Minutes of the July 12, 2018
Tangipahoa Parish Planning Commission

A meeting of the Tangipahoa Parish Planning Commission was held on July 12, 2018 at 5:30 p.m. at the Tangipahoa Parish Planning Department located at 15485 West Club Deluxe Road, Hammond, LA., Chairman, Kenny Williams called the meeting to order. Members present were, Julius Scott, Charlie Bollinger, Lane Daniel, Graham Kennedy, Anthony Musacchia, and Jack Geautreaux and absent Simeon Bankston, Charlie Harrison. Mr. Scott made a motion to approve the minutes for the June 12, 2018 meeting as written, 2nd by Mr. Bollinger. All members present were in favor.

Mr. Bollinger led the invocation and Mr. Daniels the pledge.

Public Comment:

- Ira Brown of the 8th ward Fire Department approached the board and stated concerns with several developments, which were the Coves of the Highland and Cypress Reserve. He stated the width of the roads were narrow in the Coves of the Highland, which made it almost impossible to get a regular vehicle down much less a fire truck, with is unsafe. Also, he would like to see changes in the subdivision regulations to add a no parking signs in front of the hydrogens or marked/painted stating cautions. The board stated that they would research with possible addition in the near future.

Preliminary:

Coburn Lakes Subdivision-Phase I, II, III, IV, V-(Preliminary)
This property is located off South Coburn Road, Hammond, LA.
Representative/developer, Ryan Power of First Horizon Inc., was present for the owner Robert Maurin, and a public hearing was held. Mr. Javier Chicans approached the board and stated concerns with traffic. Mr. Dana parish inspector stated that he would ask that the owner/developer and engineer work diligently during the development phases. Mr. Daniel moved to approve for preliminary with the conditions that (a) maintenance bond/irrevocable letter of credit will be in place on all phases during the duration of the build out and (b) a third-party traffic study shall be provided at or before the final hearing of the development, 2nd by Mr. Graham. Roll call was taken; 7 yeas and 0 nays. Motion passed.

Sydney Square Apartments-(Preliminary)
This property is located off Oller Road and Caroline Cove Road in Tickfaw, LA. Owner, Brandon Rivers was present and a public hearing was held. Mr. Harrison approached the board stating that he was opposed to an apartment complex development in the rural area. Mr. Weaver also approached the board stating that he was opposed to the development also and he had concerns with drainage and the infrastructure. The engineer, Derick Quebec stated that the development has drainage board approval and a retention pond will be constructed on the
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property to withhold the water runoff. Board member, Mr. Bollinger asked what was the owner going to do with the 2 mobile homes on the property. Mr. Rivers stated they would be removed from the property. Mr. Geautreaux moved to approve for preliminary, contingent on adding security lighting and a privacy fence along the south east side of the development. 2nd by Mr. Daniels. Roll call was taken; 7 yeas and 0 nays. Motion passed.

**Final:**

None

Mr. Bollinger motioned to amend the agenda for Keith Trapene, owner of Island Trace II Subdivision, 2nd by Mr. Daniels. Roll call was taken, 7 yeas and 0 nays. Motion passed.

Island Trace Subdivision II- The owner approached the board and asked to add 1 lot to the development. He stated he has provided over the amount of greenspace needed. His issue is that he has a ten-foot radius and a 30-foot radius is required and by correcting he would like to add a lot. Opinion of the board was to come back forth for a preliminary and final per the subdivision regulations.

Community Development Director- Bridget Bailey

Mrs. Bailey stated the parish council passed the commercial development ordinance and the subdivision regulation committee is still working diligently on the revisions.

Commissioners Privilege -

None

Mr. Scott to adjourn, 2nd by Mr. Bankston. All members present were in favor.

Kenny Williams- Chairman
Reynae Langlois-Planning Secretary-6:46 p.m.