



## **Minutes of January 14, 2020 Tangipahoa Parish Planning Commission**

A meeting of the Tangipahoa Parish Planning Commission was held on January 14, 2020, at 5:30 p.m. at the Tangipahoa Parish Planning Department located at 15485 West Club Deluxe Road, Hammond, LA.

Mr. Kennedy led the invocation and Mr. Williams the pledge.

Chairman, Jack Gautreaux called the meeting to order. Roll call was taken and members present were Charlie Bollinger, Julius Scott, Adrien Wells, Kenny Williams, Jack Gautreaux, Lane Daniels, and Graham Kennedy. Members absent were Aron Walker, Anthony Musacchia.

Mr. Scott motioned to approve December's meeting minutes with a correction, and Mr. Daniel seconded. Roll call was taken; 7 yeas and 0 nays.

Mr. Williams made a motion to move agenda item 8b up to 8a. Mr. Scott seconded that motion. Mr. Gautreaux went over rules of speaking.

### **Public Comment from Public Hearing:**

Beverly Woods of Renee Drive in Council District #10 spoke on agenda item #10, the Boat, Campers, and RV Storage of the Northshore. Ms. Woods stated that Hoffman road is very narrow and is not wide enough even for buses. Can not see how RV's are going to be able to turn in.

Harold Zimmerman of Renee Drive in Council District #10 also spoke on agenda item #10. Mr. Zimmerman stated that the road is too narrow and too busy. Mr. Zimmerman was not against the development, but simply requested that if the development is approved, that there be speed bumps installed.

Rainell Hernandez of Renee Drive in District #10 also spoke on agenda item #10. Ms. Hernandez stated that the road is narrow, and dangerous during serious weather conditions. There are speeding issues and unsafe driving conditions as well. She also stated that she is concerned that if the facility is going to operate twenty-four hours a day that the lights being on will impede on private properties.

Kim Coates of Wadesboro Road and Councilwoman of District #10 spoke on agenda #10 as well. Ms. Coates stated that she was present tonight to make sure residences are protected from the development. She asked the size of units, if there is a size requirement or limitations that the development must meet. Mr. Wesley Dana, an engineer with the Parish stated that the road does meet specifications and ROW is 35ft of hard surface. Ms. Coates requested that there be fencing around the development to protect residence. Kiley Bates of the Drainage District #1 stated that the residential side is already boarded and fenced in.

### **Preliminary**

#### **Waterside Village:**

Clay Berrilleaux presented the development. Clay mentioned that this is an existing rental property and the developer is wanting to add on TRACT A-2 of 3.406 acres which will

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tie into existing sewer and water. This will be a small development and meets all the requirements by the Planning Department. Mr. Daniel motioned to accept the development as drawn, Mr. Kennedy seconded. Motion was passed with 7 yeas and 0 nays.

**Arlington Heights:**

Billy Taylor with McClint Taylor spoke on this development. There are 40 acres proposing 88 residential lots. The development meets all the requirements by the Planning Department. The development will tie into Sewer District's lift station. Mr. Daniels motioned to approve the development as drawn for preliminary. Mr. Kenny Williams seconded. Motion was passed with 7 yeas and 0 nays.

**Final**

**Fairhope:**

Adam Henning presented the development. Mr. Henning stated that they have worked closely with the planning department staff to make sure that everything is good to go and now just need final approval. Mr. Gautreaux asked if the development meets requirements which Mrs. Bailey stated yes. Mr. Bollinger asked why not draw turnouts into major highways, which Mrs. Bailey stated that it is drawn construction plats and that is not needed. Mr. Kennedy wanted the breakdown of ownership and donations of the property in which Mrs. Bailey went on to explain that some of the wetlands was taken on by the Parish which is stated on the plat. Mr. Daniels made a motion to approve the development, Mr. Williams seconded. Motion was passed with 7 yeas and 0 nays.

**Commercial Approval Request**

**Boat, RV, Camper Storage of the Northshore:**

Dale Kalezeski who is the owner of the property presented this development. Mr. Kalezeski stated that he also owns the mobile home park next to the development as well. He stated that the development will be 25 ft from the property line and will be fenced. The development will not be lit up like a racetrack at night and that there will not be any overnight stays, no water, no sewage, so there should be minimum impact to residences. Mr. Wesley Dana stated that they need to keep the 15ft radius consistent on both sides of the driveway. Mr. Gautreaux asked if the owner would be willing to have less intrusive lighting, at which the owner said "yes, lighting should not affect residences". Mr. Kennedy motioned to approve the development; Mr. Wells seconded. The motion was passed with 7 yeas and 0 nays.

**Other Business**

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**Lisa Thompson-Mini Partition in Crown Village:**

Lisa Thompson, the property owner stated that she has two dwellings on the property and wants to subdivide the property but did not know that she was in a subdivision. The subdivision was established in the 70's and may not have went through the Planning Commission during that time. She is requesting approval to divide property by staff from the planning commission. The only restrictions that the subdivision has is that you cannot divide property that is less than 1 acre, she has two acres. Mr. Bollinger made a motion to allow the planning department staff to approve division of this property, Mr. Williams seconded. Motion passed with 7 yeas and 0 nays.

**Community Development Director- Bridget Bailey**

Bridget Bailey did a regulations update. She mentioned that the parish is still working with Dana Brown legal group on regulations and subdivisions. Hopefully will have a review for the planning commission in two weeks. They will be drafting standards for the planning commission procedures for meetings as well. Mrs. Bailey also announced the passing of Alyson Lapuma's mother and that the services are tonight for anyone wanting to attend. She also announced that the meeting dates will be changing from the second Tuesday of each month to the first Tuesday if voted on at the next council meeting.

**Commissioners Privilege-**

None

A motion was made by Mr. Scott to adjourn the meeting, 2<sup>nd</sup> by Mr. Bollinger. Motion passed all members were in favor. 6:30pm

Jack Gautreaux- Chairman  
Taylor Addison-Planning Secretary

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