

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM - TUESDAY, SEPTEMBER 9, 2025
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, September 9, 2025.

ROLL CALL

APPOINT ALTERNATES (IF APPLICABLE)

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals – Fees apply**
- **Speaker Cards**
- **Public Speaking – Five (5) minutes each side and three (3) minutes for additional comments**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AUGUST 12, 2025 MINUTES

POSTPONING OF CASES

ZONING CHANGE

1- 2025-4314-ZC

Zoning: CBF-1 Community Business Facilities TO S-2 Suburban Residential District
Location: Parcel located on the west side of Pontchartrain Drive, of North Shore Drive and east of Lakeview Drive being 4973 Pontchartrain Drive, Slidell; 31S, T9S, R14E
Ward 9, District 12
Size: 6,069 square feet
PETITIONER – John Bartet III
OWNER – John Bartet III

REVOCATION

2- REV25-09-004

The revocation of an unopened portion of Partridge Street, located south of Sparrow Street, between Square 5 and Square 6 in the Dove Park Subdivision (as delineated on Map 16A), Ward 4, District 5.

Applicant: Brad Raziano

Parish Council District Representative: Hon. Pat Phillips

MINOR SUBDIVISION

3- 2025-4337-MSP

Minor Subdivision of Parcels 2, 3 & 5 into Parcels 2-A, 2-B, 3-A, 5-A & 5-B

Owner: The Succession of Frederick J. Sigur

Representative: Jones Fussell, LLP – Paul J. Mayronne

Surveyor: R.W. Krebs Professional Land Surveying, LLC.

Parish Council District Representative: Hon. Jeff Corbin

General Location: The property is located on the south side of LA Highway 433 and on the west side of US Highway 90, Slidell, Louisiana; S37, T10S, R15E; Ward 8, District 13

4- 2025-4338-MSP

Minor Subdivision of Parcel A-1 and C-1 into Parcel A-1A and C-1A

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

Surveyor: Land Surveying, LLC.

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located on the east side of LA Highway 25, north and west of Airport Road, Covington, Louisiana; S20, T6S, R11E; Ward 3, District 2

5- 2025-4347-MSP

Minor Subdivision of Lot A into Lots A-1 & A-2

Owners & Representative: Aaron J Shipman and Josephine Picault

Surveyor: BELLCO Surveying, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located on the east side of Joseph Road, south of LA Highway 36, Covington, Louisiana; S35, T6S, R11E; Ward 3, District 2

6- 2025-4350-MSP

Minor Subdivision of Parcels 7A1-AB1-2D, 7A1-AB1-1 & 7A1-AD1-2 into Parcels 7A1-AB1-2D1 & 7A1-AD1-2A

Owners: All State Financial Company, Snow White Equities, LLC & MVA Holdings, LLC

Representative: Jones Fussell, LLP – Jeffrey D. Shoen

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located on the north side of W. Ochsner Blvd and on the west side of Ochsner Blvd, Covington, Louisiana; S12, T7S, R10E; Ward 1, District 1

7- 2025-4353-MSP

Minor Subdivision of 13.89 acres into Parcels A & B

Owners: Succession of Brenda C. Reeves and Kristen M. Reeves

Representative: Jeffrey D. Shoen

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located on the south side of Hosmer Mill Rd. and on the west sides of Reeves Dr. & Rosealie Ln., Covington, Louisiana; S44, T6S, R11E; Ward 3, District 2

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8- 2025-4356-MSP

Minor Subdivision of Parcel B, Lot 1, Lot 2, 0.48 acre & 1.63 acres into Parcels B1 & B2

Owners & Representative: Live Oak Baptist Church – Kenneth E. Dutruch

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the west side of LA Highway 1077 and on the south and east sides of Hereford Road, Folsom, Louisiana; S31, T5S, R10E; Ward 1, District 3

RESUBDIVISION

9- 2025-4334-MRP

Resubdivision of Parcel 4A4C & 4.92 acres into parcels 4A4C1 & 4A4C2 The Plantation Subdivision

Owner: Robert J. Rathe, Jr. & Jennifer Ulmer Rathe

Representative: Jones Fussell, LLP – Paul J. Mayronne

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: Parcel located at the end of Shenandoah Lane, Covington, Louisiana., Ward 5, District 6

10- 2025-4342-MRP

Resubdivision of 1.43 acres and Lot 5 into Lot 5-A and Lot 5-B, Pinehurst Farm Lots Subdivision

Owner & Representative: Norman R. Coscino & Janet P. Coscino

Surveyor: RJ Fuselier & Associates, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: Parcel located on the south side of LA Highway 36, west of Otis Drive, Lacombe, Louisiana, Ward 6, District 11

11- 2025-4358-MRP

Resubdivision of Parcels 9-A & 9-B into Parcels 9-A1 & 9-B1 Handsome Meadow Farms Subdivision

Owner & Representative: Greg Guidry & Catherine Thompson Guidry

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: Parcel located at the end of Handsome Meadow Lane, Covington, Louisiana, Ward 2, District 3

CONCEPTUAL PLAN APPROVAL

12- 2025-4343-TP

Willow Grove Subdivision

Developer/Owner: Dantin Bruce Development, LLC

Engineer/Surveyor: Kyle Associates, LLC

Parish Council District Representative: Hon. Richard "Rick" Smith

General Location: The property is located on the north side of West Ochsner Boulevard, west of Ochsner Boulevard, Covington, Louisiana. Ward 1, District 1

FINAL PLAT & CONSTRUCTION PLANS APPROVAL:

13- 2025-4344-PP

Terra Bella Subdivision, Phase 1A-15

Developer/Owner: Terra Bella Group, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Richard "Rick" Smith

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

OLD BUSINESS

14- Request to Enter the Parish Right-of-Way for 6th Street (Tammany Hills Subdivision)

Developer/Owner: All State Financial Company

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located south of Harrison Avenue, north of Madison Street, Covington, Louisiana. Ward 3, District 2

Developer is requesting an extension of 2 years to start construction and complete the work

15- Request to Enter the Parish Right-of-Way for Atkins Street, Warren Street and Eldora Avenue

Debtor: Tammany Terrace, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located south of Walden Street, north of Tammany Avenue, east of LA Highway 437, Covington, Louisiana. Ward 3, District 2.

Developer is requesting an extension of 2 years to start construction and complete the work

ADJOURNMENT