

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, APRIL 12, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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. The livestream will begin at 6:00 PM on Tuesday, April 12, 2022.

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 MARCH 8, 2022 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

- 1- **Request to Enter the Parish Right-of-Way for Henry Clay Street (Town of Mandeville UNINCORPORATED) for the purpose of gaining access to the property.**
Debtor: Dilso Caetano Goncalves
Parish Council District Representative: Hon. Maureen O'Brien
General Location: The property is located at the west end of Henry Clay Street, west of Coffee Street, north of LA Highway 190 and south of Interstate 12, Mandeville, Louisiana. Ward 4, District 10.
- 2- **Request to Enter the Parish Right-of-Way for Delta Street and Eldora Avenue (Tammany Terrace Subdivision) for the purpose of gaining access to the property.**
Debtor: Tammany Terrace, LLC
Parish Council District Representative: Hon. David Fitzgerald
General Location: The property is located at the south of Walden Street, east of LA Highway 437, north of LA Highway 190 and north of Interstate 12, Covington, Louisiana. Ward 3, District 2.
- 3- **Request to Enter the Parish Right-of-Way for Fairview Drive (Woodland Park Subdivision) for the purpose of gaining access to the property.**
Debtor: Mr. Patrick DeLoach
Parish Council District Representative: Hon. Kirk Drumm
General Location: The property is located at the east end of Fairview Drive, north of LA Highway 190 and south of Interstate 12, Slidell, Louisiana. Ward 9, District 11.

MINOR SUBDIVISION REVIEW**4- 2022-2775-MSP**

A minor subdivision of 13.52 acres into Parcels A & B

Owners & Representatives: Casey Revere and Justin & Ashley Revere

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located on the north side of LA Highway 40, west of Anthony Road, Folsom, Louisiana. Ward 2, District 3

5- 2022-2781-MSP

A minor subdivision of 16.36 acres into Parcels A & B

Owners & Representatives: Kimberly H. Jarrell, Kevin Henderson, Keith Henderson

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located at the southeast end of Henderson Road, south of Gottschalk Road, Covington, Louisiana. Ward 1, District 3

6- 2022-2786-MSP

A minor subdivision of Lot B into lots B-1, B-2 & B-3

Owners & Representatives: Keith R. and Jane H. Campo

Parish Council District Representative: Hon. Thomas J. "T.J." Smith

General Location: The parcel is located on the south side of Robert Road, west of Katie & Val Lane, Pearl River, Louisiana. Ward 8, District 14

7- 2022-2791-MSP

A minor subdivision of Parcel EE into Parcels EE-1, EE-2, EE-3, EE-4

Owners & Representatives: Gillis E & Jamie Cure

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

General Location: The parcel is located on the south side of Brewster Road, east and west of Cure Lane, Madisonville, Louisiana. Ward 1, District 4

8- 2022-2796-MSP

A minor subdivision of 8.59 acres of land into Lots M-1 and M-2

Owners & Representatives: Walter Morton

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Amanda Drive, east of US Highway 25, Covington, Louisiana. Ward 3, District 2

RESUBDIVISION REVIEW**9- 2022-2770-MRP**

Resubdivision of lots 36-A, 37-A & 38-A into lots 36-A1 & 38-A1 Lakeshore Estates Marina Villa

Owner & Representative: Daniel J and Ann Sharon DeBlanc

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the east side of Marina Villa North, north of Marina Villa Blvd, Slidell, Louisiana. Ward 9, District 13

10- 2022-2773-MRP

Resubdivision of lot 16A1 into lots C1, C2 & 16A2 Money Hill Plantation

Owner & Representative: Money Hill Plantation, LLC – Mary Goodyear Dossett

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located at the southeast corner of LA Highway 21 & Money Hill Parkway, Abita Springs, Louisiana. Ward 5, District 6

11- 2022-2782-MRP

Resubdivision of lots 165 & 166 into lot 165-A Whippoorwill Grove on Money Hill Phase 3

Owner & Representative: Michael and Edna Brooks

Surveyor: Nobles & Associates, LLC.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of Turkey Ridge Road, east of Blue Heron Drive, Bush, Louisiana. Ward 5, District 6

12- 2022-2785-MRP

Resubdivision of lots 122A & 123A into lot 123A-1 Lakeshore Est. Phase 1A-1

Owner & Representative: Michael & Maureen Perkins

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the north side of Lakeshore Blvd, east of Lakeshore Blvd. South, Slidell, Louisiana. Ward 9, District 13

PETITIONS/REQUESTS**13- PET-2022-04-001**

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 north side of Edward Street, east of August Avenue, being lot 22, Square 44, West Addition to Morgan Subdivision, Slidell, Louisiana. Ward 9, District 14

Owner/Portioner/Representative: Lateisha Foster

Parish Council District Representative: Thomas J. Smith

TENTATIVE SUBDIVISION REVIEW**14- 2022-2753-TP**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

POSTPONED AT THE MARCH 8, 2022 MEETING

PRELIMINARY SUBDIVISION REVIEW**15- 2021-2568-PP**

Bonterra Subdivision, Phases 2 & 3

Developer/Owner: Lynn Levy Land Co., LLC

Engineer/Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Michael Smith

General Location: The property is located on the east & west sides of North Military Road/LA Highway 1090, north of Interstate 12, Slidell, Louisiana. Ward 8, District 9

POSTPONED FROM OCTOBER 12, 2021, NOVEMBER 9, 2021, DECEMBER 14, 2021, JANUARY 11, 2022, THE FEBRUARY 8, 2022 MEETING AND THE MARCH 8, 2022 MEETING

16- 2022-2798-PP

River Club, Phase 3

Developer/Owner: River Club Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located along Ox Bow Court, north of Delta Lane, south of Brewster Road, west of the Tchefuncte River, south of Interstate-12, Covington, Louisiana. Ward 1, District 1

FINAL SUBDIVISION REVIEW**17- 2022-2749-FP**

Lakeshore Villages, Phase 6A

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

POSTPONED AT THE MARCH 8, 2022 MEETING

18- 2022-2755-FP

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

POSTPONED AT THE MARCH 8, 2022 MEETING

19- 2022-2792-FP

Tribute at Tamanend, Phase 1

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

20- 2022-2794-FP

Southern Oaks, Phase 2

Developer/Owner: Yanin, LLC

Engineer: Kyle Associates, LLC

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

General Location: The property is located on the west of Trapagnier Road, south side of LA Highway 22, south of Interstate-12, Covington, Louisiana. Ward 1, District 4

21- 2022-2795-FP

Bonterra, Phase 1-A

Developer/Owner: Lynn Levy Land Co., LLC

Engineer/Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Michael Smith

General Location: The property is located on the east & west sides of North Military Road/LA Highway 1090, north of Interstate 12, Slidell, Louisiana. Ward 8, District 9

22- 2022-2797-FP

Guste Island Estates, Parcel I

Developer/Owner: McINT, Inc.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

OLD BUSINESS**23- 2021-2326-MSP**

A minor subdivision of Parcels A, B & C into Parcels A-1, B-1 & C-1

Owners & Representatives: Michael W. Wittich, Kathryn Gayle Wittich, Brian Yaniga, Alicia Graham Jordan

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the east side of LA Highway 25, north of Airport Road, south of Wylie Jenkins Road, Covington, Louisiana. Ward 3, District 2

24- 2021-2398-PP

Alexander Ridge, Phase 4

Developer/Owner: Savannahs Community, LLC

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: East of LA Highway 1081, South of Smith Road, Covington, Louisiana. Ward 3, District 2

Developer is requesting modifications to the Preliminary Plat approved at the June 8, 2021 meeting

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**25- Request to Enter the Parish Right of Way for Eddins Place for the purpose of installing utilities (Northwood Village Subdivision) (Resolution No. 21-009).**

Debtor: Mangano Properties, LLC

Parish Council District: Hon. Chris Canulette

General Location: The property is located north of Brownsitch Road, west of LA Highway 1091, within Northwood Village Subdivision, Slidell, Ward 8, District 8

Developer requesting an extension of time to submit the required documentation and to complete the work

26- 2020-2012-PP

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

Developer is requesting modifications to the Preliminary Plat approved at the September 8, 2020 meeting

27- Entering the Parish R.O.W.

Request to Enter the Parish Right of Way for Ozone Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features (Resolution No 19-105).

Debtor: SMS Holdings, LLC

Parish Council District: Hon. James Davis

General Location: The property is located on the north side of Joans Street, east of Soult Street, Mandeville, Louisiana. Ward 4, District 7

Developer's Engineer is requesting a waiver for "Fee in Lieu of Detention"

NEW BUSINESS**ADJOURNMENT**