



**St. Tammany Parish**

Department Of Planning

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Covington, LA 70434

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*Appeal # 5*

**Kevin Davis**  
**Parish President**

*zc approved 10/5/04*

**THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

**APPEAL REQUEST**

DATE: October 12, 2004

**CP04-10-118 - Use: Sewage Treatment Plant**

Zoning:	M-2 (Intermediate Industrial) District
Use Size:	2 acres
Petitioner:	Southeastern Louisiana Water & Sewer Co., L.L.C.
Owner:	Alfred Saeger, et al.
Location:	Parcel located north of LA Highway 1085, west of LA Highway 1077, S3, T7S, R10E, Ward 1, District 1
Council District:	1

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

Nicole M. Dorignac  
(SIGNATURE)

Nicole M. DORIGNAC

700 Kettle Court

Madisonville, LA 70447

PHONE #: 985-809-3425



# CONDITIONAL USE PERMIT STAFF REPORT

Date: October 4, 2004  
CASE NO.: CP04-10-118  
Posted: 09/21/04

Meeting Date: October 5, 2004  
Determination: Approved with staff comments

PETITIONER: Southeastern Louisiana Water & Sewer Co., L.L.C.  
OWNER: Alfred Seeger, et al.  
PROPOSED USE: Sewage Treatment Plant  
PREVIOUS/CURRENT USE: Vacant  
SQ. FT. OF USE: 2 acres  
GROSS AREA LOT SIZE: 2 acres  
ZONING CLASSIFICATION: M-2 (Intermediate Industrial) District  
LOCATION: Parcel located north of LA Highway 1085, west of LA Highway 1077; S3, T7S, R10E; Ward 1, District 1

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## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

### LAND USE CONSIDERATIONS

#### Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Undeveloped	R (Rural) District
South	Industrial	M-2(Intermediate Industrial) District
East	Undeveloped	M-2(Intermediate Industrial) District
West	Residential	A-2 (Suburban) District

Existing development? No

Multi occupancy development? No

### STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Sewage Treatment Plant. The site is located within the Northpointe Business Park, on the north of LA Highway 1085, west of LA Highway 1077. The proposed facility will consist of a 500,000 gallons per day sub-regional sewer treatment plant. A site plan has been provided for further review. The plan shows a large 60' no cut buffer on the north side of the site and an 85' no cut buffer on the west side, where it abuts residential properties.

The staff was originally concerned by the proposed location of the treatment plant, considering that it will be directly abutting single family residences. However, after discussion with the applicant, the proposed site seems to be the most appropriate. In fact the proposed site, is the only one, located within the Northpointe Business Park, that is heavily wooded and sufficiently large in size for the entire facility. It would then be possible to preserve a large buffer along the west and north property lines. A buffer would also be preserved along the south and east property line, making the facility almost invisible from the street. Moreover, there is no wetlands on the site, which would eliminate the need for mitigation. Also, the facility could not be located on another site of the Business Park since the Tallow Creek is the point of discharge.

The applicant also submitted a drawing showing the distance of the single family residences from the common property line with the proposed site for the facility. The 2 single family residences abutting the site would be located between 114' to 144' from the common property line. Considering the distance between the common property line and the proposed 60' buffer, there is a considerable distance between residences and the proposed structure of the treatment plant. The applicant indicated that the equipment will be boxed which will reduced the odors coming from the plant at almost anytime. Also, the blowers will be housed which will considerably reduced the noise produced by the plant.

Finally, with the new treatment plant facility, it will be possible to removed other treatment plants existing in the surrounding. A compiled list of the exiting plants to be closed has been provided for review.

### STAFF RECOMMENDATIONS:

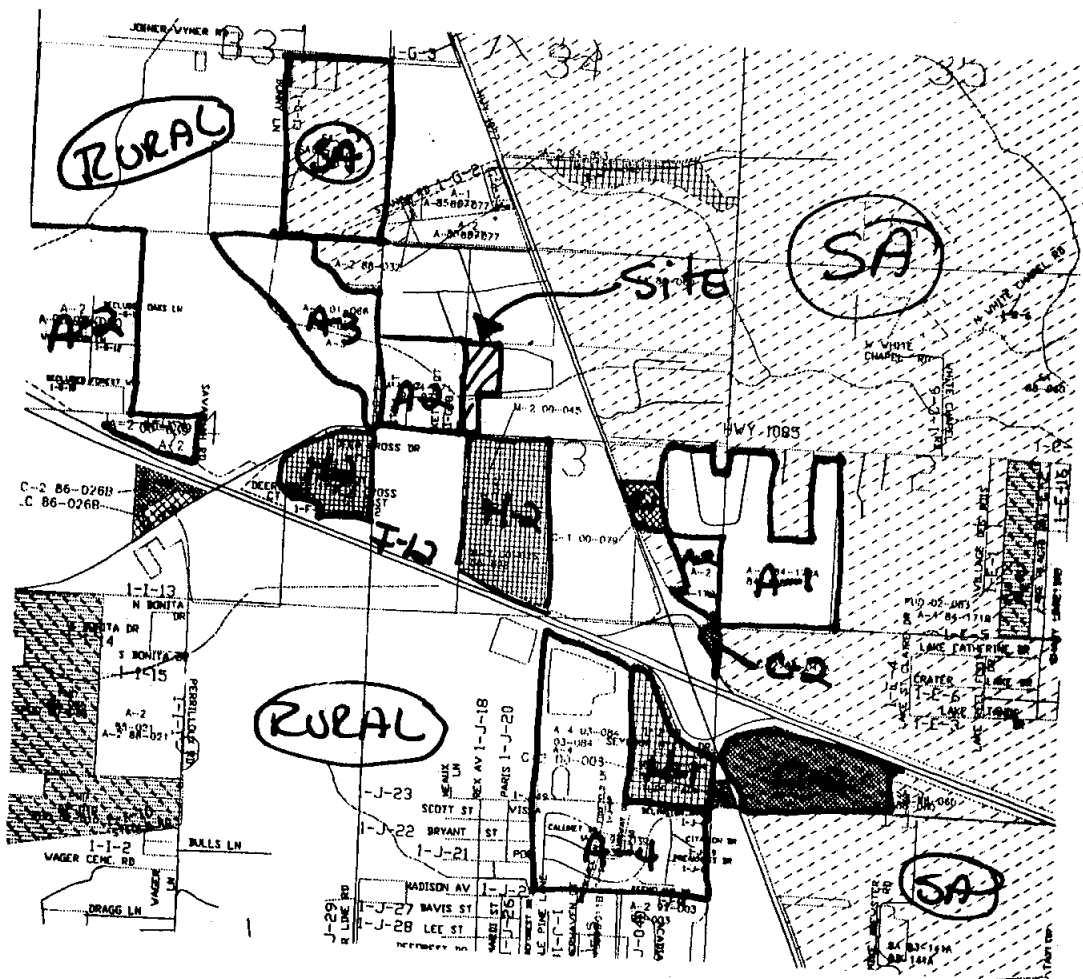
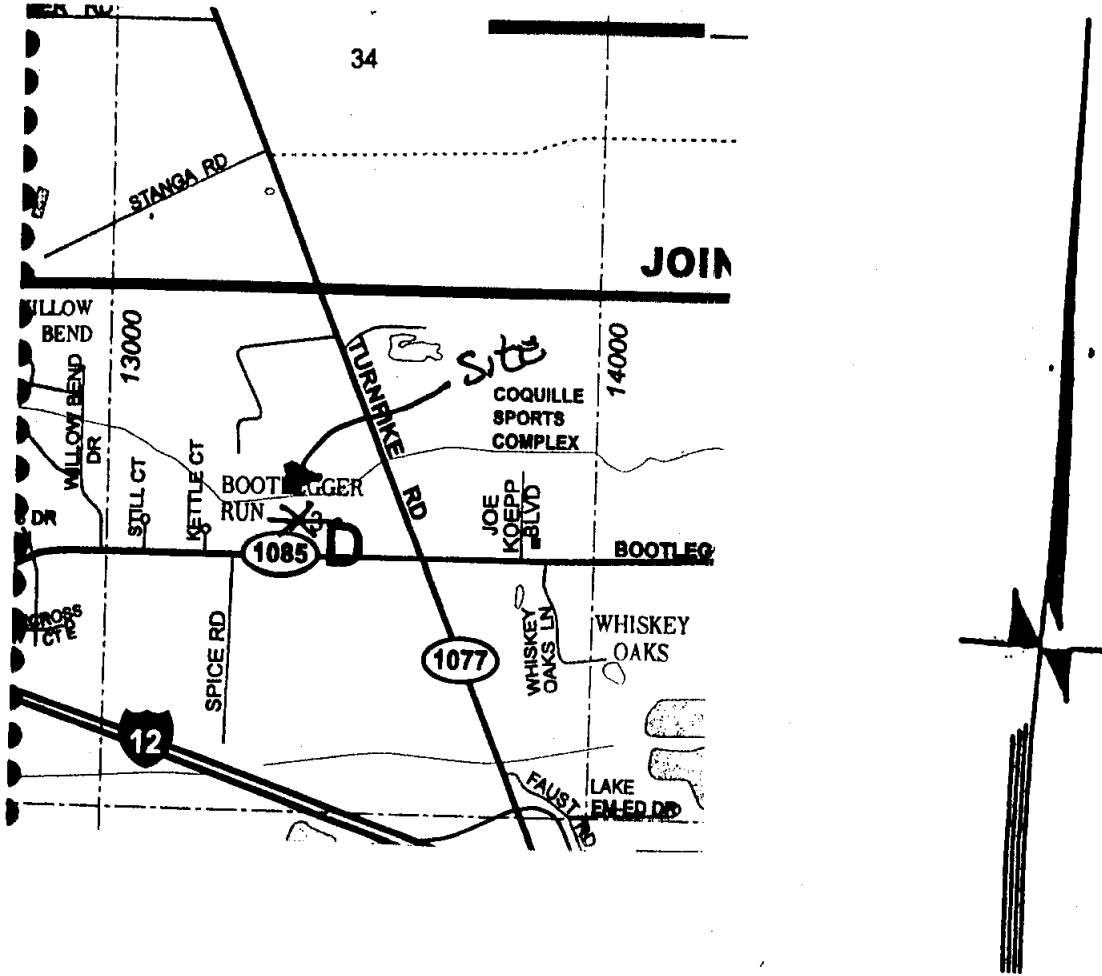
The staff recommends approval of this proposal, with all applicable regulations and the following conditions:

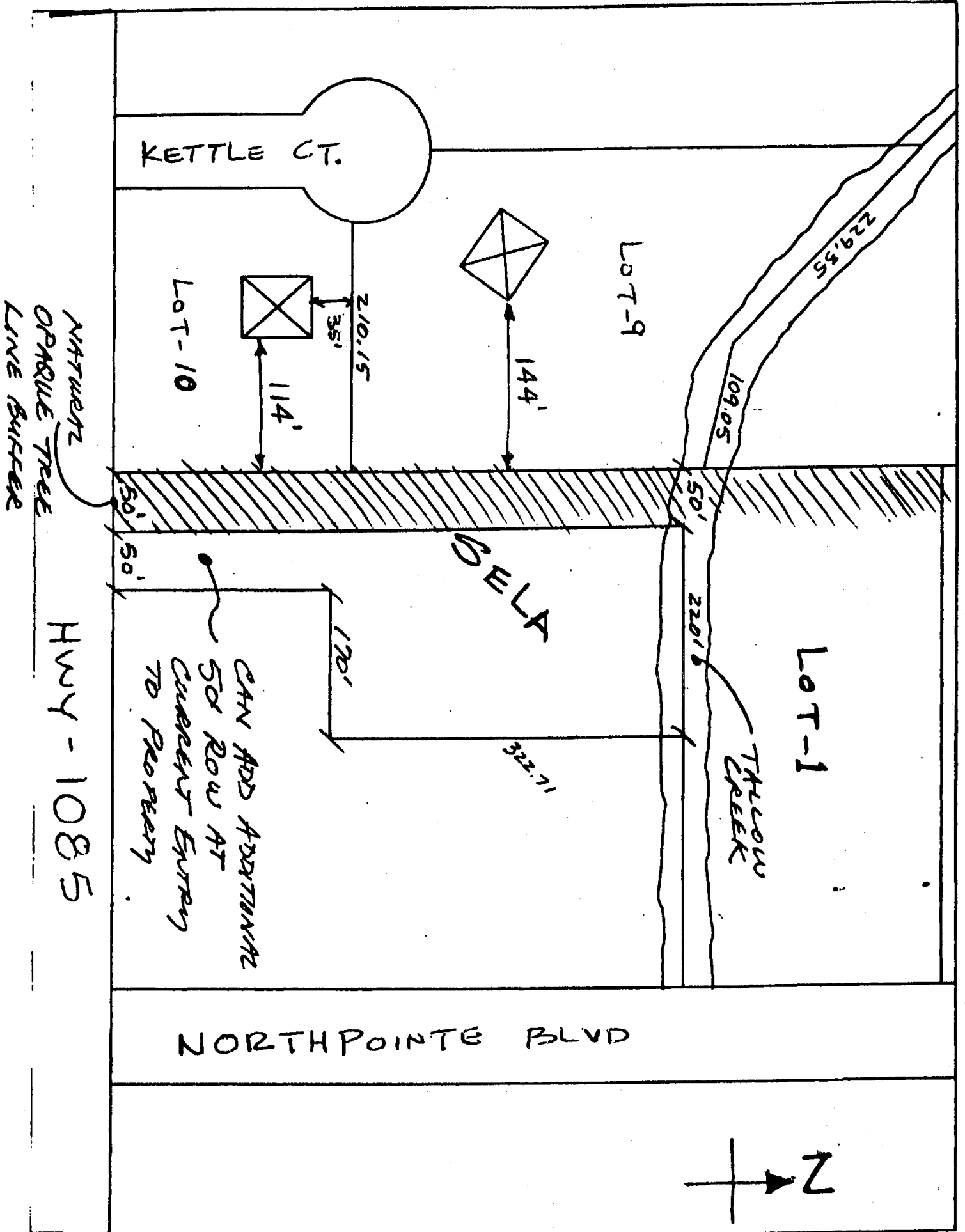
1. Provide a 60' no cut buffer on the west on north sides of the site.
2. Increase the south and west required setback to a 10' no cut buffer.
3. Access ways will be a one way drive of a minimum of 12' to 15' wide for one-way traffic.
4. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
5. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
6. Construction of a box over the equipment in order to reduce the noise.
7. 6' opaque screen to be provided.
8. Emergency back up power to be provided.

### NOTE TO PETITIONER

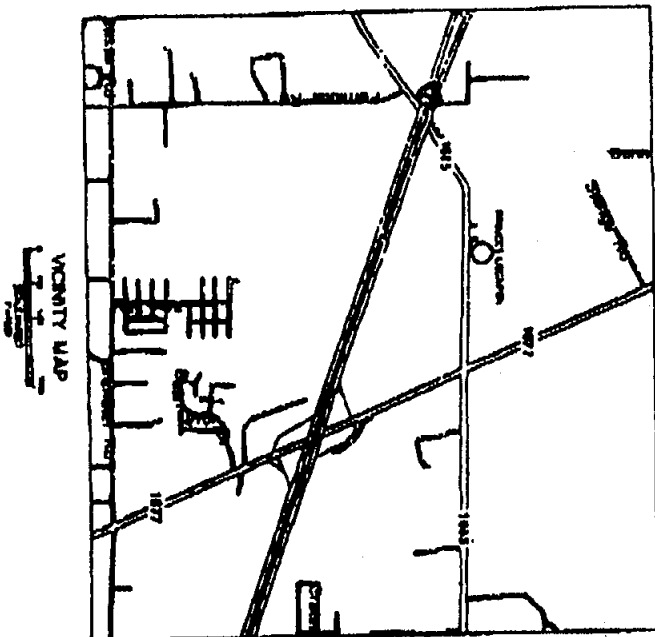
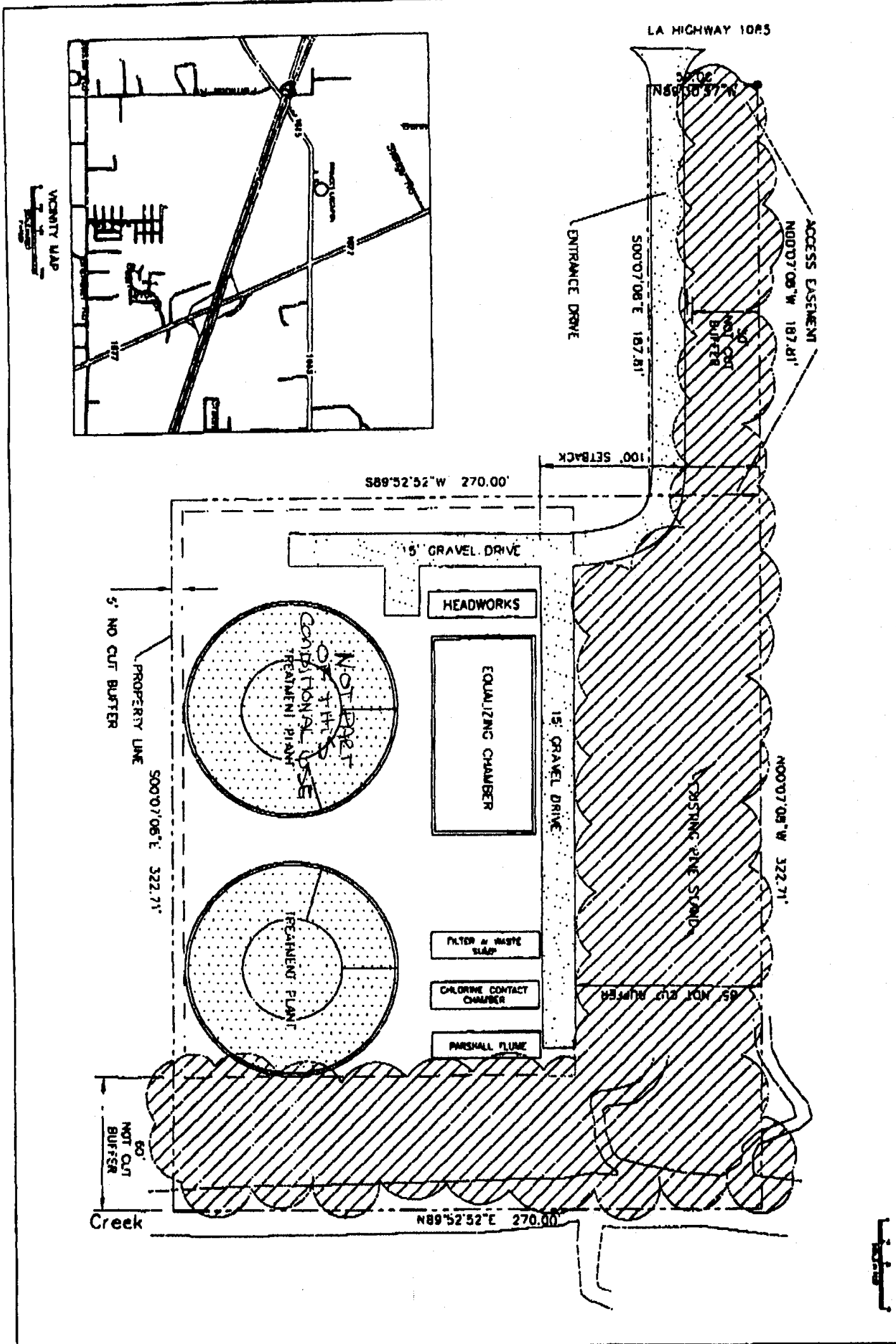
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

**CASE NO.:** CP04-10-118  
**PETITIONER:** Southeastern Louisiana Water & Sewer Co., L.L.C.  
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CP04-10-118



LA HIGHWAY 1085

ENTRANCE DRIVE

500'0.706'E 187.81'

34°06' N89°50'57\"/>

ACCESS EASEMENT  
N00°07'05\"/>

S89°52'52\"/>

100' SETBACK

HEADWORKS

EQUALIZING CHAMBER

15' GRAVEL DRIVE

FILTER or WASTE SLUDGE

CHLORINE CONTACT CHAMBER

MARSHALL FLUME

EXISTING PIPE STAND

N00°07'05\"/>

65' NO CUT BUFFER

5' NO CUT BUFFER

PROPERTY LINE

500'0.706'E 322.71'

60' NO CUT BUFFER

Creek

N89°52'52\"/>

SOUTH EASTERN LOUISIANA SEWER AND WATER COMPANY <small>MEMBER THE CONFEDERATED          SEWER TREATMENT PLANT</small>	SCALE: 1"=50' DATE: 11/08	PROJECT: 108 SHEET: 11 DRAWN BY: [Signature]	<b>Kyle Associates, llc</b> <small>2300 Highway 108          Metairie, LA 70001          Tel: 504.797.8811</small>	DATE: 11/08 CHECKED BY: [Signature]
	<b>SITE LAYOUT</b>	SCALE: 1"=50' DATE: 11/08		PROJECT: 108 SHEET: 11 DRAWN BY: [Signature]

CP04-10-118

September 29, 2004

Paul J. Mayronne, L.L.C.  
Jones Fussell, L.L.P.  
Northlake Corporate Park STE. 103  
1001 Service Road East, Hwy 190  
Covington, La. 70433

**Re: Phase I Consolidation, West St Tammany Regional Wastewater Treatment Plant**

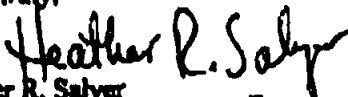
Dear Mr. Mayronne:

Please accept this information on the above referenced facility. We intend to take five (5) currently existing package sewage treatment plants in the northern Madisonville area off line and route to the proposed Regional West St. Tammany WWTP. Additionally, we intend to route the newly proposed Post Oak Landing & Madisonville Farms Phases 5-7 subdivisions to this treatment unit as well.

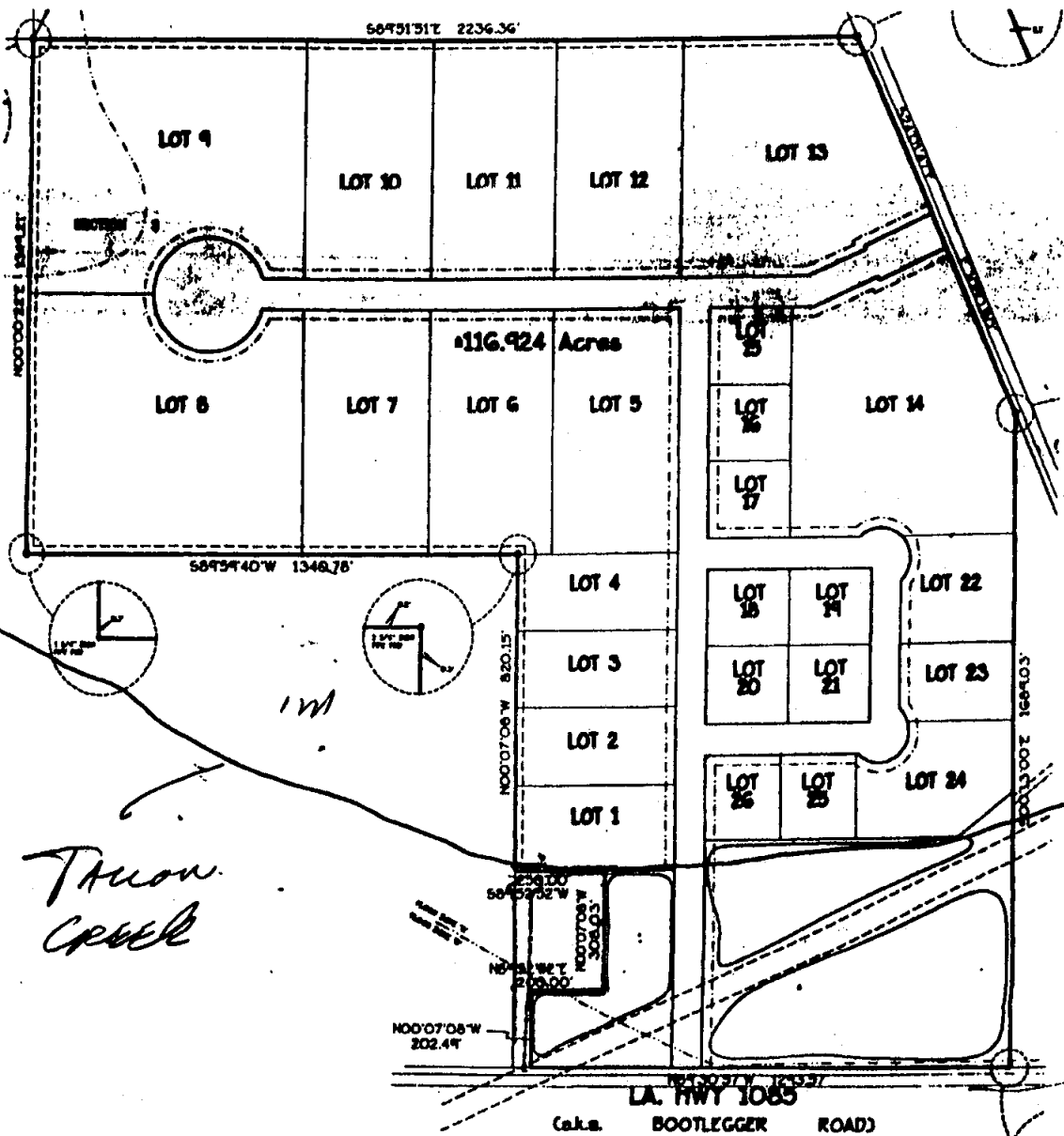
STP	Subdivision	Connections	Gallons Flow
Faubourg Coquille	Myrtle Grove	75	
	Paradise Gardens	62	
	Faubourg Coquille	34	
	Tchefuncte Trace	33	Total = 81,600 gpd
Madisonville Farms	Madisonville Farms, Phase 1-4	181	72,400
Madisonville Farms II (Proposed)	Madisonville Farms, Phase 5-7	110	44,000
Highway 21	Arbor Walk	195	
	Landings at Tchefuncte	49	
	Southdown	150	
	Tchefuncte South	35	Total = 171,600
Seymour Myers	Seymour Myers Complex	5	3500
	Tammany West Multiplex	20	Total = 6000
Christwood	Christwood Retirement & School	2	21,840
Post Oak Landing	Post Oak Landing (Proposed)	65	26,000

The 1,016 residential and commercial connections listed above total a calculated daily flow of 426,940 gpd. The proposed regional facility will initially supply 0.5 MGD and we look forward to the growth of the treatment unit in order to better serve this region of our parish. Please contact me at 985-626-8426 if you have any questions or require additional information. You can always feel free to contact my cell phone at 985-966-2579 as well. Thank you for all your help and hard work.

Yours truly,

  
Heather R. Salyer  
V. P. & Regulatory Administrator

350 N. CAUSEWAY BOULEVARD • MANDEVILLE, LOUISIANA 70448  
TELEPHONE (985) 626-8426 • FACSIMILE (985) 626-8790



*THROW CREEK*

LA. HWY 1065  
(aka. BOOTLEGGERS ROAD)

CPO4-10-118