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Minutes of September 5, 2023 Tangipahoa Parish Planning Commission

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

- **Appointing of Planning Commission Chair** - Commissioner Gautreaux made a motion to appoint Commissioner Aron Walker as Chair, seconded by Bollinger. Roll call was taken with 8 yeas, Bollinger, Bougere, Conerly, Gautreaux, Scott, Smith, Walker, and Wells and 0 nays. **Motion passed.**
- **Appointing of Planning Commission Vice-Chair** - Commissioner Gautreaux made a motion to appoint Commissioner Wade Smith as Vice-Chair, seconded by Bollinger. Roll call was taken with 7 yeas, Bollinger, Bougere, Conerly, Gautreaux, Scott, Walker, and Wells and 1 nays Smith. **Motion passed.**
- **Agenda Schedule update** - Was tabled per Mrs. Tracie Schillace.

Public Comment from Public Hearing:

- **Roof Guardian** - owner - Mrs. Tracie Schillace presented the development. It's an existing commercial lot located in The Haven Subdivision. The developer added additional drainage ponds to help with the drainage, which was not required. They have received all required approvals and have met all of our requirements. It is located on approx. 1.55 acres to be developed into a 7,380 sq ft warehouse.
- **Downhour / Chateau Farms Subdivision** - Mrs. Tracie Schillace presented. Chateau Farms Subdivision is located in Loranger off Hwy 445. The owner has sewerage discharge approval which is required when you divide property. The subdivision was approved in 1979. Mrs. Dwonhour is wanting to subdivide her existing lot in the subdivision, which would create more lots than was approved and will need Planning Commission approval. Commissioner Gautreaux asked what size are the existing lots in the subdivision? Mrs. Schillace stated the existing lots range from 2 - 5 acres. Commissioner Smith asked if the subdivision has covenants to allow the division of existing lots? Mrs. Schillace stated we do not govern covenants, if they do that would be a civil matter. Mrs. Schillace stated our main concern is they are extending the existing subdivision that does not meet today's standards. Commissioner Gautreaux asked if they would need to meet today's standards? Mrs. Schillace stated yes.

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Mrs. Downhour stated she is currently living in Hammond. She is wanting to divide her property to move another mobile home. There is currently a mobile home on the property, which her daughter is living in. She is wanting to divide the parcel for her grandchildren.

1. **Call to Order**- Meeting was called to order by Chairman Aron Walker.
2. **Invocation & Pledge of Allegiance** - Invocation - Commissioner Walker.
Pledge - Commissioner Gautreaux..
3. **Roll Call** - **Members present** were, Charlie Bollinger, Christina Bougere, Chad Conerly, Jack Gautreaux, Julis Scott, Wade Smith, Aaron Walker, and Adrien Wells.
Members absent- no members were absent.
4. **Adoption of Minutes** - Commissioner Wells made a motion to approve the minutes from the August 1, 2023 meeting, seconded by Commissioner Smith. *Roll call was taken with 8 yeas, Bollinger, Bougere, Conerly, Gautreaux, Scott, Smith, Walker, and Wells and 0 nays. Motion passed.*
5. **Public Comment** – *The following residents spoke in opposition to the Downhour Mini Partition in Chataeu Farms Subdivision. Fritz Howes, Bryan Smith, Heidi Bigner, Juan Valenzuela, Durrane McCarron, and Donna Howes. They all had concerns with flooding, traffic, speeding, and the property becoming a mobile home park.*
6. **Variance Request** - None
7. **Commercial Development** -
Roof Guardian - Commissioner Walker asked if any Commissioners had any questions. Commissioner Gautreaux made a motion to approve the development, seconded by Commissioner Scott. Roll call was taken with 8 yeas, Bollinger, Bougere, Conerly, Gautreaux, Scott, Smith, Walker, and Wells and 0 nays. **Motion passed.**
8. **Preliminary** - None
9. **Final** - None
10. **Other Business:**
 - *Downhour / Chateau Farms Subdivision* - Commissioner Walker asked if any Commissioners had any questions. Commissioner Scott made a motion to **DENY** the development due to it not meeting today's standards, seconded by Commissioner

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*Bollinger. Roll call was taken with 8 yeas, Bollinger, Bougere, Conerly, Gautreaux, Scott, Smith, Walker, and Wells and 0 nays. **Motion to deny passed.***

11. Planning Department Update:

- *Mrs. Tracie Schillace stated we have our first draft of the Master Plan. The Steering Committee will review and give comments, Then it will be shared with the Commissioners and the Council for approval. She also stated in the Commissioners packets they will find an envelope with a letter from our attorney, she asked that they read the letter.*

12. Commissioner's Privileges - None

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

Aron Walker -Chairman / Kim Morse - Secretary

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