

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY AUGUST 11, 2020**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear a face mask or covering and will be required to submit to a temperature check before entering the Parish Council Chambers.**

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, August 11, 2020.

Public comments regarding items on this agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: 985-276-6398 (if busy, dial: 346-248-7799 or 669-900-6833) Meeting ID: 872 5876 2955# Participant ID: # Password: 8040541#. Please specify the case number you are calling in for.

**ROLL CALL**

**PUBLIC 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 AND PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE JULY 13, 2020 MEETING MINUTES**

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**

**ENTERING THE PARISH RIGHT-OF WAY**

Request to Enter the Parish Right-of-Way of South Street for the purpose of constructing a roadway and drainage improvements (Helenbirg Lots and Farms Subdivision).

Debtor: Berners Construction Co., Inc. - Mr. Edward Berner

Parish Council District Rep.: Hon. Rykert Toledano

General Location: The property is located south of Helenbirg Boulevard, west of 5th Avenue, Covington, Louisiana. Ward 3, District 5

**ENTERING THE PARISH RIGHT-OF WAY**

Request to Enter the Parish Right-of-Way of Oak Harbor Boulevard, Lakeshore Boulevard and East Howze Beach Road for the purpose of traffic improvements (Lakeshore Villages Subdivision).

Debtor: D.R. Horton, Inc. - Gulf Coast

Parish Council District Rep.: Hon. Jerry Binder and Hon. Jake Airey

General Location: The property is located west of LA Highway 433, east of Interstate 10, Slidell, Louisiana. Ward 9, District 12 & 13

**REVOCAION REVIEW****REV20-07-006**

The revocation of a portion of East West Road, located east of Westshore Dr., north of Pinnacle Pkwy, Colonial Pinnacle Nord Du Lac Subdivision, Covington, Louisiana, Ward 1, Council District 1.

Applicant: Watercross Development, LLC

Parish Council Representative: Hon. Marty Dean

**MINOR SUBDIVISION REVIEW****2020-1943-MSP**

A minor subdivision of 6.39 acres into Lots A, B & C

Owner & Representative: Mr. Barry G. & Ms. Julie Ann Vincent Matte

Surveyor: Southern Geomatics, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of Lowe Davis Road, west of Lenel Road, Covington, Ward 10, District 6

**2020-1975-MSP**

A minor subdivision of 15.79 acres into lots 1, 2, 3, 4 & 5

Owner & Representative: Darling Design Homes, Inc. - Mr. Buddy Coate

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of LA Highway 1077 and proposed Desaire Drive, south of Post Oak Drive, north of Galatas Road Madisonville, Ward 1, District 1

**2020-1979-MSP**

A minor subdivision of 20.68 acres into Parcel A, B-1 & B-2

Owner & Representative: Mr. Justin & Ms. Tara C. Motichek and Mr. Kyle & Ms. Shaylene Matthews

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of Adrienne Street, and along Memory Lane, Madisonville, Ward 1, District 1

**2020-1981-MSP**

A minor subdivision of 1.072 acres being Lot 11 into Lots 11-A & 11-B

Owner & Representative: Mr. Byron R. & Ms. Melissa K. Burkhardt and The Division of Administration, The Department of Culture and Tourism, and The Office of State Parks, State of Louisiana

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Michael Lorino, Jr.

General Location: The property is located on the north side of Burkhardt Lane, east of Fairview Riverside Drive, Madisonville, Ward 4, District 4

**RESUBDIVISION REVIEW****2020-1941-MRP**

Resubdivision of Lots 5A, 6A, 7A, 8A, 9A & 10A into Lots 5A1, 6A1, 7A1, 8A1, 9A1 & 10A1, Square 12, Birg Boulevard

Owner & Representative: Berners Construction Co., Inc. - Mr. Edward Berner

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Rykert Toledano

General Location: The properties are located along Payton Court, south of Helenbirg Boulevard, Covington, Louisiana. Ward 3, District 5

**2020-1963-MRP**

Resubdivision of Lots 1 - 12 into Lots 3A, 4A, 7A, 8A, 11A & 12A, Square 65, South Abita Springs

Owner & Representative: Habitat for Humanity, STW - Mr. Jeffery S. St. Romain

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The properties are located on the east side of 4th Street, on the west side of 5th Street, and on the north side of Washington Avenue, Covington, Louisiana. Ward 3, District 2

**2020-1982-MRP**

Resubdivision of Parcels 22A-1, 22A-2 & 22A-3 into Parcels 22B-1, 22B-2, 22B-3 & 22B-4, Handsome Meadow Farms

Owner & Representative: Mr. Woodruff L. & Ms. Carol V. Camus, Jr.

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The properties are located on the north and east sides of Camus Lane, west of Handsome Meadow Lane, Covington, Louisiana. Ward 2, District 3

**PETITIONS/WAIVER REQUESTS****PET-2020-001**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the east side of Partridge Street, south of Dove Park Road, being lot 16, Square 1, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

*Postponed at the Special Rescheduled April 14, 2020 meeting*

*Postponed at the July 13, 2020 meeting*

**PET-2020-002**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 38, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

*Postponed at the Special Rescheduled April 14, 2020 meeting*

*Postponed at the July 13, 2020 meeting*

**PET-2020-003**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 39, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

*Postponed at the Special Rescheduled April 14, 2020 meeting*

*Postponed at the July 13, 2020 meeting*

**DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****2020-1951-TP**

Lakeshore Villages, Phase 6

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

**2020-1952-TP**

Lakeshore Villages, Phase 11

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

**PRELIMINARY SUBDIVISION REVIEW****2020-1971-PP**

Terra Bella, Phase 1A-11

Developer/Owner: Terra Bella Group, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean and Hon. Martha Cazaubon

General Location: The property is located on the north side of LA Hwy 1085, west of Bricker Road, Covington, Louisiana. Ward 1, District 1 & 3

**2020-1972-PP**

Tchefuncte Club Estates, Phase 3

Developer/Owner: TCE Properties, LLC

Engineer/Surveyor: McLin Taylor, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located south of Pine Crest Drive, east of LA Highway 21, south of Interstate 12. Ward 1, District 1

**2020-1974-PP**

Lakeshore Villages, Phase 8

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

**FINAL SUBDIVISION REVIEW****2020-1970-FP**

River Club Estates, Phase 2-A

Developer/Owner: River Club Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located south of River Chase Drive & Brewster Road, west of and adjoining the Tchefuncte River; Covington, Louisiana. Ward 1, District 1

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS****AMENDMENT TO DEVELOPMENTAL AGREEMENT****OLD BUSINESS****2020-1777-FP**

Lakeshore Villages, Phase 5

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13

***Waiver request for Restrictive Covenant #9 "Driveways for all corner lots are to maintain a minimum distance of sixty (60') feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street right-of-way intersect." The proposed driveway is 59.35' from the intersection.***

**ENTER THE PARISH RIGHT-OF-WAY**

Request to Enter the Parish Right-of-Way on Ochsner Boulevard for the purpose of performing roadway improvements in conjunction with the construction of the Ochsner Medical Building and campus expansion.

Debtor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on Ochsner Boulevard, west of LA Highway 21, north of Interstate-12, Covington, Louisiana. Ward 1, District 1

*Change in Petitioner for Resolution No. 20-047*

**NEW BUSINESS**

**ADJOURNMENT**

DRAFT