

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – WEDNESDAY, NOVEMBER 1, 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 Wednesday, November 1, 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 OCTOBER 10, 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. 2023-3471-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

**POSTPONED FROM THE SEPTEMBER 5, 2023 MEETING, OCTOBER 10, 2023 MEETING**

**2. 2023-3513-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the west side of Louisiana Highway 1077, south of Interstate 12, Covington; S11, T7S, R10E; Ward 1, District 1  
Acres: 12.70 acres  
Petitioner: Jeffrey Schoen  
Owner: Succession of Jewel Chatellier Gennaro - Anthony Gennaro Jr. & Lisa Gennaro  
Council District: 1

**POSTPONED FROM THE OCTOBER 10, 2023 MEETING**

**3. 2023-3514-ZC**

Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: HC-2 (Highway Commercial District) and EO (Entertainment Overlay)  
Location: Parcel located on the southeast side of Pontchartrain Drive, north of Northshore Circle, Slidell; S32, T9S, R14E; Ward 9, District 13  
Acres: 1.903 acres  
Petitioner: Romain Stitelet & Maksim Volovikov  
Owner: Stocks Finder, LLC - Maksim Volovikov  
Council District: 13

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- 4. 2023-3515-ZC**  
Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the west side of Howze Beach Boulevard, being Lots 5 & 6, Square 2, Homeland Heights Subdivision, Slidell S44, T9S, R14E; Ward 9, District 12  
Acres: .14 acres  
Petitioner: Maggie McBride  
Owner: Alba Paguada  
Council District: 12
- 5. 2023-3532-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the north side of Rouville Road, east of South Oaklawn Drive being Lots 14C and 14D, Rouville Subdivision, Lacombe S39, T8S, R13E; Ward 7, District 7  
Acres: 2.52 acres  
Petitioner: Bayou Lacombe Investments, Inc. - Al Hamauei  
Owner: Bayou Lacombe Investments, Inc. and Daniel & Melanie Hamauei  
Council District: 7
- 6. 2023-3541-ZC**  
Existing Zoning: A-3 (Suburban District) and NC-4 (Neighborhood Institutional District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the west side of LA Highway 1077, south of Moticheck Road, Madisonville S38, T7S, R10E; Ward 1, District 4  
Acres: 3.235 acres  
Petitioner: Linda and Keith Young  
Owner: Linda and Keith Young  
Council District: 4
- 7. 2023-3543-ZC**  
Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1 (Suburban District) and RO (Rural Overlay)  
Location: Parcel located on the west side of Pine Cone Road, being Lot 78, Oak Knoll Estates Subdivision, Abita Springs S30, T6S, R13E; Ward 6, District 6  
Acres: 8.05 acres  
Petitioner: Devon Maitozo  
Owner: Khris and Ressa Noah, Kalyn and Devon Maitozo  
Council District: 6
- 8. 2023-3544-ZC**  
Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the east side of Tantela Ranch Road, north of Jones Road, being a portion of Lot 13-B, River Bend Estates Subdivision, Covington S38, T6S, R10E; Ward 1, District 3  
Acres: 1 acre  
Petitioner: Mary Ann Lewis Miller  
Owner: Mary Ann Lewis and Frank Norman Miller  
Council District: 3

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**9. 2023-3546-ZC**

Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the east side of Violet Street, south of Success Street, being Lots 19, 21 and 23, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2  
Acres: .172 acres  
Petitioner: Dragonfly Enterprises, Inc. - Jamie Lindsay  
Owner: Reina Perez de Cohen and Norvic Avile  
Council District: 2

**10. 2023-3547-ZC**

Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the east side of Violet Street, south of Success Street, being Lots 41, 43, 45, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2  
Acres: .172 acres  
Petitioner: Dragonfly Enterprises, Inc. - Jamie Lindsay  
Owner: Reina Perez de Cohen and Norvic Avile  
Council District: 2

**11. 2023-3550-ZC**

Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the east side of Violet Street, being Lot 7-A, Square 14, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2  
Acres: .11 acres  
Petitioner: Porscha Montana  
Owner: Dewan Reed and Porscha Montana  
Council District: 2

**12. 2023-3562-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the north side of Dubuission Road, being Lot 58-A, Slidell Oak Ridge Subdivision, Slidell S38, T9S, R14E; Ward 9, District 12  
Acres: .20 acres  
Petitioner: James D. Maddox  
Owner: Evangelina J. Ussin  
Council District: 12

**13. 2023-3564-ZC**

Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the northeast side of Chinchas Creek Road, being Lots 23 and 24, Square D, Abney Country Air Subdivision, Slidell S37, T9S, R15E; Ward 8, District 13  
Acres: .27 acres  
Petitioner: Michael Deckelman  
Owner: Michael Deckelman  
Council District: 13

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**14. 2023-3566-ZC**

Existing Zoning: NC-5 (Retail and Service District)  
Proposed Zoning: HC-1 (Highway Commercial District) and EO (Entertainment Overlay)  
Location: Parcel located at the intersection of LA Highway 1077 and LA Highway 21, north of Rodney Road, Madisonville S38, T7S, R10E; Ward 1, District 4  
Acres: .82 acres  
Petitioner: Michael Rase Jr.  
Owner: Four Corners Triangle Investments, LLC - Michael Rase Jr.  
Council District: 4

**15. 2023-3569-ZC**

Existing Zoning: NC-5 (Retail and Service District)  
Proposed Zoning: NC-5 (Retail and Service District) and EO (Entertainment Overlay)  
Location: Parcel located on the east side of LA Highway 1090, north of Cross Gates Boulevard, Slidell S38, T9S, R15E; Ward 8, District 9  
Acres: 1.15 acres  
Petitioner: D.C.R., LLC - Chris Clark  
Owner: D.C.R., LLC - Donald Mattern  
Council District: 9

**16. 2023-3574-ZC**

Existing Zoning: NC-4 (Neighborhood Institutional District)  
Proposed Zoning: CBF-1 (Community Based Facilities District)  
Location: Parcel located on the southwest corner of Louisiana Highway 21 and Keys Road, Covington S41, T7S, R10E; Ward 1, District 1  
Acres: 3.33 acres  
Petitioner: Jeffrey Schoen  
Owner: 21 Keys Southwest, LLC.  
Council District: 1

**17. 2023-3580-ZC**

Existing Zoning: A-1 (Suburban District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay)  
Proposed Zoning: A-2 (Suburban District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the south side of Galloway Road, west of LA Highway 40, Covington S20, T5S, R11E; Ward 2, District 6  
Acres: 2.25 acres  
Petitioner: Ashley and Scott O'Flynn  
Owner: Ashley and Scott O'Flynn  
Council District: 6

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

**18. 2023-3583-PR – USE: Family Entertainment Center**

**CORRIDOR:** Highway 21 Planned Corridor  
**ZONING:** NC-4 (Neighborhood Institutional District)  
**USE SIZE:** 2-story, +/-18,500 sqft  
**PETITIONER:** Jeffrey D. Schoen  
**OWNER:** 21 Keys Southwest, LLC  
**LOCATION:** Parcel located on the west side of LA Highway 21, south of Keys Road, north of Pinecrest Drive, Covington.

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**19. 2023-3584-PR – USE: Monument Sign for Ochsner/MD Anderson Cancer Facility**

CORRIDOR: Highway 21 Planned Corridor

ZONING: MD-3 (Medical Facility District)

USE SIZE: 75 sqft Monument Sign

PETITIONER: Timothy Riddell, MD

OWNER: Ochsner Health Systems – Michael Hulefeld (President & COO)

LOCATION: Parcel located on the southwest corner of Ochsner Boulevard and Louisiana Highway 21, Covington.

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**