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Minutes of August 1, 2023 Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on August 1, 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:

- **Calvary Christian Center** - owner - Bradley Miller; Sec. 9, T6S, R7E located off Randall Road, Hammond. Approx. 31.07 acres. To be developed into a 12,000sq ft worship center, with a proposed future building on site. Assessment # 6112676. District #5 (Case# 2022-328)

1. **Call to Order**- Meeting was called to order by Vice Chairman Aron Walker.
2. **Invocation & Pledge of Allegiance** - Invocation - Commissioner Walker.
Pledge - All commissioners recited the pledge in unison.
3. **Roll Call** - **Members present** were, Christina Bougere, Jack Gautreaux, Julis Scott, Wade Smith, Aaron Walker, and Adrien Wells. **Members absent** were Charlie Bollinger, Chad Conerly and Tracie Howes.
4. **Adoption of Minutes** - Commissioner Scott made a motion to approve the minutes from the July 11, 2023 meeting, seconded by Commissioner Gautreaux. *Roll call was taken with 6 yeas, Bougere, Gautreaux, Scott, Smith, Walker, and Wells and 0 nays. Motion passed.*
5. **Public Comment** – No one asked to speak.
6. **Variance Request** - None
7. **Commercial Development** -
 - **Calvary Christian Center** - Mrs Tracie Schillace presented the project. Calvary Christian Center is a new church being proposed off Randall Rd. The site was the old DOTD rest area that backs up to I-55. They have DOTD even though there is no access. They are also proposing a future building on the property. Derek with RBA, stated they have two proposed buildings on the site, and parking area. They received approval from the Drainage District to use the existing pond. They also met all the Drainage District requirements.

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*Vice Chairman Aron Walker asked the commissioner if they had any questions, Commissioner Bougere asked about the sewage. Derek explained they have a sewer plant with a lift station. Bougere asked if it is on their property, Derek said yes. Commissioner Bougere asked about flood zones, Derek stated it is in zone X. Commissioner Gautreaux made a motion to approve the developmentt, seconded by Commissioner Scott. Roll call was taken with 6 yeas, Bougere, Gautreaux, Scott, Smith, Walker and Wells and 0 nays. **Motion passed.***

8. Preliminary - None

9. Final -

- **The Creeks Ph II & PH III** - Chris Russo with Duplantis Design Group - This development has already gone through Drainage District and received approval along with Preliminary approval from the PC. They are seeking final approval on expanding the existing apartment complex by adding 5 buildings (1- 8 two story units, 4- 24 units, total of 104 units) Commissioner Bougere asked about their sewage. Tracie stated they will be tying into the public sewer with the Sewage District. **Commissioner Gautreaux made a motion to approve the development, seconded by Commissioner Smith.** Roll call was taken with 6 yeas, Bougere, Gautreaux, Scott, Smith, Walker and Wells and 0 nays. **Motion passed.**
- **Cornerstone Ph III & PH IV** - Derek with RBA- Cornerstone III & IV is seeking final approval. They received preliminary approval for phase II, III & IV. We are tied into the Parish sewer by a lift station. We have received Drainage District approval. Phase II is built, we are moving onto Phases III & IV. Mrs. Tracie asked if they could please do 2 different plats one for Phase III and one for Phase IV. Commissioner Bougere asked about SWPP, Derek explained the time starts once they receive approval. We have sent the letter of intent. Bougere asked about fire hydrants, Derek showed her where they are located on the plat every 500 feet. **Commissioner Smith made a motion to approve Phase III and another motion to approval Phase IV of the development, seconded by Commissioner Scott.** Roll call was taken with 6 yeas, Bougere, Gautreaux, Scott, Smith, Walker and Wells and 0 nays. **Motion passed.**
- **Koda Landing** - Billy with McLin & Taylor - Koda Landing received preliminary approval a few months ago now we are back for final approval. This development is 68 acres, 142 lots with 11 larger tracts on the road. It is located out of the flood zone. We have preserved the wetlands in the development. Met all requirements, DOTD approval,

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*Drainage approval. Tracie stated they are updating the sewer for this project to help out a neighboring development who is having some sewer problems. Bougere asked about fire hydrants and the lift station. Billy showed her where it is located.. **Commissioner Wells made a motion to approve the development, seconded by Commissioner Gautreaux.** Roll call was taken with 6 yeas, Bougere, Gautreaux, Scott, Smith, Walker and Wells and 0 nays. **Motion passed.***

10. **Other Business:** *None*

11. **Planning Department Update:**

- *Mrs. Tracie Schillace stated The Master Plan draft will be ready soon. The draft will be ready for the Steering Committee to review. Then it will go to the Commissioners and Council to adopt.*

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

13. **Adjourn** - *Meeting was adjourned at 6pm by Commissioner Scott and seconded by Commissioner Wells.*

Aron Walker - Vice Chairman / Kim Morse - Secretary

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