



15485 CLUB DELUXE ROAD
HAMMOND, LA 70403
OFFICE: (985) 340-9028
FAX: (985) 340-9029
PLANNING@TANGIPAHOA.ORG

Minutes of November 7, 2024 Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on November 7, 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. This is a parcel located in Chapepeela Ridge Subdivision they are asking approval to subdivide the lot (5.361 acres) into 2 tracts. They have posted a public sign, this was tabled at last month's meeting. Several residents have gotten together and presented a signed petition to us. We have spoken about homeowners regulation versus Parish regulations and what legally the Planning Commission is here to uphold. The surveyor Mr. Ross Kinchen is here to answer any questions you may have. There is a creek on the side of the parcel. Commissioner Bougere asked if the creek is a numbered lateral. Mr. Kinchen stated he does not think it is. Mrs. Tracie stated she will check to see if it is. Mr. Kinchen stated he presented everything last month. He knows there were some concerns with the requirements of the subdivision. He stated he knows the neighbors are concerned about the restrictions of the subdivision, however it states that a parcel may be divided after the property owner owns it for 5 years. Mr. Richardson, the son, read a letter from his mother Mrs. Richardson, who was unable to make the meeting. In the letter she asked to be granted permission to give her child a partition of her property.

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 - Commissioner Bougere.
3. **Roll Call** - **Members present** were Charlie Bollinger, Christina Bougere, Rick Durham, Jack Gautreaux, Aaron Walker and Adrien Wells.
Members absent -Julius Scott, and Wade Smith.

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4. **Adoption of Minutes** - *Commissioner Gautreaux made a motion to approve the minutes from the October 1, 2024 meeting, seconded by Commissioner Durham. Roll call was taken with 6 yeas, Bollinger, Durham, Gautreaux, Walker and Wells. 1 abstained - Bougere, 0 nays. Motion passed.*

5. **Public Comments** - *Mrs. Pandora Bollingham stated she has 76 names on the petition, there are 95 people in the subdivision that receive mail, 108 people in the subdivision, and 13 people do not receive mail. According to her calculations they have the percentage to disqualify the subdivision's ordinance. Mrs. Tracie stated she would like to reiterate that subdivision regulations and restrictions are something that is regulated by the homeowners and not the Parish. The Parish has our own regulations. If there is a violation of subdivision regulations that becomes a civil matter between those homeowners.*

6. **Variance Request:** None

7. **Commercial Developments:** None

8. **Preliminary:** None

9. **Final:**
 - **JMB Apartments:** Mrs. Tracie presented the development. They received preliminary approval last month. It's off Sharon Drive in Ponchatoula. It's 2 duplex units, they have received drainage approval. They are staying away from the wetlands. Dakota Namarmore with RBA presented, he stated they received preliminary approval last month, nothing is changing. They are here to seek final approval. *Commissioner Gautreaux made a motion to approve the development, seconded by Commissioner Durham. Roll call was taken with 7 yeas, Bollinger, Bougere, Durham, Gautreaux, Smith, Walker and Wells. 0 nays. Motion passed.*

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10. Other Business:

- ***Kaelan Richardson / Chapppeela Ridge Subdivision:*** Commissioner Durham spoke to Mr. Kinchen noticed Mr. Kinchen was shaking his head when the resident was speaking and asked if he didn't agree with what was being said. Mr. Kinched stated that to his knowledge the $\frac{2}{3}$ that the resident referred to was if the current HOA went to an attorney to have the subdivision regulations changed they would need 2/3s in favor of changing the regulations. He stated to his knowledge they have not done this. Commissioner Bougere asked if there was a plat map of the subdivision on file at the Clerk of Court. Mr. Kinchen stated yes it is from 1988. Commissioner Bougere asked if the plat map was engineered by a civil engineer? Mr. Kinchen stated he followed all the regulations at that time. Bougere asked if they have gravity drainage according to the plat map? Mr. Kitchen stated he is not sure if the Gravity Drainage Board was around in 1988. Mrs. Tracie spoke up and stated that a plat map is only going to show the layout of the subdivision. Drainage is not something that is recorded with the Clerk of Court. Commissioner Wells asked Mrs. Bollingham that he noticed on line 18, 19, 20 72 and 73 all look like the same signatures. Did the same people sign more than one time? Mrs. Bollingham stated yes because they own more than one lot. Commissioner Gautreaux spoke up to reiterate that the Parish Planning Commission does not enforce HOA rules. We can only enforce the Parish regulations. Commissioner Bollinger stated that if the subdivision has an HOA then it becomes a civil matter. He encouraged the residents to seek legal counsel. *Gautreaux made a motion to approve the development upon the existing Parish subdivision regulations, seconded by Commissioner Wells. Roll call was taken with 5 yeas, Bollinger, Gautreaux, Smith, Walker and Wells. 2 nays Bougere, and Durham, . Motion passed.*

11. Planning Development Update: *Mrs. Tracie stated we will reschedule a meeting with the commissioners to go over the Dorsey Development. At our December meeting Desire Line will be at our PCM to give the commissioners an update. She presented Mr. Charlie Bollinger with a gift and thanked him for his services. She introduced Mr. Carlo Burno to the board. Mr. Burno stated he is looking forward to working with the commissioners to help move the parish forward.*

12. Commissioner's Privileges - None

13. Adjourn - Meeting was adjourned at 6:23pm by Commissioner Wells, seconded by all Commissioners.

Aron Walker -Chairman
Kim Morse - Secretary

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