

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, SEPTEMBER 5, 2023**  
**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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, September 5, 2023

**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 AUGUST 1, 2023 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. 2023-3330-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-5 (Two-Family Residential District)  
Location: Parcel located on the east side of Fussell Road, east of Fitzgerald Church Road, Covington; S28, T5S, R11E; Ward 2, District 6  
Acres: 1.64 acres  
Petitioner: Robert A LaCroix  
Owner: Judith LaCroix  
Council District: 6

**POSTPONED FROM THE JUNE 6, 2023 AND JULY 5, 2023 MEETINGS**

**2. 2023-3398-ZC**

Existing Zoning: A-4A (Single-Family Residential District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the northeast corner of Coast Boulevard and Bosworth Avenue, being lots 22, 23, 24, 25, 26, 27, 28, Square 6, Central Park Subdivision Section A, Slidell S23, T9S, R14E; Ward 8, District 12  
Acres: 28,125 sqft  
Petitioner: Air Comfort Products, Inc. - Wilfred Lewis  
Owner: Wilfred Lewis  
Council District: 12

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3. **2023-3456-ZC**  
Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Location: Parcel located on the south side of F Dutruch Road, west of Highway 40, being 21154 F Dutruch Road, Bush; S13, T5S, R11E; Ward 2, District 6  
Acres: 3.025 acres  
Petitioner: Ralph Dutruch  
Owner: Ralph & Lincoln Dutruch  
Council District: 6
4. **2023-3462-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the west side of Mill Street, Abita Springs; S36, T6S, R11E; Ward 3, District 2  
Acres: 1.135 acres  
Petitioner: Steven Copeland  
Owner: Steven Copeland  
Council District: 2
5. **2023-3466-ZC**  
Existing Zoning: A-1 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)  
Proposed Zoning: A-1A (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the south side of Eliza Lee Cemetery Road, east of Neal Cemetery Road, Folsom; S5, T5S, R10E; Ward 3, District 2  
Acres: 6.51 acres  
Petitioner: Penny Ernst  
Owner: Carl Baham  
Council District: 2
6. **2023-3467-ZC**  
Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Location: Parcel located on the west side of Hill Road, south of Hay Hollow Road, Folsom; S33, T4S, R10E; Ward 2, District 3  
Acres: 4 acres  
Petitioner: Mary Ann Perry  
Owner: Mary Ann Perry  
Council District: 3
7. **2023-3471-ZC**  
Text change: AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES SECTIONS 130-918, 130-945, 130-969 TO REMOVE THE TERM APARTMENTS FROM THE DEFINITION OF LODGING AS SET FORTH IN THOSE ORDINANCES

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

1. **2023-3440-PR** – USE: Dentist Office  
CORRIDOR: Highway 21 Planned Corridor  
ZONING: NC-4 (Neighborhood Institutional District)  
USE SIZE: 6,900 sqft + 3,000 sqft  
PETITIONER: Paul J. Mayronne  
OWNER: Olivier Brasuell Properties, LLC – Brian Olivier & Todd Brasuell  
LOCATION: Parcel located on the west side of LA Highway 21, south of Keys Road, north of Pinecrest Drive, Covington.

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**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**