



Minutes of May 14, 2019 Tangipahoa Parish Planning Commission

A meeting of the Tangipahoa Parish Planning Commission was held on May 04, 2019, at 5:30 p.m. at the Tangipahoa Parish Planning Department located at 15485 West Club Deluxe Road, Hammond, LA. Chairman, Graham Kennedy called the meeting to order. Members present were Jack Geautreux, Charlie Bollinger, Julius Scott, Aron Walker, Adrian Wells and absent Anthony Musacchia and Lane Daniel. Mr. Scott moved to approve the minutes for the April 09, 2019 meeting as written, 2nd by Mr. Williams. All members present were in favor.

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

Chairman, Graham Kennedy stated there was an act of correction to the May 14, 2019 meeting agenda which was to omit, Item 11-Matters of Discussion, due to that being on last months meeting.

Public Comment:

NONE

Preliminary:

NONE

Final:

The Estate at Silver Hill Subdivision Ph I-V-(Final)

This property is located off Harvey Lavigne Road, Ponchatoula, LA. Billy Taylor engineer for the development brought forth for final approval. Mr. Wesley Danna stated that Harvey Lavigne Road is and will be a concern of his but due to the verbal agreement between he and Billy Taylor regarding the road in future phases and as long as he keeps the communication open, he has no problem with the development. Mr. Taylor also stating that before any future phase where to begin the connection from Firetower Road and Harvey Lavigne would be established.

Mrs. Brinkman, Flood Plain Manager, also approached the board and requested that a BFE be established for phases II & V which are in flood zone A to be submitted to her before any permits are applied for, also requesting that a note be added on the final plat stating such.

Mr. Ira Brown approached the board and asked was the existing Silver Hill Subdivision located off of Firetower road be complete before the proposed development, The Estate at Silver Hill states construction. Mr. Taylor engineer of the development stated no. Mr. Brown stated his concerns where and would be the conditions of the road during

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Construction. Mr. Kiley Bates, interim engineer stated the existing conditions of the parish road would be the parishes responsibility, but if there was something extraordinary absorbing the roads there would be a possibility to approach the developer.

Mrs. Kim Coates which resided off Wadesboro Road, Ponchatoula approached the board and asked how many houses have been permitted that haven't been built out in this entire area? Mrs. Bailey, Community Development Director stated the Planning Commission only approved the lots and the infrastructure and permitting for construction of houses would be established through the Permit office. Ms. Coates asked who did traffic studies and Mr. Bates stated an independent consultant and they would in turn provided the findings to the engineer of the development, which would be provided to the TRS (Technical Review Staff) which would review the report and look at the recommend modification that are needed, if any and provide the information to the Planning Commission board to apply if needed for the approval or during the construction of the development.

Mr. Williams moved to **approve Phase I only** with the condition stated above from regarding Mrs. Brinkman request, 2nd by Mr. Scott. Roll call was taken; 7 yeas and 0 nays. Motion **passed.** Mr. Taylor asked for clarification on the future phase since they were under the impression that the final approval was on the overall conceptual plan of 5 phase. Mrs. Bailey responded you would request final approval on each phase and all document that were provided at this time.

Coburn Lakes Subdivision Ph I-V

This property is located off South Coburn Road, Hammond, LA. Mr. Taylor, engineer of the development approached the board requesting final approval for the development. A 3rd traffic study was provided and the findings were of acceptance for Phase I through III were acceptable but suggested that a right turn lane be added off Hwy 190 before the construction of Phase IV & V, which will be done. Also stating a bond would be in place for the road/infrastructure the entire time if the entrance of the development were to be used as the construction entrance of the development. A motion was made by Mr. Scott to approve Phase I 2nd by Mr. Walker. Roll call was taken; 7 yeas and 0 nays. Mr. Taylor asked for clarification on the future phase since they were under the impression that the final approval was on the overall conceptual plan of 5 phase. Mrs. Bailey responded you would request final approval on each phase and all document that were provided at this time.

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Community Development Director- Bridget Bailey

Mrs. Bailey addressed the board stating the Commercial Regulations regarding the setbacks were approved by the council and once signed they would receive a copy.

Commissioners Privilege-

None

A motion was made by Mr. Williams to adjourn the meeting, 2nd by Julius Scott. Motion passed all members were in favor

Graham Kennedy- Chairman
Reynae Langlois-Planning Secretary-7:16 p.m.

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