



15485 CLUB DELUXE ROAD
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Minutes of May 6, 2025
Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on May 6, 2025 at 5:30 p.m. at the Tangipahoa Parish Planning Department located at 15485 West Club Deluxe Road, Hammond, LA.

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 Carlo Bruno, Christina Bougere, Henry Capdeboscq, Jack Gautreaux, Rick Durham, Roger Faust, Wade Smith, Aaron Walker and Adrien Wells.
4. **Adoption of Minutes** - *Commissioner Wells made a motion to approve the minutes from the April 1, 2025 meeting, seconded by Commissioner Durham. Roll call was taken with 9 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Gautreaux, Smith, Walker and Wells. 0 nays. Motion passed.*
5. **Variance Request**: *None*
6. **Commercial Developments**:
 - ***Gulf Mechanical Co, LLC (2025-64)*** - *Mrs. Tracie presented the development located off Merchant Court in Ponchatoula. Owner Trey Balckall is seeking approval to develop a warehouse on 2 acres. He has met all the requirements.*

Commissioner Durham made a motion to approve the development, seconded by Commissioner Capdeboscq. Roll call was taken with 9 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Gautreaux, Smith, Walker and Wells. 0 nays. Motion passed
 - ***Hammond VA Clinic (2022-460)*** - *Mrs. Tracie presented the development located off Club Deluxe Rd. They are seeking approval to build a new outpatient clinic. They are an existing business in the parish and will be moving to this new location. They have met all of our requirements.*

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Public Comment: Mr. Chris Wisecarver, property owner next door to the location spoke with concerns regarding the road and traffic. Mrs. Lisa Girard, local resident, spoke stating anything we can do for the veterans is a good thing.

Commissioner Bruno made a motion to approve the development, seconded by Commissioner Faust. Roll call was taken with 9 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Gautreaux, Smith, Walker and Wells. 0 nays.
Motion passed

- **Arcola Citco Gas Station (2024-318)** - Mrs. Tracie presented the development located off Hwy 1048 in Roseland. This is an existing gas station which has been closed for years. They are seeking approval to rebuild a new station. DOTD is requesting them to relocate one of the driveways away from the I-55 exit ramp. They have met all of the requirements.

Commissioner Smith made a motion to approve the development, seconded by Commissioner Capdeboscq. Roll call was taken with 9 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Gautreaux, Smith, Walker and Wells. 0 nays.
Motion passed

- **O'Reilly's Auto Parts (2024-233)** - Mrs. Tracie presented the development located off Pumpkin Center Rd in Ponchatoula. They are seeking approval to build a new auto parts store. They have met all the requirements.

Commissioner Faust made a motion to approve the development, seconded by Commissioner Wells. Roll call was taken with 9 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Gautreaux, Smith, Walker and Wells. 0 nays.
Motion passed

7. Other Business:

- **Longview Court (2019-40)** - Mrs. Tracie presented, located on Pumpkin Center Rd, Ponchatoula. Approx. 10.019 acres to be developed into a 27 lot subdivision. Requesting an extension. Received Preliminary approval in 2016 and 2019. The development will expire June 3, 2025. Commissioner Smith asked Mr. Robinson, owner, if he was asking for a 3 month extension past the expiration date or 3 months from today's date. Mr. Robinson explained he got really sick with COVID. Mrs. Tracie stated the road that is in the development has not been inspected by the parish.

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*Commissioner Bruno made a motion to deny the request for an extension, seconded by Commissioner Faust. Roll call was taken with 8 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Gautreaux, Smith, and Wells. 1 nays Walker. **Motion passed to deny extension.***

8. Preliminary:

- ***Evangeline Court (2024-352)** - Mrs. Tracie presented, located on Yokum Rd, Ponchatoula. Approx. 4.2 acres to be developed into 28 units. In the staff report we have included comments, and pictures we have received. There is an existing single family house located on the property along with a shed and swimming pool. The shed and the swimming pool do not meet the setback requirements and will be torn down and removed / filled in. The setbacks on the site plan and the density meets the parish's ordinances. They are seeking preliminary approval. No studies have been done at this time. If any of the studies come back unfavorable or denied by any outside agencies then they would not be allowed to move forward until those requirements are met. They will be required to come back after all studies are done and meet the requirements for final approval. The owner did reach out to the City of Ponchatoula to ask to be annexed into the city limits. They have not heard back from the city at this time. Dakota Naramore with RBA Engineering spoke on the development. He stated there is a single family house currently on the property that will be made into a duplex. They are removing the shed and the swimming pool. They are seeking preliminary approval so they can start all of the studies. He has looked at the drainage on the property which flows to the back of the property currently. The parish requires 20% greenspace; they will have 62%. They are only developing less than half of the parcel. Commissioner Bruno asked what is the timeframe, Dakota stated they are hoping 8 - 10 months. Commissioner Gautreaux asked if the greenspace would remain greenspace. Dakota stated yes it would. Commissioner Bougere asked if the site plan would work if they are not allowed to tie into the City of Ponchatoula sewer? Dakota stated yes it will work either way. He will place the sewer plant by the house. Commissioner Bougere asked where the discharge would go. Dakota stated the State of Louisiana requires that the discharge go to a public ditch to Yokum Road. Commissioner Bougere asked if the Drainage Board had access to the drainage ditch to the back of the property. Dakota stated the ditch to the back of the property is a private ditch not a numbered lateral. Commissioner Bougere asked about the turnaround. Dakota stated the turnaround is not required it is not long enough to require it, however Mrs. Tracie asked if they would do a turnaround for the garbage trucks and mail carrier and they are applying to that. It's not considered a road, it's more like a parking lot. Commissioner Bruno asked Mr. Bates, Drainage Board, if the ditch to the back of the property is private or a numbered lateral..*

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Mr. Bates stated it is on private property and is a private ditch that flows into a numbered lateral. Commissioner Bruno explained to the crowd that the state requirements are why the discharge will have to go to the Yokum Road ditch.

Public Comments: *The following residents spoke opposed to the development. Comie McLean, Jason Hamp, Lisa Girard, Alexander Bernard, Rick Leeper, Kimberly Dugar, David Derks, Neil Wythe, Sandra St.Romain, Savannah Edwards, and Glen Austin. Their concerns were traffic, flooding, safety, impact to property value, privacy, and the impact to livestock in the area. We also received several emails with the same concerns as above. Those emails came from the following residents, Seth St.Romain, James Berteau Sr., Sandra St.Romain, Krista Richmond, Kaira Tamplain, Nathan Guillory, Cole Fowler, Savannah Edwards, Britney Rankin and Tiffany Hanna-Waddell.*

*Commissioner Bruno made to approve the preliminary development, seconded by Commissioner Capdeboscq. Roll call was taken with 5 yeas, Bruno, Capdeboscq, Faust, Gautreaux, and Walker. 4 nays Bougere, Durham, Smith and Wells. **Motion passed.***

9. **Final:** None

10. **Planning Development Update:** *Mrs. Tracie stated we are still working with Desire Line on our Master Plan.*

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

12. **Adjourn** - *Meeting was adjourned at 7:35pm by Commissioner Capdeboscq, seconded by all Commissioners.*

Aron Walker -Chairman
Kim Morse - Secretary

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