



15485 CLUB DELUXE ROAD
HAMMOND, LA 70403
OFFICE: (985) 340-9028
FAX: (985) 340-9029
PLANNING@TANGIPAHOA.ORG

Minutes of July 11, 2023 Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on July 11, 2023, at 5:30 p.m. at the Tangipahoa Parish Planning Department located at 15485 West Club Deluxe Road, Hammond, LA.

Public Comment from Public Hearing:

- **Rivers Edge Amendment (phase lines)** - owner - Cobalt Construction, Sec. 12, T6S, R6E located off Hwy 1064, Tickfaw.. Approx. 71.67 acres. Received final approval 7/12/2022. Amendment to existing approved final plat to add a phase line, creating two phases. Assessment # 6297951 & 6297943. District #4 (Case# 2021-151)

1. **Call to Order**- Meeting was called to order by Chairwoman Tracie Howes.
2. **Invocation & Pledge of Allegiance** - Invocation - Commissioner Tracie Howes.
Pledge - All commissioners recited the pledge in unison.
3. **Roll Call** - **Members present** were, Charlie Bollinger, Christina Bougere, Jack Gautreaux, Tracie Howes, Julis Scott, Aaron Walker, and Adrien Wells .
Members absent were Chad Conerly and Wade Smith.
4. **Adoption of Minutes** - Commissioner Gautreaux made a motion to approve the minutes from the June 6, 2023 meeting, seconded by Commissioner Wells. *Roll call was taken with 7 yeas, Bollingert, Bougere, Gautreaux, Howes, Scott, Walker, and Wells and 0 nays. Motion passed.*
5. **Public Comment** – *No one asked to speak.*

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6. Variance Request:

- **Zuleima Hernandez Meza** - A variance request to Section 36-90 Minor Subdivision Standards (a) (4) (a) Mini Partitions fronting on a public road shall have 125' road frontage, to allow for the creation of 2 lots having 93.06' road frontage which is less than the required 125' on Assessment# 6553912 at 13105 & 13117 Finch Lane Independence. District # 3 (Case#2023-214) Mrs. Meza stated they purchased the property with Veronico Zapata, Juan Esparza, and Victor Madrigal on June 28, 2021 with the intention to place 2 mobile homes on the property. They do not have the money to buy each other out. They are requesting recommendation to go to council for a variance on the required 125' road frontage for a mini partition due to the 1 mobile home per parcel ordinance change. **Commissioner Bollinger made a motion to approve the recommendation to go to council, seconded by Commissioner Gautreaux.** Roll call was taken with 7 yeas, Bollinger, Bougere, Gautreaux, Howes, Scott, Walker, and Wells and 0 nays. **Motion passed.**

7. Commercial Development - None

8. Preliminary - None

9. Final - None

10. Other Business:

- **Rivers Edge Amendment (phase lines)** - Derek Quebedeaux with Barrilleaux and Associates spoke. He stated River's Edge received PC final approval on August 3, 2021, the developer is wanting to add a phase line to create 2 phases nothing else is changing. **Commissioner Scott made a motion to approve the amendment to the final plat, seconded by Commissioner Bollinger.** Roll call was taken with 7 yeas, Bollinger, Bougere, Gautreaux, Howes, Scott, Walker and Wells and 0 nays. **Motion passed.**

11. Planning Department Update:

- Mrs. Katy Ernest stated the Master Plan consultants had a great turn out in the last public meeting. We have received 575 surveys back, we would like to reach 600. Katy encouraged the commissioners to push the survey to all their family and friends. She stated the consultants are hoping to have draft copies to pass out mid August.

12. Commissioner's Privileges - None

13. Adjourn - Meeting was adjourned at 6pm by Commissioner Scott and seconded by Commissioner Wells.

Tracie Howes - Chairwoman / Kim Morse - Secretary

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