

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 4, 2019
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **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 MAY 7, 2019 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. **2019-1373-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 8 acres
Petitioner: Tayler Miguez
Owner: August Joseph & Tonja D. Catanzaro
Location: Parcel located on the east side of Press Sharp Road, north of Otis Sharp Road,
 S51, T5S, R12E, Ward 2, District 6
Council District: 6

2. **2019-1410-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 1 acre
Petitioner: Grand Homes, LLC - Jay Ploue
Owner: Grand Homes, LLC - John Ploue
Location: Parcel located on the southwest corner of Brewster Road & Grand Oaks Blvd,
 being Parcel B-4, Madisonville, S17, T7S, R10E, Ward 1, District 1.
Council District: 1

3. **2019-1430-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District) & A-2 (Suburban District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Acres: 0.67 acres
Petitioner: Jones Fussell - Paul J. Mayronne
Owner: CM Combs Properties LLC - Chris Comb
Location: Parcel located on the north side of Dummyline Road, west of LA Highway
 21, Madisonville, S41, T7S, R10E, Ward 1, District 1.
Council District: 1

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- 4. 2019-1439-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & (MHO Manufactured Housing Overlay)
Acres: 2.5 acres
Petitioner: Mark David Bersuder
Owner: Mark David Bersuder
Location: Parcel located on the south side of West Powerline Road, west of LA Highway 41, being 37190 West Powerline Road, Pearl River, S10, T8S, R14E, Ward 8, District 9.
Council District: 9
- 5. 2019-1443-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 0.25 acres
Petitioner: Joseph & Melissa Spinosa
Owner: Joseph & Melissa Spinosa
Location: Parcel located on the south side of Bell Park Road, being lot 37, Bell Park Subdivision, S46, T9S, R13E, Ward 7, District 7.
Council District: 7
- 6. 2019-1446-ZC**
Text Change: An Ordinance amending the St. Tammany Parish Unified Development Code, Section 130-5- Definitions- to include additional language in the definition of a funeral home.
- 7. 2019-1447-ZC**
Existing Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Proposed Zoning: A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Acres: 1.63 acres
Petitioner: Judy Cannon
Owner: Judy Cannon
Location: Parcel located on the west side of LA Highway 41, south of LA Highway 21, being 81833 Highway 41, Bush, S42, T5S, R13E, Ward 5, District 6.
Council District: 6
- 8. 2019-1449-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Acres: 9.84 acres
Petitioner: Mark & Vieta Collins
Owner: Mark & Vieta Collins
Location: Parcel located on the north side of Million Dollar Road, east of Honeysuckle Estates Loop, Covington, S30, T5S, R11E, Ward 2, District 6.
Council District: 6
- 9. 2019-1450-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1.68 acres
Petitioner: Jordan Fernandez
Owner: Jordan Fernandez
Location: Parcel located on the north & south sides of Breen Road, east of Gottschalk Road, S18, T6S, R10E, Ward 1, District 3.
Council District: 3
- 10. 2019-1451-ZC**
Text Change: An Ordinance to Amend and Reenact the St. Tammany Parish Code of Ordinances, Chapter 22 Licenses, and Chapter 130 Unified Development Code, to provide definitions and regulations regarding short term rentals, to add short term rentals as a permitted use in certain commercial and mixed use zoning districts within unincorporated St. Tammany Parish, and to provide for penalties and fines for violations.

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11. 2019-1452-ZC

Existing Zoning: A-2 (Suburban District) & A-3 (Suburban District)
Proposed Zoning: A-2 (Suburban District), A-3 (Suburban District) & RO (Rural Overlay)
Acres: 10.45 acres
Petitioner: Jones Fussell, L.L.P. - Jeffery Schoen
Owner: Walter & June Davisson
Location: Parcel located on the southwest corner of Dove Park Road, west of LA Highway 59, Mandeville, S26, T7S, R11E, Ward 4, District 5.
Council District: 5

12. 2019-1453-ZC –Withdrawn

Existing Zoning: HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 8.67 acres
Petitioner: Gulf States Construction Services, INC. - Michael Saucier
Owner: N 59 Ventures - N 59 Ventures, LLC
Location: Parcel located on the north side of East Koop Drive, east of LA Highway 59, Mandeville, S19, T7S, R12E, Ward 4, District 5.
Council District: 5

13. 2019-1457-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1 acre
Petitioner: Walter Jenkins
Owner: Walter Jenkins
Location: Parcel located on the north and south sides of Breen Road, east of Gottschalk Road, being 10090 Breen Road, Covington, S18, T6S, R10E, Ward 1, District 3.
Council District: 3

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

1. PR17-12-002 - USE: Revised site and landscape plan for Retail Center

CORRIDOR: Highway 21 Planned Corridor Overlay
ZONING: HC-2 Highway Commercial District
USE SIZE: 48,000 sq. ft.
PETITIONER: JSB Hwy 21 Lots, LLC – John S. Bowers III
OWNER: JSB Hwy 21 Lots, LLC – John S. Bowers III
LOCATION: Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT