



15485 CLUB DELUXE ROAD
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Minutes of October 1, 2024 Tangipahoa Parish Planning Commission

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

- **Kaelan Richardson - Mini Partition** - Mrs. Tracie presented. Chapepeela Ridge Subdivision is an older existing subdivision that was approved in 1988. Mrs. Richardson is seeking approval to subdivide her lot (5.361 acres) into 2 tracts to give her son 2.899 acres so he can build a house next to her. Mr. Ross Kinchen, surveyor with the Kinchen Group spoke he stated this would be a Family Partition not a Mini Partition. Mr. Richardson, the son, is wanting to build a house on the 2.899 acre parcel to be next to his mother. Commissioner Bollinger asked if the development had any restrictions. Mr. Kinchen stated there is no active HOA.
- **JMB Apartments - Special Use/Multi Family** - Mrs. Tracie stated the development is located on Sharon Drive in Ponchatoula. Justin & Jeffrey Berthelot are seeking preliminary approval to develop 4 units on 1.0 acres. She stated the parcel is not located within a subdivision. Mr. Dakota Naramore with RBA Engineering stated they are seeking approval to build 2 duplexes a total of 4 units. Commissioner Bougere asked where the drainage would be located and if there would be enough area for parking. Mr. Naramore stated the parcel would drain to the front ditch and they are required to have 2 parking spots per unit, and there would be enough room for parking.

Public Comment: *The following members from the community spoke in opposition to the Kaelan Richardson - Mini Partition. Mr. Charles Bollingham III, Pandora Bollingham, and John Lutz. They all had the following concerns. Traffic, property value decreasing, and the restrictions of the subdivision.*

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 Charlie Bollinger, Christina Bougere, Rick Durham, Jack Gautreaux, Wade Smith, Aaron Walker and Adrien Wells. **Members absent** -Julius Scott.

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4. **Adoption of Minutes** - *Commissioner Durham made a motion to approve the minutes from the September 10, 2024 meeting, seconded by Commissioner Bollinger. Roll call was taken with 7 yeas, Bollinger, Bougere, Durham, Gautreaux, Smith, Walker and Wells. 0 nays. **Motion passed.***
5. **Variance Request** – *Corbin’s Cove Subdivision* -Mrs. Tracie presented, she stated this is only approving the recommendation for council. The development received approval before the ordinance changed. They are seeking approval for less than the required ½ acre lots. Jeff Diamond, engineer, stated that they found a better way to help with the natural drain. He also stated they can build with was previously approved but the new design will help with the natural drainage.
6. **Amendment** - Chairman Walker asked to amend the agenda to move the voting of the variance to other business. *Commissioner Bollinger made a motion to amend the agenda, seconded by Commissioner Bougere. Roll call was taken with 7 yeas, Bollinger, Bougere, Durham, Gautreaux, Smith, Walker and Wells. 0 nays. **Motion passed.***
7. **Preliminary** -
 - **JMB Apartments** - *Commissioner Durham made a motion to approve the development, seconded by Commissioner Smith. Roll call was taken with 7 yeas, Bollinger, Bougere, Durham, Gautreaux, Smith, Walker and Wells. 0 nays. **Motion passed.***
8. **Final** - *None*
9. **Other Business** -
 - **Corbin’s Cove:** 1year extension: *Commissioner Gautreaux made a motion to approve the 1 year extension for the development, seconded by Commissioner Bollinger. Roll call was taken with 7 yeas, Bollinger, Bougere, Durham, Gautreaux, Smith, Walker and Wells. 0 nays. **Motion passed.***
 - **Corbin’s Cove: Variance Request:** *Commissioner Smith made a motion to approve the recommendation for a variance, seconded by Commissioner Durham. Roll call was taken with 7 yeas, Bollinger, Bougere, Durham, Gautreaux, Smith, Walker and Wells. 0 nays. **Motion passed.***
 - **Kaelan Richardson / Chapepeela Ridge Subdivision:** *Commissioner Bollinger made a motion to table the division to allow for council review, seconded by Commissioner Smith. Roll call was taken with 7 yeas, Bollinger, Bougere, Durham, Gautreaux, Smith, Walker and Wells. 0 nays. **Motion passed.***

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10. Planning Department Update: *Mrs. Tracie stated she placed the Master Plan agenda and the schedule for upcoming meetings for the Commissioners and they are welcome to join the meetings.*

11. Commissioner's Privileges - *None*

12. Adjourn - *Meeting was adjourned at 6:28pm by Commissioner Bollinger, seconded by Commissioner Smith..*

*Aron Walker -Chairman
Kim Morse - Secretary*

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