AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 4, 2019
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 MAY 7, 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. 2019-1373-ZC
   Existing Zoning: A-1 (Suburban District)
   Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
   Acres: 8 acres
   Petitioner: Tayler Migues
   Owner: August Joseph & Tonja D. Catanzaro
   Location: Parcel located on the east side of Press Sharp Road, north of Otis Sharp Road, S51, T5S, R12E, Ward 2, District 6
   Council District: 6

2. 2019-1410-ZC
   Existing Zoning: A-2 (Suburban District)
   Proposed Zoning: A-3 (Suburban District)
   Acres: 1 acre
   Petitioner: Grand Homes, LLC - Jay Ploue
   Owner: Grand Homes, LLC - John Ploue
   Location: Parcel located on the southwest corner of Brewster Road & Grand Oaks Blvd, being Parcel B-4, Madisonville, S17, T7S, R10E, Ward 1, District 1.
   Council District: 1

3. 2019-1430-ZC
   Existing Zoning: NC-4 (Neighborhood Institutional District) & A-2 (Suburban District)
   Proposed Zoning: NC-4 (Neighborhood Institutional District)
   Acres: 0.67 acres
   Petitioner: Jones Fussell - Paul J. Mayronne
   Owner: CM Combs Properties LLC - Chris Comb
   Location: Parcel located on the north side of Dummyline Road, west of LA Highway 21, Madisonville, S41, T7S, R10E, Ward 1, District 1.
   Council District: 1

DRAFT – MAY 8, 2019
4. 2019-1439-ZC
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & (MHO Manufactured Housing Overlay)
Acres: 2.5 acres
Petitioner: Mark David Bersuder
Owner: Mark David Bersuder
Location: Parcel located on the south side of West Powerline Road, west of LA Highway 41, being 37190 West Powerline Road, Pearl River, S10, T8S, R14E, Ward 8, District 9.
Council District: 9

5. 2019-1443-ZC
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 0.25 acres
Petitioner: Joseph & Melissa Spinosa
Owner: Joseph & Melissa Spinosa
Location: Parcel located on the south side of Bell Park Road, being lot 37, Bell Park Subdivision, S46, T9S, R13E, Ward 7, District 7.
Council District: 7

6. 2019-1446-ZC
Text Change: An Ordinance amending the St. Tammany Parish Unified Development Code, Section 130-5: Definitions- to include additional language in the definition of a funeral home.

7. 2019-1447-ZC
Existing Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Proposed Zoning: A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Acres: 1.63 acres
Petitioner: Judy Cannon
Owner: Judy Cannon
Council District: 5

8. 2019-1449-ZC
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Acres: 9.84 acres
Petitioner: Mark & Vieta Collins
Owner: Mark & Vieta Collins
Council District: 6

9. 2019-1450-ZC
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1.68 acres
Petitioner: Jordan Fernandez
Owner: Jordan Fernandez
Location: Parcel located on the north & south sides of Breen Road, east of Gottschalk Road, S18, T6S, R10E, Ward 1, District 3.
Council District: 3

10. 2019-1451-ZC
Text Change: An Ordinance to Amend and Reenact the St. Tammany Parish Code of Ordinances, Chapter 22 Licenses, and Chapter 130 Unified Development Code, to provide definitions and regulations regarding short term rentals, to add short term rentals as a permitted use in certain commercial and mixed use zoning districts within unincorporated St. Tammany Parish, and to provide for penalties and fines for violations.
11. **2019-1452-ZC**
   - Existing Zoning: A-2 (Suburban District) & A-3 (Suburban District)
   - Proposed Zoning: A-2 (Suburban District), A-3 (Suburban District) & RO (Rural Overlay)
   - Acres: 10.45 acres
   - Petitioner: Jones Fussell, L.L.P. - Jeffery Schoen
   - Owner: Walter & June Davisson
   - Location: Parcel located on the southwest corner of Dove Park Road, west of LA Highway 59, Mandeville, S26, T7S, R11E, Ward 4, District 5.
   - Council District: 5

12. **2019-1453-ZC – Withdrawn**
   - Existing Zoning: HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District)
   - Proposed Zoning: HC-2 (Highway Commercial District)
   - Acres: 8.67 acres
   - Petitioner: Gulf States Construction Services, INC. - Michael Saucier
   - Owner: N 59 Ventures - N 59 Ventures, LLC
   - Council District: 5

13. **2019-1457-ZC**
   - Existing Zoning: A-1 (Suburban District)
   - Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
   - Acres: 1 acre
   - Petitioner: Walter Jenkins
   - Owner: Walter Jenkins
   - Location: Parcel located on the north and south sides of Breen Road, east of Gottschalk Road, being 10090 Breen Road, Covington, S18, T6S, R10E, Ward 1, District 3.
   - Council District: 3

**PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

1. **PR17-12-002 - USE: Revised site and landscape plan for Retail Center**
   - CORRIDOR: Highway 21 Planned Corridor Overlay
   - ZONING: HC-2 Highway Commercial District
   - USE SIZE: 48,000 sq. ft.
   - PETITIONER: JSB Hwy 21 Lots, LLC – John S. Bowers III
   - OWNER: JSB Hwy 21 Lots, LLC – John S. Bowers III
   - LOCATION: Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**