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## Minutes of March 07, 2023 Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on March 07, 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:

- **Dollar General Store** - Owner - Dorsey Development LLC. Sec.42,T7S,R7E Located at 12334 Hwy 22 West Ponchatoula, LA. Approx 2.65 acres to be developed into a commercial development. District# 10 (2023-11)

1. **Call to Order**- Meeting was called to order by Chairman Jack Gautreaux.
2. **Invocation & Pledge of Allegiance** - Invocation - Commissioner Aron Walker. Pledge - Commissioner Jack Gautreaux appointed a child out of the audience.
3. **Roll Call**- **Members present** were, Charlie Bollinger, Chad Conerly, Jack Gautreaux, Graham Kennedy, Julis Scott, Wade Smith, Aaron Walker, and Adrien Wells . **Members absent** were Tracie Howes.
4. **Adoption of Minutes** - Commissioner Walker made a motion to approve the minutes from the February 7, 2023 meeting, seconded by Commissioner Scott. *Roll call was taken with 8 yeas and 0 nays. Motion passed.*
5. **Public Comment** – The following residents spoke in opposition to the Dollar General Store. Jarrett Jordan, Nichole Liuzza, Katie Hayes, Angie Fenasci, Rickey Umbach, Tommy DiMattia, Larry Macaluso, Deborah Boudreaux, John Allen, Erin Vliet, and Ray Sparnecht..
6. **Variance Request:**
  - **Natalbany RV & Boat Complex** - Tracie Schillace spoke on the development. She stated that the new owners are seeking a recommendation to Council for a variance for the front setback to be 25' where the current requirement is 50'. The new owners are wanting to use the existing two slabs. *Commissioner Scott made a motion to approve the recommendation to go to council, seconded by Commissioner Smith. Roll call was taken with 8 yeas and 0 nays. Motion passed.*

*Move here.*



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7. Commercial Development -

- **Dollar General Store**- Tracie Schillace spoke on the development. Tracie stated this development is on the corner of Highway 22 West and Dutch Lane. Highway 22 West is regulated by DOTD. They will have one entrance on the westside of Hwy 22. DOTD did not require them to do a traffic study but the developer did one. They have met all our requirements. They have met Drainage Boards requirements as well. Andre Coudrian, Attorney spoke he stated the development does meet all the requirements. He spoke on some statistics he looked up regarding the FBI's 2021 top 10 crimes. Commissioner Chad Conerly asked if the Dollar General Store has a distance requirements for placements of the stores? Mr. Greg Bevin, Dorsey Development stated the other local stores are older stores, this store is a marketplace store which is different from the other stores in this area. **Commissioner Kennedy made a motion to deny the development, seconded by Commissioner Scott.** Roll call was taken with 4 yeas and 4 nays. **Motion failed.** Attorney Andre Coudrian stated once again that the development checks all the boxes and meets all the required requirements. **Commissioner Scott made a motion to deny the development due to health and safety of the residences, seconded by Commissioner Walker.** Roll call was taken with 6 yeas and 2 nays. **Motion to deny passed.**

8. Preliminary - None

9. Final - None

10. Planning Department Update: Tracie Schillace -

- Mrs. Schillace stated the website is updated, and we are working with the consulates for the master plan update to set up meetings in the north end of the parish for June and July. The consulates will have a booth set up at the Strawberry Festival to help get more residents involved.

11. Commissioner's Privileges - None

12. Adjourn - Meeting was adjourned at 6:33pm by Commissioner Scott and seconded by Commissioner Bollinger .

Jack Gautreaux - Chairman / Kim Morse - Secretary

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