AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, OCTOBER 2, 2018
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS
• Please silence all phones and electronic devices
• Appeals
• Speaker Cards
• Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
• Please exit the building

INVOCATION
PLEDGE OF ALLEGIANCE

APPROVAL OF THE SEPTEMBER 18, 2018 MINUTES

ELECTION OF OFFICERS

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2018-1091-ZC
   Text Change: An ordinance to amend Chapter 130 of the St. Tammany Parish Unified Development Code, to add Brewery or Distillery with Tours, specifically Section 130-5 Definitions and to Sections: 130-1075 I-2 Industrial District Administrative Permits, 130-1108 I-3 Heavy Industrial District Administrative Permits, 130-1130 I-4 Heavy Industrial District Administrative Permits and 130-2213 Minimum Standards.

   POSTPONED 9/18/2018 MEETING

2. 2016-155-ZC
   Major Amendment to the PUD Planned Unit Development Overlay
   Acres: 69.69 acres
   Petitioner: Paul Mayronne
   Owner: Military Road Land Co, LLC - Frank J. Lopiccolo
   Location: Parcel located on the east side of LA Highway 1081, south of Smith Road, S14, T6S, R11E, Ward 3, District 2.
   Council District: 2
3. **2017-845-ZC**  
   **Text Change:** An Ordinance amending the text of Chapter 130 St. Tammany Parish Unified Development Code, to add definitions for “Reception Venue Small”, “Reception Venue Medium”, “Reception Venue Large” and to amend the definition of Restaurant and Restaurant without lounge in Section 130.5 Definitions, add the new uses of: “Reception Venue Small” to Section 130-792, “Reception Venue Medium” to Section 130-897, “Reception Venue Large” to Section 130-918, amend Section 130-2163 Minimum parking requirements and add to Section 130-2213 Minimum Standards for reception venues.

4. **2018-974-ZC**  
   **Existing Zoning:** A-2 (Suburban District) & RO (Rural Overlay)  
   **Proposed Zoning:** NC-5 (Retail and Service District)  
   **Acres:** 5.82 acres  
   **Petitioner:** Dawn Park Pekarik & Juraj Pekarik  
   **Owner:** Dawn Park Pekarik & Juraj Pekarik  
   **Representative:** Jeffrey D. Schoen  
   **Location:** Parcel located on the north side of LA Highway 433, west of Galatas Lane, east of Faciane Road, being 30425 LA Highway 433, Slidell, S38, T9S, R14E, Ward 9, District 11.  
   **Council District:** 11  
   **POSTPONED 5/1/2018 MEETING**

5. **2018-1164-ZC**  
   **Existing Zoning:** HC-1 (Highway Commercial District)  
   **Proposed Zoning:** HC-3 (Highway Commercial District)  
   **Acres:** 4.7532 acres  
   **Petitioner:** DL Investments LLC c/o Jeffrey D. Schoen  
   **Owner:** Madisonville Enterprises LLC - Shelby P. LaSalle  
   **Location:** Parcel located on the northeast corner of LA Highway 22 & Perrilloux Road, S42, T7S, R10E, Ward 1, District 4  
   **Council District:** 4

6. **2018-1165-ZC**  
   **Existing Zoning:** NC-4 (Neighborhood Institutional District)  
   **Proposed Zoning:** A-5 (Two Family Residential District)  
   **Acres:** 0.93 acres  
   **Petitioner:** Spell Holdings, LLC - Mary Spell  
   **Owner:** Spell Holdings, LLC - Mary Spell  
   **Location:** Parcel located on the north side of Stafford Road, east of LA Highway 437, being lot 8A, S26, T5S, R11E, Ward 2, District 2  
   **Council District:** 2

7. **2018-1169-ZC**  
   **Existing Zoning:** PUD (Planned Unit Development Overlay)  
   **Proposed Zoning:** A-1 (Suburban District)  
   **Acres:** 20.3 acres  
   **Petitioner:** Guste Island Holdings, LLC - Kelly McHugh  
   **Owner:** Guste Island Holdings, LLC - Kelly McHugh  
   **Location:** Parcel located on the west side of Guste Island Road, south of LA Highway 22, S20, T7S, R10E, Ward: 1, District:4  
   **Council District:** 4
8. **2018-1171-ZC**
   - Existing Zoning: A-2 (Suburban District)
   - Proposed Zoning: A-3 (Suburban District)
   - Acres: 1.834 acres
   - Petitioner: Jennifer & Kenny Adams
   - Owner: Jennifer & Kenny Adams
   - Location: Parcel located on the south side of Galatas Road, east of C.S. Owens Road, west of LA Highway 1077, S14, T7S, R10E, Ward: 1, District: 1
   - Council District: 1

9. **2018-1176-ZC**
   - Existing Zoning: A-1A (Suburban District)
   - Proposed Zoning: CB-1 (Community Based Facilities District) & RO (Rural Overlay)
   - Acres: 19.29 acres
   - Petitioner: Roman Lopez
   - Owner: Angelica Rivera
   - Location: Parcel located on the south side of Murray Road, west of LA Highway 41, S3, T8S, R14E, Ward 8, District 11
   - Council District: 11

10. **2018-1179-ZC**
    - Existing Zoning: A-2 (Suburban District)
    - Proposed Zoning: A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
    - Acres: 1.171 acres
    - Petitioner: Eric Penton
    - Owner: Eric Penton
    - Location: Parcel located on the north side of LA Highway 36, west of LA Highway 41, being Parcel A, S21, T7S, R14E, Ward 6, District 6
    - Council District: 6

11. **2018-1183-ZC**
    - Existing Zoning: A-1 (Suburban District)
    - Proposed Zoning: PUD (Planned Unit Development Overlay)
    - Acres: 20.3 acres
    - Petitioner: Guste Island Holdings, LLC - Kelly McHugh
    - Owner: Guste Island Holdings, LLC - Kelly McHugh
    - Location: Parcel located on the east side of Guste Island Road, south of LA Highway 22, S20, T7S, R10E, Ward 1, District 4
    - Council District: 4

12. **2018-1184-ZC**
    - Existing Zoning: A-6 (Multiple Family Residential District)
    - Proposed Zoning: A-4 (Single-Family Residential District)
    - Acres: 0.75 acres
    - Petitioner: Blanchard Lisa
    - Owner: Lisa Blanchard
    - Location: Parcel located on the north side of Lakeview Drive, being a portion of lot 21, Pontlake Estates, S32, T9S, R14E, Ward 9, District 13
    - Council District: 13
13. **2018-1187-ZC**  
Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-4 (Single-Family Residential District)  
Acres: 30.978 acres  
Petitioner: Art Lancaster  
Owner: De Val, Inc. - Albert J. Vallon  
Location: Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue, S25, T7S, R12E, Ward 4, District 5  
Council District: 5  

14. **2018-1188-ZC**  
Existing Zoning: A-1 (Suburban District) & HC-2 (Highway Commercial District)  
Proposed Zoning: A-4 (Single-Family Residential District), HC-2 (Highway Commercial District) & PUD (Planned Unit Development Overlay)  
Acres: 42.065 acres  
Petitioner: Art Lancaster  
Owner: De Val, Inc. - Albert J. Vallon  
Location: Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue, S25, T7S, R12E, Ward 4, District 5  
Council District: 5  

15. **2018-1189-ZC**  
Existing Zoning: CB-1 (Community Based Facilities District) & A-2 (Suburban District)  
Proposed Zoning: A-4 (Single-Family Residential District)  
Acres: 2.122 acres  
Petitioner: Marina Beau Chene LLC - Jared Riecke  
Owner: Marina Beau Chene LLC - Jared Riecke  
Location: Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels J-3 & J-4A, S54, T7S, R11E, Ward 4, District 4  
Council District: 4  

16. **2018-1190-ZC**  
Existing Zoning: CB-1 (Community Based Facilities District) & A-2 (Suburban District)  
Proposed Zoning: A-4 (Single-Family Residential District)  
Acres: 2.122 acres  
Petitioner: Marina Beau Chene LLC - Jared Riecke  
Owner: Marina Beau Chene LLC - Jared Riecke  
Location: Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels G-1A & K, S54, T7S, R11E, Ward 4, and District 4  
Council District: 4
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17. **2018-1194-ZC**
   - Existing Zoning: A-2 (Suburban District)
   - Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
   - Acres: 2.3 acres
   - Petitioner: Anderson Design + Build, LLC - Jon Anderson
   - Owner: Advance Mortgage Company, LLC - Bruce Wainer
   - Location: Parcel located on the south side of Jenkins Street, east of Soell Drive, being 69298 Jenkins Street, Covington, S13, T7S, R11E, Ward 3, District 5
   - Council District: 5

18. **2018-1195-ZC**
   - Existing Zoning: A-1 (Suburban District)
   - Proposed Zoning: A-2 (Suburban District)
   - Acres: 1.4736 acres
   - Petitioner: Helen Anglade
   - Owner: Rubie Amie Teal
   - Location: Parcel located on the north side of Teal Road, east of LA Industrial Pit Road, S10, T7S, R14, Ward 6, District 6
   - Council District: 6

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**