



Minutes of September 10, 2019 Tangipahoa Parish Planning Commission

A meeting of the Tangipahoa Parish Planning Commission was held on September 10, 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 Geautreaux, Charlie Bollinger, Julius Scott, Aron Walker, and absent Anthony Musacchia, Adrian Wells and Lane Daniel.

Mr. Scott moved to approve the minutes for the August 10, 2019 meeting as written, 2nd by Mr. Bollinger. Roll call was taken; 5 yeas and 0 nays.

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

Public Comment:

NONE

Kim Coates approached the board also providing written documentation stating that she received an opinion from her legal counsel. She stated that the planning commission is under the impression that they have to follow the Tangipahoa Subdivision regulation that are in place at this time. They also stated their hands are tied and could be sued if they don't follow the subdivision regulation. (See letter attached of the minutes that provided by Mrs. Coates)

Bridgette Hyde asked for clarification on the 20 acres or more ordinance. Mr. Bailey stated the 85% of the wetlands had to be preserved and 15% could be utilized for road and utilities only and shall still follow the requirements per the Subdivision regulation standards. Also asking what action could she take to stop Fairhope Subdivision. Mrs. Bailey stated the preliminary plans were conceptual design and the development still had to come forth for final approval which would require the proper acreage be shown on the plat that is being preserved for wetland and follow the standards set in place also providing proof that the owner stated on the application and plat is the actual owner.

Mr. Graham closed the public comments

Mr. Williams motioned to move item 11 to the number 8 item, seconded by Mr. Geautreaux. Roll call was taken 5 yeas and 0 nays. Motion passed.

Old Marigny Estates Sub- Extension

Owner, Alex Fenzi approached the board requesting a two-month extension to complete the sewer installation; Mr. Scott moved to give a 90-day extension 2nd by Mr. Bollinger. Roll call was taken; 5 yeas and 0 nays. Motion passed.

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Preliminary:

Camdon Trace Apartments-Preliminary

This property is located off Adams Road, Hammond, LA. Owner Owen Faust was present and engineer Clay Barrilleaux of Barrilleaux and Associates. A public hearing was held and Mr. Barrilleaux stated that the owner was proposing a 31-unit apartment complex with 5 existing apartments on 3.67 acres. Chairman, Kennedy asked the commissioners where there any question that they needed addressing. Planning Attorney, Brad Cascio asked was there enough room for a dump truck could turn in and out of the project. Mr. Barrilleaux stated there was plenty of room to turn around and he would reposition the dumpster.

Chairman, Graham Kennedy opened the floor up for public hearing.

Mr. Bobby Cortez, councilman of the district asked due to drainage and flooding issues along with the volume of traffic that commissioner reconsider approving the development and finding placement in another area.

David Wright approached the board stating that there was a grocery store at the development site and was he going to have them removed and there is a well on the ground and question whether it would be capped off. He requested a fence along the property line which was adjacent to his land and also questioning the wetlands. Mr. Barrilleaux stated that he would provide the JD letter for wetland at the final hearing and the water well would be capped off and regarding the gasoline tanks that would be and environmental assessment that is usually required by the lending agency. Mrs. Bailey stated that the apartment complex is considered a Special Use Subdivision, per our Tangipahoa Parish Regulations.

Eddie Tranchina approached the board stating the current property is not well maintained., high grass and garbage are issues, if the layout of the development was changed would they have to revise the plan and resubmit? Flooding is a concern off Adams road and the conditions of the roads are not in great condition. She also stated that the Sewer District was not able to hold the capacity of the proposed development. Mr. Barrilleaux stated the Sewer District was capable of handling the capacity of the units and had a letter from the Sewer District stating that. Mr. Faust stated that the property is being kept up and the mobile homes will be removed including the house. He stated the units that will be built will be of high quality with concrete roads and saying if he were in violation in any way

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that he would address immediately.

Jim Riche stated that his question regarding the gas tanks was addressed.

Pete Dunn approached the board and stated that flooding was a concern and questions the size of the discharge pipes due to size, stating what could flow in could flow out and also questioning the detention pond. Mr. Kiley stated there was a formula that is used to the development went thorough the drainage board and received approval.

Ron Anderson provide the board with a partition with approximately 280 or another of 300 signatures both from online and written.

Mr. Williams moved to approve contingent upon stipulations a traffic study, fencing provided along west and south side also along the dumpster. Well issue will be plugged in, tanks will be removed, LDEQ standards, traffic study done on Adams and Happy woods road, sewer permit issue will be taken care of. Roll call was taken, 5 years and 1 nay. motion was passed.

Commercial:

Summerfield Senior Living Facility Apartments- District #8

Ryan Martin represented the owner of Summerfield of Hammond LLC on East Minnesota Ave. in Hammond, La. Asking for a mini partition of ten-acre property into four new properties in total. Also wanting to construct a triplex on the front part of the property. Only asking for the authority of the partition at this meeting. Motion was made to approve by Mr. Bollinger Seconded by Mr. Scott Roll call was taken and motion passed.

Community Development Director- Bridget Bailey

Storm water prevention committee will be meeting with a contractor to improving storm water projects coming up to help with storm water mitigation. Will be looking for recommendations from the planning commission.

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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