

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 7, 2022
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
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, June 7, 2022.

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 3, 2022 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. **2022-2821-ZC**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located on the south side of LA Highway 1088, west of Soult Street, and east of Emerald Pines Court; Mandeville; S6S, T8S, R12E, Ward 4, District 5
Acres: 2.088 acres
Petitioner: Kenneth Moore
Owner: ST. TAMMANY PARISH FIRE PROTECTION DISTRICT #4 – Kenneth Moore
Council District: 5
2. **2022-2822-ZC**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-1A (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located on the north side of West Orleans Street, west of Lake Road, being lots 7 and 8, Square 17, Lacombe Park Subdivision; Lacombe; S40, T8S, R12E, Ward 7 District 7
Acres: .34 acres
Petitioner: Nikki Hutchinson
Owner: Nikki Hutchinson
Council District: 7
3. **2022-2833-ZC**
Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: A-3 (Suburban District)
Location: Parcel located north of Jessikat Lane, west of Coconut Palm Drive, and south of Interstate 12; Madisonville; S10, T7S, R10E, Ward 1 District 1
Acres: 19.152 acres
Petitioner: Andrew Cahanin
Owner: Lagrange Legacy, LLC
Council District: 1

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4. 2022-2835-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located on the north side of Harrison Avenue, east of Primrose Drive, and west of Flowers Drive, Covington; S2, T7S, R11E, Ward 3, District 2

Acres: .757 acres
Petitioner: Jeffrey Schoen
Owner: St. Tammany Humane Society
Council District: 2

5. 2022-2836-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District) and RO Rural Overlay
Location: Parcel located on the south side of US Highway 190, east of Bremerman Road, and west of Johns Road; Lacombe; S48, T8S, R12E, Ward 4, District 7

Acres: 2.34 acres
Petitioner: Quality Properties, LLC- Bruce Wainer
Owner: Bruce Wainer
Council District: 7

6. 2022-2837-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: NC-1 (Professional Office District)
Location: Parcel located on the north west corner of Azalea Drive and US Highway 190, Mandeville; S37, T7S, R11E, Ward 4, District 4

Acres: .32 acres
Petitioner: Rodrigue & Rodrigue – Rod Rodrigue
Owner: Julies Helfritsh
Council District: 4

7. 2022-2838-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located on the south side of Heintz Street, west of Poitevent Street, Abita Springs; S1, T7S, R11E, Ward 10, District 2

Acres: .32 acres
Petitioner: Keith and Antoinette Hanson
Owner: Keith and Antoinette Hanson
Council District: 2

8. 2022-2840-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of LA Highway 1088, east of Viola Street, west of Elm Street, Mandeville; S6, T8S, R12E; Ward 4, District 5

Acres: 7.380 acres
Petitioner: Sean Jeanfreau
Owner: Carlos A Millan
Council District: 5

9. 2022-2855-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the north side of Wardline Road, east of Million Dollar Road; Covington; S31, T5S, R11E, Ward 2, District 2

Acres: 6.592 acres
Petitioner: Michael Dugas & John Dublin
Owner: The Lionel Ingram Family Trust, Michael Dugas, Provisional Trustee & John Dublin
Council District: 2

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

1. **2022-2871-PR** – USE: St Tammany Bone and Joint Clinic: Addition to Existing Building
CORRIDOR: Highway 21 Planned Corridor
ZONING: HC-2 (Highway Commercial District)
USE SIZE: 6,391 sq. ft
PETITIONER: Roch B. Hontas
OWNER: Satnoh, LLC
LOCATION: Parcel located on the north side of Louisiana Highway 21, being 71211 Louisiana Highway
21; S46, T7S, R11E; Ward 1, District 1

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT