



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

Minutes of November 4, 2025
Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on November 4, 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, Rick Durham, Roger Faust, Aaron Walker, and Adrien Wells.
Members Absent were Jack Gautreaux and Wade Smith.
4. **Adoption of Minutes** - *Commissioner Faust made a motion to approve the minutes from the October 7, 2025 meeting, seconded by Commissioner Durham. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Walker and Wells. 0 nays. Motion passed.*
5. **Variance Request**: *None*
6. **Commercial Development**:
 - ***B3 Wash Systems*** - *Mrs. Tracie presented. This development is located off Hwy 445 and Hwy 190 East. Approx. 7.147 acres seeking approval to develop a car wash, oil change, office suites and RV storage facility. The development will have 2 entrances off of both highways . She stated they have met all our requirements.*
 - ***Public Comment***: *None*

Commissioner Bruno made a motion to approve the development; seconded by Commissioner Faust. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Walker and Wells. 0 nays. Motion passed.

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7. Preliminary:

- **Bon Aire Estates - Block G** - Mrs. Tracie presented. This development is part of the existing Bon Aire Subdivision. Mr. Randy Tricou and his family developed the subdivision many years ago. They were not required to have greenspace, there is a pool with a pool house. His proposal is to develop $\frac{1}{2}+$ acre lots for residential houses, he has done some drainage design but has not been to the drainage board. There is public water and sewer. He is seeking preliminary approval. Commissioner Bougere asked if it meets the current greenspace requirements. Mrs. Tracie stated it does not but it's not required due to it being an existing subdivision..Commissioner Capdeboscq asked if it was one dwelling per lot. Mrs. Tracie stated yes one house per lot.
- **Public Comment:** None

Commissioner Bruno made a motion to approve the development; seconded by Commissioner Durham. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Faust, Smith, Walker and Wells. 0 nays. **Motion passed.**

8. Final: None

9. Other Business:

- **Jose Perdomo - Timberwood Park Subdivision** - Mrs. Tracie presented. This development is part of the existing subdivision. The proposal is to take a lot in the culdesac to divide the property into two lots. There was a lot line revision done on the property in the past. Commissioner Bruno asked how many lots was the subdivision approved for originally. According to the approved plat there are 8 existing lots. Mrs. Tracie stated as the property is they are allowed to build a house but they are not allowed to place two mobile homes on the parcel.
- **Public Comment:** None

Commissioner Bruno made a motion to deny the development; seconded by Commissioner Capdeboscq. Roll call was taken with 5 yeas to deny, Bruno, Bougere, Capdeboscq, Durham, and Faust. 2 nays Walker and Wells. **Motion passed.**

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10. Planning Development Update: *Mrs. Tracie stated we are still working on our Master Plan. We are looking at different requirements for small businesses and a Board of Adjustments. She wanted to remind everyone that next month we will be appointing chairman and vice chair as well as approving the 2026 meeting dates.*

11. Commissioner's Privileges - *Commissioner Bruno asked if we are allowing portable sheds to become tiny homes within the parish. Mrs. Tracie stated yes however they have to bring it up to ICC codes.*

12. Adjourn - *Meeting was adjourned at 6:02pm by Commissioner Capdeboscq, seconded by all in unison.*

*Aron Walker -Chairman
Kim Morse - Secretary*

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