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Minutes of March 11, 2025 Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on March 11, 2025 at 5:30 p.m. at the Tangipahoa Parish Planning Department located at 15485 West Club Deluxe Road, Hammond, LA.

- **Tangi Electric** - Commercial Development - *Mrs. Tracie presented, she stated there was a street name change to Loxlee Dr from Jackson Road. Commissioner Bruno asked if the development met all requirements. Mrs. Tracie stated yes. Commissioner Bougere asked if the parking lot was allowed to be in the setbacks, Mrs. Tracie stated yes, just not structures.*
- **Frank Matis - Uneedus Trace Subdivision** - Mini Partition - *Mrs. Tracie presented, she stated this is an existing subdivision which is required to come before the Planning Commission for approval. Mr. Matis is seeking approval to divide his parcel so his daughter can build next to him. Commissioner Bruno stated he was on the council when this subdivision was developed. It was designed to have larger lots. He stated he has some legal questions and the council is not here to advise. Mr. Mais' son in law stated they are looking to move from the Westbank to Tangipahoa. Due to loan purposes they have to divide the property.*
- **Darryl B Neal (Owners)** - A variance request to Section 36-112 (a)(2) Density. - *Mrs. Tracie present she stated Mr. Neal is seeking a variance to be able to divide a parcel that does not have the required 125 ft. road frontage to divide. Mr. Neal is looking to place another mobile home on the parcel. Commissioner Bruno asked how many feet are they short? Mrs. Tracie stated currently they have 105.14 ft. and the requirement is 125 ft. Mr. Neal stated he purchased the property with the intent to have his parents next to him.*

Public Comment:

- *Resident Mr. Scott Finney spoke in opposition to the Frank Matis Mini Partition. His concerns were the subdivision regulations state 5 acres or more per lot with one dwelling.*

1. **Call to Order**- Meeting was called to order by Chairman Aron Walker.
2. **Invocation & Pledge of Allegiance** - Invocation - Commissioner Walker.
Pledge - Commissioner Bougere.

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3. **Roll Call** - *Members present* were Carlo Bruno, Christina Bougere, Henry Capdeboscq, Rick Durham, Roger Faust, Aaron Walker and Adrien Wells. *Members absent* - were Jack Gautreaux, Wade Smith
4. **Adoption of Minutes** - *Commissioner Durham made a motion to approve the minutes from the February 4, 2024 meeting, seconded by Commissioner Capdeboscq. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Walker and Wells. 0 nays. Motion passed.*

5. **Variance Request:**

- *Darryl Neal* - Commissioner Bruno made a motion to deny recommendation to council for a variance, seconded by Commissioner Capdeboscq. Roll call was taken with 6 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, and Walker: 1 nays, Wells. **Motion passed to deny recommendation.**

6. **Commercial Developments:**

- *Tangi Electric* - Commissioner Bruno made a motion to approve the development according to the plans with the corrected street name, seconded by Commissioner Durham. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Walker and Wells. 0 nays. **Motion passed.**

7. **Preliminary:** None

8. **Final:** None

9. **Other Business:**

- *Frank Matis - Uneedus Trace Subdivision* - Commissioner Bruno made a motion to table for 30 days to allow the board to seek council. Seconded by Commission Capdeboscq. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Walker and Wells. 0 nays. **Motion passed.**

10. **Planning Development Update:** Mrs. Tracie Desire Line had a meeting in the north end of the parish. She reminded the commissioner of their required yearly training. She stated we are working on having CRPC come to Clausen to do training.

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

12. **Adjourn** - Meeting was adjourned at 6pm by Commissioner Walker, seconded by all Commissioners.

Aron Walker -Chairman / Kim Morse - Secretary

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