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## Minutes of November 7, 2023 Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on November 7, 2023, at 5:30 p.m. at the Tangipahoa Parish Planning Department located at 15485 West Club Deluxe Road, Hammond, LA.

**Induction:** *Commissioner Rick Durham, Attorney Brad Casico sworn in Mr. Durham.*

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

- ***Dawn Express 2*** - owner - Ali Syed, Developer - Velvet Pines Developers, LLC Sec. 21, T5S, R8E located at 51659 Hwy 443, Loranger. Approx. 2 acres to be developed into a 4,700 sq ft convenience store. Assessment # 6551584. District #2 (Case# 2021-194)
- ***The New Church LLC***- owner - Bradley Bennett, Engineer - Robert Barrilleaux Associates. Sec. 30, T6S, R7E located at 44383 Crisp Road, Hammond. Approx. 3 acres to be developed into a worship center. Assessment # 6558120. District #6 (Case# 2023-182)
- ***Bon Aire*** - owner - Patricia Scurlock, Sec. 46, T7S, R7E located at West Hoffman and Happywoods Rd, Hammond. Approx. 11.82 acre commercial lot to be removed from Bon Aire Subdivision to create a Mini Partition and future Small Partition. Assessment # 6543795. District #10 (Case# 2023-194 & 2023-303)

1. **Call to Order**- Meeting was called to order by Chairman Aron Walker.
2. **Invocation & Pledge of Allegiance** - Invocation - Commissioner Walker.  
Pledge - All Commissioner recited the pledge in unison.
3. **Roll Call** - **Members present** were Christina Bougere, Chad Conerly, Rick Durham, Julius Scott, Wade Smith, Aaron Walker. **Members absent**- Charlie Bollinger, Jack Gautreaux and Adrien Wells.
4. **Adoption of Minutes** - Commissioner Conerly made a motion to approve the minutes from the October 3, 2023 meeting, seconded by Commissioner Smith *Roll call was taken with 6 yeas, Bougere, Conerly, Durham, Scott, Smith, and Walker, and 0 nays. Motion passed.*

*Move here.*



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5. Public Comment –

- *Adoption of the 2045 Tangipahoa Comprehensive Plan - Designer Line Presentation. Commissioner Durham made a motion to approve the plan, seconded by Commissioner Conerly. Roll call was taken with 6 yeas, Bougere, Conerly, Durham, Scott, Smith, and Walker and 0 nays. Motion passed.*
- *Mr. Brendan Ballay spoke against the Bon Aire Subdivision. He had concerns regarding flooding in the area and asked if there was a plan in place to improve the drainage.*

6. Variance Request - None

7. Commercial Development -

- *Dawn Express 2 - Mrs Tracie Schillace spoke on the development, Dawn Express is located on the of Hwy 442 & Hwy 443. They have worked a long time with DOTD and Misty Evans the Parish Engineer. They have met all our requirements. Mr. John with Velvet Pines Developers, it's going to be a convenient store, we have donated land for the future of a traffic roundabout. Councilman Jon Ingraffia asked about the culvert on Hwy 443 side? Mr. Sean Berks, engineer on the project stated they currently have three 40" pipes and will be changing to three 48" to carry more flow. Commissioner Bougere asked if they were going to provide services for 18-wheelers? Mr. John stated no it is not designed to take large trucks. Commissioner Scott made a motion to approve the development, seconded by Commissioner Smith. Roll call was taken with 6 yeas, Bougere, Conerly, Durham, Scott, Smith, and Walker and 0 nays. Motion passed.*
- *The New Church LLC- Mrs. Tracie presented the project, it is located on Crisp Rd almost in Livingston Parish on the westside of Old Baton Rouge Hwy. Currently they are operating out of a tent. They have different phases for future development as the church goes. We asked them to give us a preliminary plan of the overall site. Derek Quebedeaux with Barrilleaux and Associates spoke, this is a three phase project that they would like to build a smaller building for now with the intention to build a larger one as the church grows. They have a private lift station that meets Sewer Districts and Water District approval and Drainage District's approval. Commissioner Bougere asked if they are seeking approval for all three phases. Derek stated yes, but they will have to pull building permits separate as they build. Commissioner Bougere asked if they would need to come*

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back before the board for approval, Tracie stated not if they stay with the plan they are presenting. **Commissioner Conerly made a motion to approve all three phases for the development, seconded by Commissioner Durham.** Roll call was taken with 6 yeas, Bougere, Conerly, Durham, Scott, Smith, and Walker and 0 nays. **Motion passed.**

8. **Preliminary** - None

9. **Final** - None

10. **Other Business:**

- ***Bon Aire / Patricia Scurlock*** - Tracie presented the large commercial tract in original Bon Aire Subdivision they current owner wants to remove from subdivision and in the future they are wanting to do a Mini Partition on the 7.7 acres and in the future create 3 more lots for residential development. Derek Quebedeaux with Barrilleaux and Associates stated they gave the culvert information to the parish to help make improvements to the drainage. Commissioner Bougere asked about the drainage Mrs. Tracie stated that the Drainage District maintains the lateral and has legal access. Commissioner Scott asked if this area was greenspace in the Bon Aire Subdivision, Mrs. Tracie stated no it was a commercial lot. Attorney Brad Cascio stated they have met multiple times regarding this situation. **Commissioner Smith made a motion to approve the removal of the commercial lot from Bon Aire Subdivision, seconded by Commissioner Conerly.** Roll call was taken with 5 yeas, Conerly, Durham, Scott, Smith, and Walker and 1 nays Bougere, . **Motion passed.**

11. **Planning Department Update:**

- Mrs. Tracie stated that the Master Plan is done, and will go to council to adopt. She wanted to thank the Commissioners for their input and she wanted to welcome our new Planning Commissioner Mr. Rik Durham.

12. **Commissioner's Privileges** - None

13. **Adjourn** - Meeting was adjourned at 6:41pm by Commissioner Scott and seconded by all Commissioners.

Aron Walker -Chairman / Kim Morse - Secretary

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