phase 2C-1

**Importance:** High

Dave and Kelly,

After further review of your request to record plats for Phase 2C-1 in lieu of entire Phase 2C as was approved by the St. Tammany Parish Planning Commission, it has been determined that you must go back to the St. Tammany Parish Planning Commission under OLD BUSINESS to make this revision. Changes to the Warranty Obligation and the Mandatory Departmental Fees will have to be approved by the Commission.

Your request to be on the September 12, 2017 agenda must be received in this office by **close of business today** if you wish to be on OLD BUSINESS.



**Jay B. Watson, P.E.**

Lead Development Engineer  
Department of Planning and Development  
**St. Tammany Parish Government**  
21490 Koop Drive, Mandeville, LA 70471  
p: 985.809.7448 e: [jwatson@stpgov.org](mailto:jwatson@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

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## Shelby R. Vorenkamp - Development

---

**From:** Shelby R. Vorenkamp - Development  
**Sent:** Tuesday, September 05, 2017 9:31 AM  
**To:** Paul J. Mayronne; John Ploue (jploue@att.net); Kelly Mchugh; 'Dave Jenners'  
**Cc:** Sidney Fontenot; Erin Stair; Ron Keller; Donna S. O'Dell; Theodore C. Reynolds  
**Subject:** RE: Grand Oaks, Phase 2C and Phase 2C-1

Mr. Mayronne,

The request for Grand Oaks, Phase 2C and Phase 2C-1 has been placed on the September 12, 2017 Planning Commission agenda under Old Business.

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



**Shelby R. Vorenkamp**

**St. Tammany Parish Government**

21454 Koop Drive, Mandeville, LA 70471

p: 985-809-7448 e: [srvorenkampdev@stpgov.org](mailto:srvorenkampdev@stpgov.org)

[www.stpgov.org](http://www.stpgov.org)

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**From:** Jay Watson  
**Sent:** Thursday, August 31, 2017 3:34 PM  
**To:** Shelby R. Vorenkamp - Development <[srvorenkampdev@stpgov.org](mailto:srvorenkampdev@stpgov.org)>  
**Subject:** Fwd: Grand Oaks, Phase 2C and Phase 2C-1

JBW  
Sent from my iPhone

Begin forwarded message:

**From:** "pjm@jonesfussell.com" <[pjm@jonesfussell.com](mailto:pjm@jonesfussell.com)>  
**Date:** August 31, 2017 at 2:53:52 PM CDT  
**To:** "Jay Watson ([jwatson@stpgov.org](mailto:jwatson@stpgov.org))" <[jwatson@stpgov.org](mailto:jwatson@stpgov.org)>  
**Cc:** "Dave Jenners ([davej@kellymchugh.com](mailto:davej@kellymchugh.com))" <[davej@kellymchugh.com](mailto:davej@kellymchugh.com)>  
**Subject:** FW: Grand Oaks, Phase 2C and Phase 2C-1

Jay,

On behalf of Trinity Developers, L.L.C., the developer of Grand Oaks, please allow this email to serve as our request to record the final plat for Phase 2C-1 in lieu of the entire Phase 2C and further to have our request placed under Old Business on the St. Tammany Parish Planning Commission September 12, 2017 agenda.

Should you need anything further regarding our request, please let me know.

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

**From:** Dave Jenners [<mailto:davej@kellymchugh.com>]

**Sent:** Thursday, August 31, 2017 1:43 PM

**To:** [pjm@jonesfussell.com](mailto:pjm@jonesfussell.com)

**Subject:** FW: Grand Oaks, Phase 2C and Phase 2C-1

**Importance:** High

---

**From:** Jay Watson [<mailto:jwatson@stpgov.org>]

**Sent:** Thursday, August 31, 2017 1:29 PM

**To:** Kelly McHugh; Dave Jenners

**Cc:** Sidney Fontenot; Erin Stair; Theodore C. Reynolds; Shelby R. Vorenkamp - Development; Ron Keller; Leslie Long; JOHN PLOUE

**Subject:** Grand Oaks, Phase 2C and Phase 2C-1

**Importance:** High

Dave and Kelly,

After further review of your request to record plats for Phase 2C-1 in lieu of entire Phase 2C as was approved by the St. Tammany Parish Planning Commission, it has been determined that you must go back to the St. Tammany Parish Planning Commission under OLD BUSINESS to make this revision. Changes to the Warranty Obligation and the Mandatory Departmental Fees will have to be approved by the Commission.

Your request to be on the September 12, 2017 agenda must be received in this office by **close of business today** if you wish to be on OLD BUSINESS.



### Jay B. Watson, P.E.

Lead Development Engineer

Department of Planning and Development

**St. Tammany Parish Government**

21490 Koop Drive, Mandeville, LA 70471

p: 985.809.7448 e: [jwatson@stpgov.org](mailto:jwatson@stpgov.org)

[www.stpgov.org](http://www.stpgov.org)

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ITEM 4

## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

September 5, 2017

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

Old Business  
September 12, 2017

Re: The Estates at Watercross, Phase 1A  
Waiver of 60' Requirement for Driveway on Lot #96  
Building Permit #2017-35381

Honorable Commissioners:

The homebuilder, Big Bear Construction Company, is requesting a waiver of regulations for Restrictive Covenant #9 on corner lots, which states that driveways cannot be located nearer than sixty (60) feet from a property corner; see the letter dated August 15, 2017 from Barry S. Breaux and a portion of the recorded plat showing Lot #96.

The Department of Development – Engineering has reviewed the request and has no objection due to the fact that there is a 20' Drainage and Utility Servitude crossing the property.

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 Marty Dean  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Ron Keller  
Mr. Theodore Reynolds  
Mr. Barry S. Breaux



August 15,2017

Planning Commission  
Mr. Chairman

Big Bear Construction Co., Inc.  
The Estates at Watercross Phase 1A Lot 96  
Barry S. Breaux

RE: Request a waiver of subdivision covenant #9  
with regard to the driveway setback.

Mr Chairman,

I would like to approach the Planning Commission requesting a waiver of subdivision covenant #9 for Lot 96 in The Estates At Watercross Phase 1A.

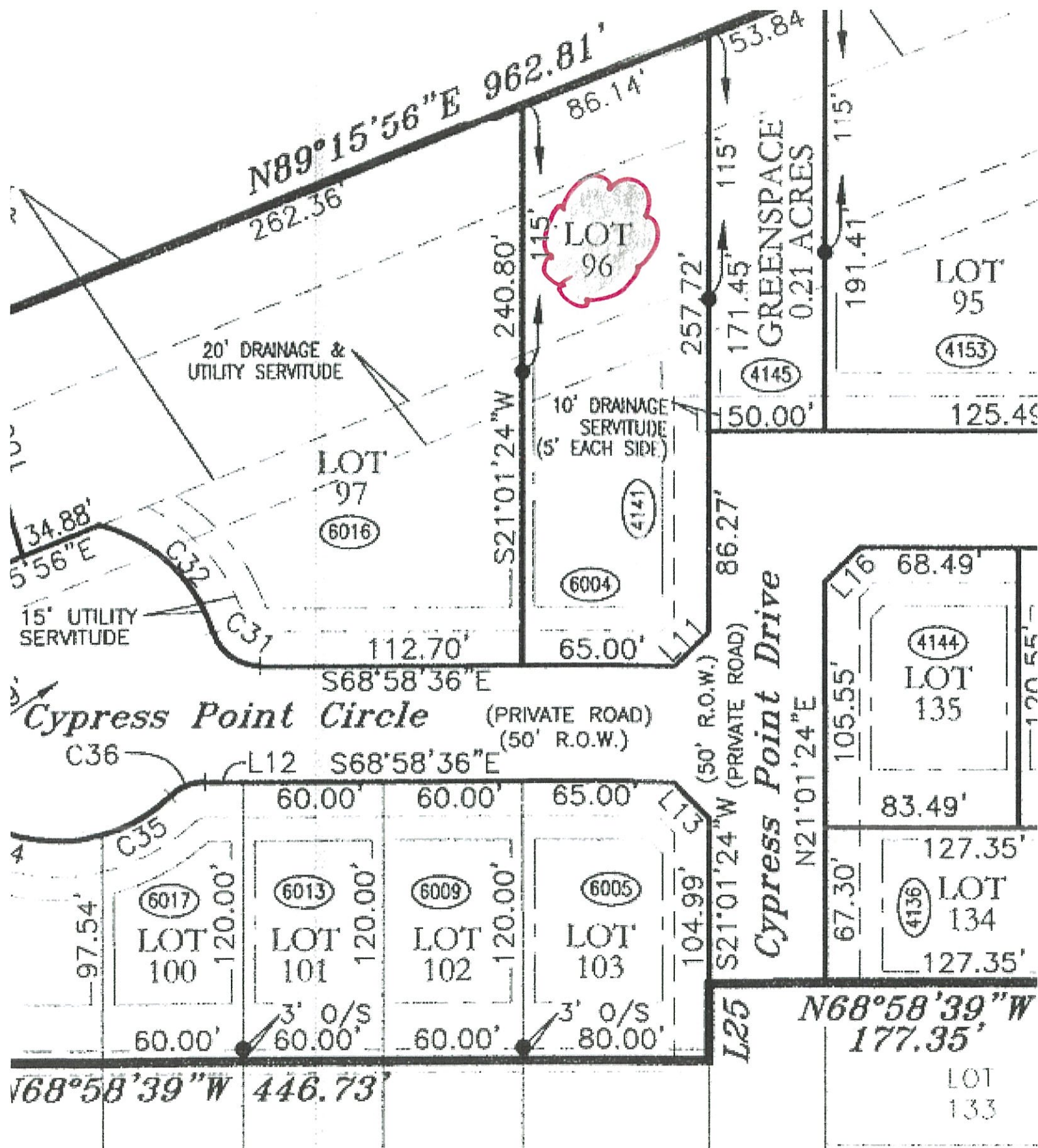
With the angle of the twenty foot drainage and utility servitude in the rear of the lot, along with a subsurface drainage culvert on the east side, placing the driveway at the sixty foot required subdivision setback is challenging.

The project is as far back as it can go on the rear northwest corner adjacent the servitude boundary.

Please consider my request due to the challenging configuration and limited work space offered with this particular property.

Thank you for your consideration,

Big Bear Construction Co., Inc.  
Barry S. Breaux  
[bsbreaux@aol.com](mailto:bsbreaux@aol.com)  
985-966-0159



## Shelby R. Vorenkamp - Development

---

**From:** Jay Watson  
**Sent:** Tuesday, August 15, 2017 10:39 AM  
**To:** Shelby R. Vorenkamp - Development  
**Subject:** FW: Big Bear PDF  
**Attachments:** WC96 Commision request Letterpdf.pdf

Mr. Earl,

Attached is a letter from Mr. Breaux requesting to be heard at the September PC meeting for a waiver of regulations regarding restrictive covenant #9 (60' corner lot driveway setback).



**Jay B. Watson, P.E.**

Lead Development Engineer  
Department of Planning and Development  
**St. Tammany Parish Government**  
21490 Koop Drive, Mandeville, LA 70471  
p: 985.809.7448 e: [jwatson@stpgov.org](mailto:jwatson@stpgov.org)  
[www.stpgov.org](http://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:** bsbreaux@aol.com [mailto:[bsbreaux@aol.com](mailto:bsbreaux@aol.com)]  
**Sent:** Tuesday, August 15, 2017 10:20 AM  
**To:** Jay Watson <[jwatson@stpgov.org](mailto:jwatson@stpgov.org)>  
**Subject:** Big Bear PDF

Sorry about that.

As for any additional paved area on the South side, No.

If I'm understanding you correctly, There will be no other pavement within our scope of work on the South side other than the driveway.



File

## Shelby R. Vorenkamp - Development

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**From:** Jay Watson  
**Sent:** Monday, August 14, 2017 4:08 PM  
**To:** bsbreaux@aol.com  
**Cc:** Shelby R. Vorenkamp - Development  
**Subject:** RE: Big Bear Construction Co.

Mr. Breaux,

Thank you for your request. We will place this item on the September 11<sup>th</sup> Planning Commission agenda to be heard under old business. Your presence will be required at the meeting.

I will contact you if we need any additional information regarding your request.

Thanks,



**Jay B. Watson, P.E.**  
Lead Development Engineer  
Department of Planning and Development  
**St. Tammany Parish Government**  
21490 Koop Drive, Mandeville, LA 70471  
p: 985.809.7448 e: [jwatson@stpgov.org](mailto:jwatson@stpgov.org)  
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**From:** bsbreaux@aol.com [mailto:bsbreaux@aol.com]  
**Sent:** Monday, August 14, 2017 3:56 PM  
**To:** Jay Watson <[jwatson@stpgov.org](mailto:jwatson@stpgov.org)>  
**Subject:** Big Bear Construction Co.

Mr. Watson,

My name is Barry Breaux with Big Bear Construction Co., Inc.  
I recently made application for a building permit in The Estates at Watercross lot 96.  
The building permit number is 2017-35381  
I'm not sure if I am doing this correctly, but believe I need to speak to you or request a waiver of the subdivision restrictive covenant #9.  
Would you please consider placing me on the next Planning Commission agenda under Old Business ?  
If you have any questions, or need additional documents, please contact me by email or on my cell phone.  
985-966-0159

Thanks in advance,  
Barry Breaux

## Shelby R. Vorenkamp - Development

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**From:** Shelby R. Vorenkamp - Development  
**Sent:** Wednesday, August 23, 2017 1:20 PM  
**To:** 'bsbreaux@aol.com'  
**Cc:** Sidney Fontenot; Erin Stair; Jay Watson; Ron Keller; Theodore C. Reynolds  
**Subject:** The Estates at Watercross, Phase 1A - Waiver - Big Bear Construction

Mr. Breaux,

The waiver request for The Estates at Watercross, Phase 1A 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 waiver 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](mailto:svorenkampdev@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

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ITEM 5

ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

September 5, 2017

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

Old Business

September 12, 2017

Re: The Estates at Watercross, Phase 1A  
Waiver of 60' Requirement for Driveway on Lot #103

Honorable Commissioners:

The homebuilder, Ms. Melissa Bruno Thornhill, is requesting a waiver of regulations for Restrictive Covenant #9 on corner lots, which states that driveways cannot be located nearer than sixty (60) feet from a property corner; see the letter dated August 18, 2017 from Ms. Thornhill, a portion of the recorded plat showing Lot #103 and plot plan.

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 Marty Dean  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Ron Keller  
Mr. Theodore Reynolds  
Ms. Melissa Bruno Thornhill



**Bruno Design Build LLC**  
**140 Timberwood Drive**  
**Madisonville, LA 70447**  
**985-966-6956**

August 18, 2017

St. Tammany Parish Council  
21490 Koop Drive  
Mandeville, LA 70471

To whom it may concern:

I am requesting a waiver of Restrictive Covenant #9 for Lot 103 Estates at Watercross Phase 1A. There are two main reasons that I would like to construct the driveway on Cypress Point Circle at the far West corner of Lot 103.

The covenant reads, "Driveways on corner lots shall not be located any closer than sixty (60') from a corner of said property closest to the intersections as measured from the corner of the property where the said two street right-of-way intersect." When designing the foot print of the house and taking setbacks into consideration, the driveway was placed approximately 50' from the property line because I understood the 60' distance "from the corner" to mean "from the *street* corner" which would include an additional 15' utility servitude, therefore making the driveway actually 65 feet from the corner of where the "two street right-of-way intersect." In addition, the driveway in question was approved by the Estates at Watercross Architectural Review Committee on August 7, 2017. Furthermore, as per conversation with the developer, the placement of the driveway is not of concern.

Another reason the driveway was placed on Cypress Point Circle was safety. As a resident of St. Tammany Parish and a parent of two young children that frequently play in the driveway, I preferred the driveway on Cypress Point Circle as it is a street with a cul-de-sac and only 8 lots. The automobile traffic would be far less than that of Cypress Point Drive, which would include that of over 30 lots.

Lastly, I would like to acknowledge that much time and consideration have been invested in planning for construction of this particular home design in keeping with the overall aesthetic vision of the Estates at Watercross, including tree preservation.

I appreciate your time and attention in considering the waiver of Restrictive Covenant #9 for Lot 103 Estates at Watercross. Thank you in advance for any help you may be able to offer.

Warm Regards,

Melissa Bruno Thornhill  
Bruno Design Build

Enclosures (2)

## Estates at Watercross

### ARCHITECTURAL REVIEW COMMITTEE ("ARC")

70117 Highway 59, Suite G, Abita Springs, LA 70420, (Office) 985-893-3500, ext. 117  
js@mmsre.com or erin@johnschroder.com

DATE SUBMITTED 8/2/17 DATE APPROVED 8/7/17 LOT # 103

Custom/Spec Spec HAS THIS ELEVATION BEEN BUILT PREVIOUSLY? YES \_\_\_\_\_ NO ✓

HAVE YOU COMPLETED PRE-CONSTRUCTION LOT SURVEY FOR TREES? yes

FILL OUT FORM COMPLETELY & ACCURATELY

- ☒ House Plan Attached ☐ Pavestone/Stamped concrete plan attached  
☒ Plat & Drainage Plan Attached ☒ Color Palette Attached  
☐ Landscaping Plan Attached ☐

BUILDER: Bruno Design Build

FAX: n/a

HOMEOWNER: n/a

PHONE: 985-966-6956 (Melissa's phone)

ARCHITECT/DESIGNER: Allen Mowdy Designs PHONE: 985-276-0919

LANDSCAPE/ARCHITECT: Rain Dance - Lou Adams PHONE: 985-789-0986

SQUARE FOOTAGE: Living 2467 UB 3271 VALUE: \$484,000

PPSF: \$196/ft

☐ ATTACHED (previously submitted by CHECK NUMBER \_\_\_\_\_  
(Payable to Watercross Development, LLC) Bruno Const.)  
(\$3,000 FOR A MASTER DEPOSIT)

\$250.00.00 ARCHITECTURAL: ☒ ATTACHED  
(Payable to Deep South II)

CHECK NUMBER 1007

BUILDER SIGNATURE

Melissa B. Thomhill

## Estates at Watercross - COLOR PALETTE

(COLORS): Doors: front elevation: SW 6172 Hardware Soffit/fascia - Bone  
carriage style (looks like Nacre)  
Garage Door: painted SW 6154 Nacre Roof: Owens Corning Driftwood  
Walls: Stucco: SW 6154 Nacre Brick: painted brick lap siding - SW 6154 Nacre  
Hardie: groove

☒ APPROVED AS SUBMITTED ☐ APPROVED AS NOTED ☐ RESUBMIT ☐ OTHER

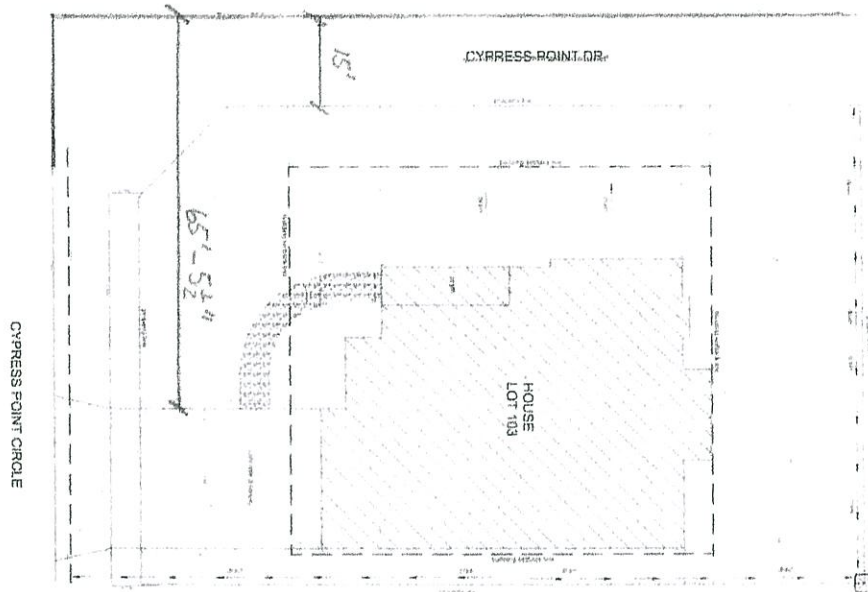
COMMENTS:

ARC SIGNATURE

John Schroder by E. Patterson



CYPRESS POINT DR.



PLOT PLAN

SCALE 1/8" = 1'

LOT 103  
THE ESTATES OF WATERCROSS, PH. 1A  
SECTION 47, T-7-S, R-11-E  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LA.

1,567 sq. ft. first floor living  
500 sq. ft. second floor living  
2,467 sq. ft. total living  
799 sq. ft. garage & porches  
3,271 sq. ft. total living



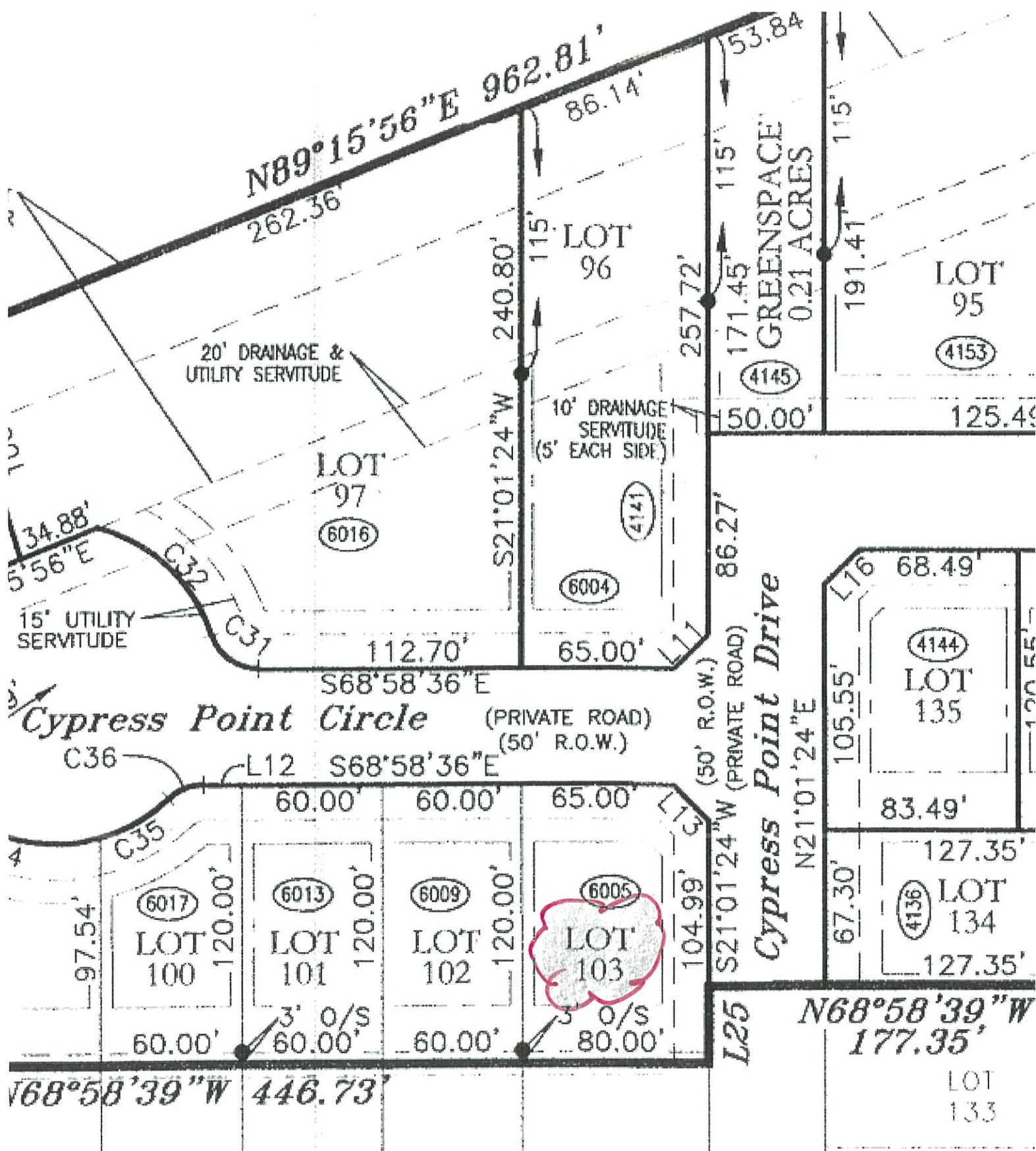
A RESIDENCE FOR  
BRUNO DESIGN BUILD LLC  
LOT 103  
THE ESTATES AT WATERCROSS  
ST. TAMMANY PARISH, LOUISIANA

DRAWING INDEX

1. 567 sq. ft. first floor living  
500 sq. ft. second floor living  
2,467 sq. ft. total living  
799 sq. ft. garage & porches  
3,271 sq. ft. total living

A-1.01





## Shelby R. Vorenkamp - Development

---

**From:** Shelby R. Vorenkamp - Development  
**Sent:** Wednesday, August 23, 2017 1:15 PM  
**To:** 'Melissa Thornhill'  
**Cc:** Sidney Fontenot; Erin Stair; Jay Watson; Ron Keller; Theodore C. Reynolds  
**Subject:** The Estates at Watercross, Phase 1A - Waiver

Ms. Thornhill,

The waiver request for The Estates at Watercross, Phase 1A 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 waiver 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](mailto:svorenkampdev@stpgov.org)  
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