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Minutes of December 5, 2023 Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on December 5, 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: *None*

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.
3. **Roll Call - Members present** were Charlie Bollinger, Christina Bougere, Chad Conerly, Rick Durham, Jack Gautreaux, Julius Scott, Wade Smith, Aaron Walker.
Members absent- Adrien Wells.
4. **Adoption of Minutes** - *Commissioner Gautreaux made a motion to approve the minutes from the November 7, 2023 meeting, seconded by Commissioner Scott. Roll call was taken with 8 yeas, Bollinger, Bougere, Conerly, Durham, Gautreaux, Scott, Smith, and Walker, and 0 nays. Motion passed.*
5. **Acceptance of 2024 Meeting Schedule** -

Commissioner Scott made a motion to change January 2, 2024 meeting date to January 9, 2024, seconded by Commissioner Bollinger. Roll call was taken with 8 yeas, Bollinger, Bougere, Conerly, Durham, Gautreaux, Scott, Smith, and Walker and 0 nays. Motion passed.

Commissioner Wells entered the meeting.

Commissioner Scott made a motion to change the September 3, 2024 meeting date to September 10, 2024, seconded by Commissioner Bollinger. Roll call was taken with 9 yeas, Bollinger, Bougere, Conerly, Durham, Gautreaux, Scott, Smith, Walker and Wells. 0 nays. Motion passed.

6. **Public Comment** – *None*

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7. Variance Request -

- **Cobalt Construction - River's Edge Subdivision** - Tracie presented - There is a property boundary line dispute between the owner and the adjacent neighbor. They are requesting a recommendation to Council for a variance on the 25ft buffer of the NW corner of property boundary line that will reduce greenspace by 3/10 ac. Commissioner Bollinger asked if they win the case would the property go back to being greenspace? Mr. Eric Ladell, attorney stated yes it would due to it not being able to be used as anything else. Commissioner Smith asked if they don't win the case, what happens to the strip of property? Mr. Ladell stated the strip would then belong to the adjacent neighbor and their property boundary line would change. **Commissioner Bollinger made a motion to recommend to council contingent upon if they win the lawsuit that the strip of property go back to being greenspace, Second by Commissioner Scott. Roll call was taken with 8 yeas, Bollinger, Conerly, Durham, Gautreaux Scott, Smith, Walker, and Wells and 1 nays, Bougere. Motion passed.**

8. Commercial Development - None

9. Preliminary - None

10. Final - None

11. Other Business:

- **Phoenix Square 2** - Mrs. Tracie Schillace presented the development. Phoenix Square 2 is located off Durbin Road they received preliminary approval; they are asking for a 60 day extension on their final. **Commissioner Gautreaux made a motion to approve a 60 day extension, Second by Commissioner Scott. Roll call was taken with 9 yeas, Bollinger, Bougere, Conerly, Durham, Gautreaux Scott, Smith, Walker, and Wells and 0 nays. Motion passed.**
- **Sydney Square Apts** - Mrs. Tracie Schillace presented the development. She stated this is an older development and they are close to finishing the infrastructure. They are requesting a 6 month extension to the final. **Commissioner Bollinger made a motion to approve a 6 months extension, Second by Commissioner Wells. Roll call was taken with 8 yeas, Bollinger, Bougere, Conerly, Durham, Gautreaux, Scott, Walker, and Wells and 0 nays. Commissioner Smith abstained from voting. Motion passed.**

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12. **Planning Department Update:**

- *Mrs. Tracie stated that the Master Plan is done, it was adopted by Council. She also gave an update on the Dorsey Development case.*

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

14. **Adjourn** - Meeting was adjourned at 6:00pm by Commissioner Scott and seconded Commissioner Wells.

Aron Walker -Chairman / Kim Morse - Secretary

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