

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM – TUESDAY SEPTEMBER 8, 2026
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 8, 2026.

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 JULY 14, 2026 MINUTES

APPROVAL OF THE AUGUST 11, 2026 MINUTES

POSTPONING OF CASES

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE REQUIRING REVIEW & RECOMMENDATION BY THE PLANNING & ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1- Zoning Case No. ZC82-03-023B

Major Amendment to the Oak Harbor Planned Unit Development

Parcel located on the south side of Oak Harbor Boulevard, east of Pontchartrain Drive, Slidell Ward 9 District 12

S44, T9S, R14E

Size: 45.34 acres

Petitioner: Angela EyRich

Owner: Adair Holdings, LLC and The Roman Catholic Church of the Archdiocese

POSTPONED AT THE JULY 14, 2026 & AUGUST 11, 2026 PLANNING & ZONING COMMISSION MEETINGS

2- Amendments to the Code of Ordinances, Part II: Unified Development Code:

- a. Amend Chapter 100 – Administration, Sec. 100-2.5 Board of Adjustment to add training requirements
- b. Amend Chapter 200 – Procedures, Section 200-3.3 Zoning Map Changes to codify the procedure for Parish Council action on zoning map change applications
- c. Amend Chapter 100 – Administration, Section 100-5 Definitions and Chapter 300 – Buildings and Construction, Section 300-5 Inspections to add requirements for Construction Test Meters for non-residential projects.
- d. Amend Chapter 400 – Zoning, Section 400-8(RR) – Use Standards for Swimming Pools to clarify setbacks for pool equipment
- e. Amend Chapter 100 – Administration and Chapter 400 – Zoning, including Section 400-3 Commercial Zoning Districts, Section 400-4 Specialized Zoning Districts, Section 400-5 Industrial Districts, 400-7 Overlay Districts, and Section 400-8 Use Standards to add “Outdoor Shooting Range” as a conditional use and include minimum standards

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- f. Amend Chapter 400 – Zoning, Section 400-8(AA) – Use Standards for Mobile Food Trucks to incorporate revised standards
- g. Amend Chapter 500 – Nonconformities, Section 500-2 Types of Nonconformities to clarify abandonment terms for manufactured homes
- h. Amend Chapter 600 – General Development Standards, Section 600-6.2 Accessory Use Standards to increase the size of a boat house allowable on a state-designated scenic river
- i. Amend Chapter 900 – Infrastructure, Section 900-6.5 Placement of Fill to add language which regulates the placement of fill in major subdivisions

ENTERING THE PARISH RIGHT-OF-WAY, SERVITUDES, SERVITUDES, EASEMENT & TAMMANY TRACE

3- Request to Enter the Parish Right-of-Way for W. Ochsner Boulevard & S. Ochsner Boulevard (Charter High School)

Developer/Owner: All State Financial Company

Engineer/Surveyor: Novus Reb Engineering, LLC

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

General Location: The property is located west & south of Ochsner Boulevard, north of Interstate 12, Covington, Louisiana. Ward 1, District 1

MINOR SUBDIVISION

4- 2026-4772-MSP

Minor Subdivision of 9.984 acres into Parcels A & B

Owner & Representative: Matthew Edmundson and Benjamin Edmundson

Surveyor: John G Cummings & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of LA Highway 40 and on Edmundson Lane, Folsom, Louisiana; S17, T5S, R10E, Ward 2, District 3

5- 2026-4793-MSP

Minor Subdivision of Parcel B1 into Parcels B1A & B1B

Owner & Representative: Claude Mauberret, Catherine Mauberret & Lee Mauberret

Surveyor: KLS Group Inc.

Parish Council District Representative: Hon. Joe Impastato

General Location: The property is located on the east side of Fish Hatchery Road, south of Oak Cove, Lacombe, Louisiana; S38, T8S, R12E, Ward 7, District 7

RESUBDIVISION

6- 2026-4790-MRP

Resubdivision of lots 19-A & 18-A into lots 19-A1, 18-A1 & 18-A2, Thelma Estates

Owner & Representative: Curtis J. Ledet Jr. & Melissa Marie Ledet

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the south side of Barbara Avenue, Covington, Louisiana; S23, T7S, R11E, Ward 4, District 11

CONCEPT PLAN APPROVAL

7- 2025-4205-TP

Bedico Creek Subdivision, Parcel 1

Developer/Owner: Bedico Creek Preserve, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Kathy Seiden

General Location: The property is located on the northwest side of LA Highway 1085, south of Interstate 12, Madisonville, Louisiana. Ward 1, District 4

Owner: Adair Holdings, LLC and The Roman Catholic Church of the Archdiocese

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8- 2026-4729-TP

The Breezes at Oak Harbor Subdivision

Developer/Owner: J. Breaux Enterprises, LLC

Engineer/Surveyor: LCR & Company, LLC

Parish Council District Representative: Hon. Jerry Binder

General Location: The property is located southwest of Oak Harbor Boulevard, east of Pontchartrain Drive, Slidell. Ward 9, District 12

POSTPONED AT THE JULY 14, 2026 & AUGUST 11, 2026 PLANNING & ZONING COMMISSION MEETINGS

9- 2026-4786-TP

Lofton Estates Subdivision

Developer/Owner: Oak Island Corporation

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

Parish Council District Representative: Hon. David Cogle

General Location: The property is located on the east side of Military Road, north of Crawford Landing Road, Slidell. Ward 8, District 9

FINAL SUBDIVISION PLAT & CONSTRUCTION PLAN APPROVAL

10- 2026-4757-PP

Clark Branch Estates, Phase 1

Developer/Owner: S & P Land Company, LLC

Engineer/Surveyor: Kyle Associates, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located east of LA Highway 450 (McDougal Road), north of LA Highway 25, Folsom, Louisiana, Ward 2, District 3

POSTPONED AT THE AUGUST 11, 2026 PLANNING & ZONING COMMISSION MEETING

11- 2026-4787-PP

Pelican Grove Subdivision

Developer/Owner: St. Tammany Management Group-CDL, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Joseph Impastato

General Location: The property is located on the north side of US Highway 190 and on the west side of Pugh Road, Lacombe. Ward 4, District 7

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT