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 FEBRUARY 5, 2019 MINUTES

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. **2019-1343-ZC**
   - **Existing Zoning:** NC-4 (Neighborhood Institutional District)
   - **Proposed Zoning:** 1-1 (Industrial District)
   - **Acres:** 32,338 Sq. Ft.
   - **Petitioner:** John D. Moores
   - **Owner:** Ann P. Moores
   - **Location:** Parcel located on the north side of LA Highway 36, east of Manor Street, west of Plantation Street, being lots A & B, Square 2, Robindale Subdivision, S35, T6S, R11E, Ward 3, District 2.
   - **Council District:** 2

2. **2019-1353-ZC**
   - **Existing Zoning:** A-2 (Suburban District)
   - **Proposed Zoning:** HC-2 (Highway Commercial District)
   - **Acres:** 2 Acres
   - **Petitioner:** Scott Chiasson, Sr.
   - **Owner:** Scott Chiasson, Sr.
   - **Location:** Parcel located on the south side of LA Highway 22, east of Mitcham Street, west of Indian Trace Blvd., S18, T7S, R10E, Ward 1, District 4.
   - **Council District:** 4

3. **2019-1355-ZC**
   - **Existing Zoning:** A-4 (Single-Family Residential District)
   - **Proposed Zoning:** A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
   - **Acres:** 15,000 sq. ft.
   - **Petitioner:** Janet Ford Payne
   - **Owner:** Clarence Payne & Dennis Payne
   - **Location:** Parcel located on the west side of Violet Street, north of Progress Street, being lots 28, 30, 32, 34, 36 & 38, Square 1, West Abita Springs Subdivision, being 72495 Violet Street, Covington, S36, T6S, R11E, Ward 10, District 6.
   - **Council District:** 6

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
ROLL CALL
Present: Cazaubon, Lorren, Richard, Willie, Bagert, Davis, Doherty, Drumm, Randolph
Absent: Patrick Fitzmorris
Staff Present: Helen Lambert, Sidney Fontenot, Leslie DeLatte, Karlin Riles, Emily Couvillon and Ashley McMenamin

CALL TO ORDER
The regular meeting of the St Tammany Parish Zoning Commission was called to order by Mr. Davis.

INVOCATION
The Invocation was presented by Mr. Randolph.

THE PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was presented by Mr. Willie

APPROVAL OF THE JANUARY 2, 2019 MINUTES
Mr. Richard motioned to approve, second by Mr. Randolph
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Bagert, Davis, Doherty, Drumm, Randolph
Nay: 
Abstain: 

POSTPONING OF CASES
5. 2018-1303-ZC
Existing Zoning: HC-3 (Highway Commercial District)
Proposed Zoning: MD-3 (Medical Facility District)
Acres: 1.5 acres
Petitioner: Mark D. Higdon
Owner: Greenland LLC
Location: Parcel located on the south side of Pinnacle Pkwy, east of LA Highway 21, north of I-12, S47, T7S, R11E, Ward 1, District 1.
Council District: 1

Mr. Bagert motioned to postpone indefinitely, second by Mr. Doherty
Yea: Cazaubon, Lorren, Richard, Willie, Bagert, Davis, Doherty, Drumm and Randolph
Nay: 
Abstain: 

A recommendation was made by Chairman Davis to move Text Changes to the end of the meeting.
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:

2. **2018-1265-ZC**
   - Existing Zoning: A-4 (Single-Family Residential District)
   - Proposed Zoning: NC-4 (Neighborhood Institutional District)
   - Acres: 0.552 acre
   - Petitioner: Daniel Spayde
   - Owner: Slidell Community Baptist Church - Michael Peyton
   - Location: Parcel located on the west side of US Highway ii, south of Ben Thomas Road, being 60059 US Highway 11, Slidell, S34, T8S, R14E, Ward 9, District 14.
   - Council District: 14
   - POSTPONED 12/4/2018 MEETING

   Pet: Daniel Spayde spoke
   Mr. Randolph motioned to approve as amended to PF-1 and second by Mrs. Cazaubon
   Yea: Cazaubon, Lorren, Richard, Willie, Bagert, Davis, Doherty, Drumm, Randolph
   Nay: Richard
   Abstain: Michael Peyon

4. **2018-1232-ZC**
   - Existing Zoning: A-1 (Suburban District)
   - Proposed Zoning: I-2 Industrial District & RO Rural Overlay
   - Acres: 5.049 acres
   - Petitioner: Michael & Kim P. Fisher
   - Owner: Michael & Kim P. Fisher
   - Council District: 13
   - POSTPONED 1/2/2019 MEETING

   Owner/Pet: Michael Fisher spoke
   For: Brian Trosclair
   Mr. Bagert made a motion to approve, second by Mr. Randolph
   Yea: Cazaubon, Lorren, Willie, Bagert, Davis, Doherty, Drumm, Randolph
   Nay: Richard
   Abstain:
6. **2018-1306-ZC**

Existing Zoning: A-4A (Single-Family Residential District)

Proposed Zoning: A-4A (Single-Family Residential District) & MHO (Manufactured Housing Overlay)

Acres: 6256 sq.ft.

Petitioner: Reyna & Antonio Delarca

Owner: Reyna & Antonio Delarca

Location: Parcel located on the east side of Behrman Avenue, north of Coast Blvd, being lots 9 & 10, Central Park, S23, T9S, R14E, Ward 8, District 12.

Council District: 12

**POSTPONED 1/2/2019 MEETING**

Pet: Reyna Delarca spoke

Mr. Doherty made a motion to approve, second by Mr. Randolph

Yea: Cazaubon, Lorren, Richard, Willie, Bagert, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

8. **ZC08-01-007**

Major Amendment to the PUD (Planned Unit Development Overlay) to add Directional Sign Regulations.

Acres: 92.61 acres

Petitioner: Gulf State Services/ Mike Saucier

Owners: Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC, TDG Northshore, LLC, Thermo Covington, LLC, Holiday Ventures, LLC

Location: Parcel located on the north side of I-12, west of Holiday Square Blvd, south of Versaille Subdivision, S15 & 16, T7S, R11E, Ward 3, District 3

Council District: 3

Mike Saucier Owner of Gulf States Services and Partner of Versaille Business Park LLC and petitioner spoke.

Mr. Doherty made a motion to approve, second by Mr. Richard.
1. **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.

   POSTPONED 12/4/2018 MEETING

   Lee Dominque spoke against.

   Mr. Richard motioned to postpone indefinitely, second by Mr. Lorren

   Yea: Cazaubon, Lorren, Richard, Willie, Bagert, Davis, Doherty, Drumm and Randolph
   Nay:
   Abstain:

3. **2018-1134-ZC**

   Text Change: An Ordinance amending the St. Tammany Parish Unified Development Code Section 130-55 “Notice Requirements” to include additional abutter notice provisions.

   POSTPONED 1/2/2019 MEETING

   Mr. Rykart Toledano spoke in favor

   Mr. Bagert made a motion to approve, second by Mr. Richard.

7. **2018-1304-ZC**

   Text change: An Ordinance to amend the St. Tammany Parish Unified Development Code, Chapter 130, Section 130-5. - Definitions to add Continuing Care Retirement Community (CCRC) and to amend Chapter 130, Section 130-1159 relative to Permitted Uses in the MD-1 Medical Residential District to add a new use as follows: (5) Continuing Care Retirement Community (CCRC).

   Jeff Schoen spoke for.

   Ms. Cazaubon made a motion to approve, second by Mr. Lorren.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT** Mr. Bagert made a motion to adjourn, second by Mr. Doherty
ZONING STAFF REPORT

Date: 2/25/2019  
Meeting Date: 3/6/2019  
Case No.: 2019-1343-ZC  
Determination: Approved, Amended, Postponed, Denied  
Posted: 02/13/19

GENERAL INFORMATION

PETITIONER: John D. Moores  
OWNER: Ann P. Moores  
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-i Industrial District  
LOCATION: Parcel located on the north side of LA Highway 36, east of Manor Street, west of Plantation Street, being lots A & B, Square 2, Robindale Subdivision; S35, T6S, R11E; Ward 3, District 2  
SIZE: 32,338 sq.ft.

ACCESS ROAD INFORMATION

Type: State  
Road Surface: 2 lane asphalt  
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
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<tbody>
<tr>
<td>North</td>
<td>Residential</td>
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<td>South</td>
<td>Outdoor Storage Yard</td>
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<tr>
<td>East</td>
<td>Undeveloped</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>West</td>
<td>Vacant/Residential</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
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</table>

EXISTING LAND USE:

Existing development: No  
Multi occupancy development: No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 Neighborhood Institutional District to I-i Industrial District. This site is located on the north side of LA Highway 36, east of Manor Street, west of Plantation Street, being lots A & B, Square 2, Robindale Subdivision. The 2025 future land use plan calls for the site to be developed with commercial uses. Although, the Highway 36 Corridor is developed with a variety of commercial, industrial and residential uses, Staff feels that there is no compelling reason to recommend approval of the request, considering that the site is abutting residential uses on the north side and some undeveloped and vacant land zoned NC-4 on the east and west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-i Industrial District designation be denied.
Case No.: 2019-1343-ZC

PETITIONER: John D. Moores

OWNER: Ann P. Moores

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-1 Industrial District

LOCATION: Parcel located on the north side of LA Highway 36, east of Manor Street, west of Plantation Street, being lots A & B, Square 2, Robindale Subdivision; S35, T6S, R11E; Ward 3, District 2

SIZE: 32,338 sq.ft.
ZONING STAFF REPORT

Date: 2/25/2019
Case No.: 2019-1353-ZC
Posted: 02/13/19

Meeting Date: 3/6/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Scott Chiasson
OWNER: Scott Chiasson
REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the south side of LA Highway 22, east of Mitcham Street, west of Indian Trace Blvd.; S18, T7S, R10E; Ward 1, District 4
SIZE: 2 acres

ACCESS ROAD INFORMATION

Type: State  Road Surface: 2 lane asphalt  Condition: Good

LAND USE CONSIDERATIONS

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</thead>
<tbody>
<tr>
<td>North</td>
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<td>HC-1 Highway Commercial District</td>
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<tr>
<td>South</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
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<tr>
<td>East</td>
<td>Residential/Vacant</td>
<td>A-2 Suburban District</td>
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<tr>
<td>West</td>
<td>Residential/Vacant</td>
<td>A-2 Suburban District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: No  Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to HC-2 Highway Commercial District. This site is located on the south side of LA Highway 22, east of Mitcham Street, west of Indian Trace Blvd. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by residential uses and undeveloped land on the south, east and west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 Highway Commercial District designation be denied.
Case No.: 2019-1353-ZC

PETITIONER: Scott Chiasson

OWNER: Scott Chiasson

REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the south side of LA Highway 22, east of Mitcham Street, west of Indian Trace Blvd. ; S18, T7S, R10E; Ward 1, District 4

SIZE: 2 acres
SHOWN A SURVEY OF:
AN AMENDED MINOR SUBDIVISION OF 20.102 ACRES,
BEING PARCELS A & B PER MAP FILE NO. 5232A,
INTO PARCELS A-1, A-2, B-1, B-2, & B-3,
LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE
10 EAST, ST. TAMMANY PARISH, LOUISIANA.
ZONING STAFF REPORT

Date: 2/25/2019  
Case No.: 2019-1355-ZC  
Meeting Date: 3/6/2019  
Determination: Approved, Amended, Postponed, Denied  
Posted: 02/13/19

GENERAL INFORMATION

PETITIONER: Janet Ford Payne  
OWNER: Clarence Payne & Dennis Payne

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of Violet Street, north of Progress Street, being lots 28, 30, 32, 34, 36 & 38, Square 1, West Abita Springs Subdivision, being 72495 Violet Street, Covington; S36, T6S, R11E; Ward 10, District 6

SIZE: 15,000 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish  
Road Surface: 2 lane asphalt  
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<tr>
<td>North</td>
<td>Manufactured Home</td>
<td>A-4 Single-Family Residential District</td>
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<td>South</td>
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<tr>
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</tr>
<tr>
<td>West</td>
<td>Manufactured Home</td>
<td>A-4 Single-Family Residential District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: Yes  
Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the west side of Violet Street, north of Progress Street, being lots 28, 30, 32, 34, 36 & 38, Square 1, West Abita Springs Subdivision, being 72495 Violet Street, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2019-1355-ZC

PETITIONER: Janet Ford Payne

OWNER: Clarence Payne & Dennis Payne

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of Violet Street, north of Progress Street, being lots 28, 30, 32, 34, 36 & 38, Square 1, West Abita Springs Subdivision, being 72495 Violet Street, Covington; S36, T6S, R11E; Ward 10, District 6

SIZE: 15,000 sq.ft.