



Minutes of July 7, 2020 Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on July 7, 2020, 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:

Bass Lakes II Amendment- Developer, Mr. Robert Bruno and engineer, Mr. Taylor were present and presented on the development and passed out plats for commissioners. Mr. Bruno gave the history of Bass Lakes II and asked the commission for the resub-division of the property. There are 30 acres on the service road, they owner has always had the intention of having a commercial subdivision, with residential in the front and commercial in the back. Asking to subdivide out the 17 acres to the east and to rename the few tracts that are left to the west of the subdivision. Mr. Gautreaux asked Kiley Bates if he had reviewed the drainage on the development, Mr. Bates stated that it has gone through the drainage board and the approval was contingent on how the property would be divided through the planning process and the actions of the planning commission, it does meet the drainage regulations. Mr. Gautreaux asked for comments from the public:

Joel Hickey who lives in Bass Lakes Estates spoke on the development that he was concerned with the drainage and that it runs behind his house. Stated that there is a serious slope from both his and his neighbors' yard and that it floods bad. Asked if the new development can be built up and if there is anything that can be done for the drainage if any new development was to be built. Billy Taylor, the engineer on the development addressed the question, that they are only asking for the subdivision of the property, but not asking for the approval of anything to be built at this time so cannot address the drainage question at this meeting. Brad Cascio, the Planning Commission attorney, stated that there was a change in note 5 on the plat being presented which involve wetland and asked if there are any plans to build on tracts BL1, BL2, or BL3? Mr. Taylor answered that they did not have any plans at this time and that he spoke with Bridget Bailey about that note. The engineers believe that the owner's intent was to not develop on the wetlands without a permit. Mr. Gautreaux asked if the wetlands were involved in the new development, Mr. Billy replied no. Mr. David Vial, councilman representing district 8, stood up and spoke on the change of note 5 on the plat. His concern was that the buyers and now home owners of Bass Lakes II were told that the wetlands would never be built on and now with the note change it states that it will not be built on WITHOUT the proper permits which does not make a lot of sense to him and there needs to be some sort of mitigation to help the home owners who were told there would not be any development around them but now will have a commercial development next door. Mr. Vial stated that he is for development but not with the sequence of events that have happened involving this development. Mr. Bruno stated that he was not sure why that note was even put there but it was not required and did not have any relevance. Derek Quebedeaux spoke on the development as they were the engineers on the development before. He stated that there were no plans at that time to do any more development on the property but by law they have right to divide and sell the property and if permits allow, they have the right to develop on as well. Mr. Cascio asked if the property was deed restricted and stated that the

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wetlands would not be developed on, Mr. Bruno stated that it should not have been, the deed needs to be checked. Mr. Scott questioned where the green space will be now, Mr. Taylor replied that they are going to call Tract BL-2 greenspace which is more than what is required. Kiley Bates asked if BL-2 will not be a developable lot and Mr. Taylor agreed that it will not since it will be calculated as greenspace. After a lengthy discussion, Mr. Gautreaux closed public comment on this development and moved on to the next development.

Jacie's Place

Ryan Logsdan and Derek Quebedeaux with Berrileaux and Associates were present as the engineers for Jacie's Place. Derek stated that the development is 7.27 acres and planning on creating 28 units, with units 1-4 already existing. Bridgette Hyde, councilwoman representing district 9, spoke in favor of the development.

Superior Boat & RV Storage

Mr. Dale Kalezeski, the owner of the development was present to speak about this development. Mr. Kalezeski stated that he owns property around where this development will be. He is proposing a small boat, camper and RV storage on one acre. 7 enclosed and 11 covered units. There was a discussion between the commissioners about the development meeting the current standards for approval, which they do. Kim Coates, councilwoman representing district 10 spoke with concerns about road size, traffic and speeding. The following individuals spoke in opposition of the development with similar concerns about the width of the road, traffic, and drainage: Belinda Hostletter of East Hoffman Road, William Coburn of East Hoffman Road, and Carrie Davis of East Hoffman Road. Public Hearing was closed by Chairman, Jack Gautreaux.

1. **Call to Order**- Meeting was called to order by Chairman Jack Gautreaux.
2. **Invocation**- Commissioner Charlie Bollinger
3. **Pledge of Allegiance** -Commissioner Julius Scott
4. **Roll Call- Members present** were Aaron Walker, Charlie Bollinger, Julius Scott, Kenny Williams, Jack Gautreaux, and Graham Kennedy. **Members absent** were Anthony Musacchia, Adrien Wells, and Lane Daniel.
5. **Adoption of Minutes** - Mr. Scott motioned to approve June's meeting minutes; Mr. Kennedy seconded.
6. **Public Comment** – *Anyone Wishing to Address Agenda Items Which Were Not on Public Hearing*- None

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7. **Subdivisions**

a. **Jacie's Place- Preliminary**

Mr. Jack Gautreaux called for a motion to approve or disapprove the development, Mr. Julius Scott made a motion to approve the development as is, Mr. Charlie Bollinger seconded. Roll call was taken, 6 yeas and 0 nays.

b. **Bass Lakes 2- Amendment to Final Plat**

Mr. Jack Gautreaux called for a motion to approve or disapprove the development. After lengthy discussion, Mr. Scott made a motion to accept to separate Tracts BL-1, BL-2, BL-3 and STM with out the language added on note #5 until Brad Cascio, the Planning Commission's attorney, checks to make sure the language is not stated in the deeds that it will not be developed. If it isn't then the wording can be added to the plat. Mr. Williams seconded. Roll Call was taken, 6 yeas and 0 nays.

8. **Commercial Development**

a. **Superior Boat & RV Storage**

After a brief discussion between the commissioners, and the owner Mr. Scott made a motion to approve the development, Mr. Kennedy seconded. Roll call was taken, 6 yeas, and 0 nays.

9. **Other Business**

10. **Community Development Director- Bridget Bailey**

No Comment

11. **Commissioners Privilege-**

Mr. Jack addressed the commissioners about the Standard Operating Procedures that were introduced at the last meeting asking for an acceptance of the procedures. All were in an agreement

Adjourn

Meeting was adjourned by Mr. Scott and seconded by Mr. Williams.

Jack Gautreaux- Chairman

Taylor Addison- Secretary

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