



15485 CLUB DELUXE ROAD  
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## Minutes of August 6, 2024 Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on August 6, 2024, 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:

- **12-55 Warehouse Suites** - Mrs. Tracie stated the owner asked to be removed from the agenda. Commissioner Scott made a motion to remove the project from the agenda, seconded by Commissioner Gautreaux. Roll call was taken with 6 yeas, Durham,, Gautreaux, Scott, Smith, Walker and Wells. 0 nays. **Motion passed to remove project from the agenda.**
- **Hwy 16 C Store** -Mrs. Tracie presented the project located on Hwy 16 across the highway from the Tangipahoa Parish School Board Office. They have been working on the project for 2 years, they donated some property to DOTD to help with some traffic safety issues. They have met all the requirements.
- **Merchant Ct - Lots 10 & 11** - Mrs. Tracie presented the project. Merchant Ct is adjacent to Ashley Furniture. The proposal is to have several buildings on the site. They have met all our requirements. Ricky Galloway Hightide Consultants spoke on the development. The first building will be 30,000sq feet used to assemble wall panels. The other buildings will be done at a later date.
- **Helix Holdings LLC**- Mrs. Tracie presented the project. This was a residential house going to a commercial business across from North Oaks Hospital. They have worked closely with Nic Leblanc, Building Official on the remodeling. They have met all our requirements, and they received a DOTD permit. The parcel is under 2 acres so they were not required to go through the Drainage Board.
- **Dollar General Store - Hwy 190 E** -Mrs. Tracie presented the project. Located off Hwy 190 in front of Intralox. Dorsey Development provided a proposal that everyone looked at a few months ago. They have met all our requirements. Greg Bivin with Dorsey Development spoke on the project he stated it will be a Market Store. Commissioner Scott had concerns regarding the parking lot size and if it would be large enough for trucks to turn around instead of backing out into the highway. Mr. Bivin stated yes the parking lot would be large enough for them to turn around.

*Move here.*



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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 Rick Durham, Jack Gautreaux, Julius Scott, Wade Smith, Aaron Walker and Adrien Wells. **Members absent** - Charlie Bollinger, Christina Bougere, and David Clemons.
4. **Adoption of Minutes** - *Commissioner Gautreaux made a motion to approve the minutes from the July 2, 2024 meeting, seconded by Commissioner Durham. Roll call was taken with 6 yeas, Durham, Gautreaux, Scott, Smith, Walker and Wells. 0 nays. Motion passed.*
5. **Public Comment** - *None*
6. **Variance Request** – *Justin Jacobsen / L&B Dump Site (Owners) -Mrs. Tracie presented she stated Mr. Jacobsen leases the property from a relative. This is an existing site at the end of Gasline Rd. The ordinance changed and now doesn't all access off of a parish maintained road. He will be taking debris that is not allowed at the Parish Landfill. He is not allowed to burn anything. He has been operating since hurricane Ida with a temporary permit that is coming up for renewal for a permanent permit. Commissioner Smith made a motion to approve the recommendation for a variance, seconded by Commissioner Durham. Roll call was taken with 6 yeas, Durham, Gautreaux, Scott, Smith, Walker and Wells. 0 nays. Motion passed.*
7. **Commercial Development** -
  - *Hwy 16 C Store - Commissioner Gautreaux made a motion to approve the development, Seconded by Commissioner Smith. Roll call was taken with 6 yeas, Durham,, Gautreaux, Scott, Smith, Walker and Wells. 0 nays. Motion passed.*
  - *Merchant Ct - Lots 10 & 11 - Commissioner Durham made a motion to approve the development, Seconded by Commissioner Smith. Roll call was taken with 6 yeas, Durham,, Gautreaux, Scott, Smith, Walker and Wells. 0 nays. Motion passed.*
  - *Helix Holdings LLC- Commissioner Gautreaux made a motion to approve the development, Seconded by Commissioner Smith. Roll call was taken with 6 yeas, Durham,, Gautreaux, Scott, Smith, Walker and Wells. 0 nays. Motion passed.*

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- *Dollar General Store - Hwy 190 E - Commissioner Gautreaux made a motion to approve the development, Seconded by Commissioner Wells. Roll call was taken with 4 yeas, Gautreaux, Smith, Walker and Wells. 1 nays, Scott and Commissioner Durham abstained from voting due to personal reasons. **Motion passed.***

8. **Preliminary** - None

9. **Final** - None

10. **Other Business** - None

11. **Planning Department Update:** *Mrs. Tracie stated the RFP received some reviews. We are looking to hire someone in the next phase of the plan. We have a grant to pay for the project; it must be completed by December 2025. We will keep the commissioners updated.*

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

13. **Adjourn** - *Meeting was adjourned at 6:02pm by Commissioner Scott, seconded by all Commissioner.*

Aron Walker -Chairman  
Katy Ernest - Interim Secretary

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