



15485 CLUB DELUXE ROAD
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Minutes of June 3, 2025
Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on June 3, 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 Christina Bougere, Henry Capdeboscq, Rick Durham, Roger Faust, Wade Smith, and Aaron Walker. **Members Absent** were Carlo Bruno, Jack Gautreaux, and Adrien Wells.
4. **Adoption of Minutes** - *Commissioner Capdeboscq made a motion to approve the minutes from the May 6, 2025 meeting, seconded by Commissioner Faust. Roll call was taken with 6 yeas, Bougere, Capdeboscq, Durham, Faust, Smith, and Walker. 0 nays. Motion passed.*
5. **Variance Request**: *None*
6. **Commercial Developments**:
 - **Verified Controls** (2025-127) - *Mrs. Tracie presented the development located off Hwy 190, Hammond. Owner John Holder is seeking approval to develop a 9,000 sq ft facility on 1.64 acres. He has met all the requirements.*

Public Comment: *None*

Commissioner Faust made a motion to approve the development, seconded by Commissioner Capdeboscq. Roll call was taken with 6 yeas, Bougere, Capdeboscq, Durham, Faust, Smith, and Walker. 0 nays. Motion passed.

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- **Wilkinson Caregiving (2025-159)** - Mrs. Tracie presented the development located at 18314 S I-12 Service Rd, Ponchatoula.. They have occupied this site multiple times, the site never received Planning Commission approval. They are looking to relocate back to the original location. Ms. Wilkinson, owner, said she bought the location 12 years ago. They moved the business to a different location and now they would like to move back to the original location.

Public Comment: None

Commissioner Smith made a motion to approve the development, seconded by Commissioner Durham. Roll call was taken with 6 yeas, Bougere, Capdeboscq, Durham, Faust, Smith, and Walker. 0 nays. **Motion passed.**

7. Other Business:

- **Oak Hill Subdivision (2024-7)** - Mrs. Tracie presented, located on Oak Hill Dr., Loranger. Approx. 15.6 acres to be subdivided into 2 lots. Surveyor Derek Wheat said the subdivision was developed in 1983 this lot is one of the largest traces. Subdividing of this lot would not change the structure of the subdivision, most lots are 3 acres or less. Commissioner Smith asked what is the road frontage? Mr. Wheat said it has 125 ft off of Oak Hill Drive. He would be adding a 60ft servitude. Mrs. Tracie asked if there was a numbered lateral on the property? Mr. Wheat said yes and he would revise the survey to reflect that. Mrs. Tracie asked how they would cross Washley Creek? She stated they will need to have approval from Drainage District and possibly the Army Corp of Engineers. Engineer Joe Lamonte stated Kiley Bates would require an engineer designed plan. Commissioner Bougere asked about the flood zone due to the survey stating flood zone X. Mr. Wheat stated he would revise the survey to reflect the correct flood zone.

Public Comment: None

Commissioner Faust made a motion to approve with the correction made to the survey, seconded by Commissioner Smith. Roll call was taken with 5 yeas, Capdeboscq, Durham, Faust, Smith, and Walker. 1 nays Bougere, . **Motion passed with changes made to the survey.**

8. Preliminary: None

9. Final: None

10. Planning Development Update: Mrs. Tracie stated she will be sending out a very rough draft of the Master Plan.

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11. Commissioner's Privileges - None

12. Adjourn - Meeting was adjourned at 6pm by Commissioner Faust, seconded by Commissioner Smith.

Aron Walker -Chairman
Kim Morse - Secretary

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