Minutes of the February 12, 2019
Tangipahoa Parish Planning Commission

A meeting of the Tangipahoa Parish Planning Commission was held on February 12, 2019, at 5:30 p.m. at the Tangipahoa Parish Planning Department located at 15485 West Club Deluxe Road, Hammond, LA. Chairman, Graham Kennedy called the meeting to order. Members present were Jack Geautreaux, Charlie Bollinger, Julius Scott, Anthony Musacchia, Aron Walker Jr., Lane Daniel and absent Kenny Williams, and Charlie Harrison. Mr. Scott moved to approve the minutes for the January 08, 2019 meeting as written, 2nd by Mr. Bollinger. All members present were in favor.

Mr. Walker led the invocation and Mr. Scott the pledge.

Planning Attorney, Brad Cascio swore in newly appointed member Aron Walker Jr.

Public Comment:
Mr. Vernon Gibbs a resident of the Haven Subdivision and the president of the HOA stated he had spoken with John Dardis, consultant for the parish regarding a study for the drainage within the development and if any improvements may be considered for there development. Mr. Bates Drainage District Administrator stated the project was still being studied and they were looking at improving the drainage area.

Evelyn Campo approached the board and stated she was there on behalf State Watershed Initiative and was attending to observe and stated if anyone had any questions, she would be happy to assist.

Preliminary:

Fairhope Subdivision-(Preliminary)
Mr. Kennedy asked if there were any comments from the staff or board members on the said development. Mrs. Bailey approached the board and stated the Fairhope Subdivision plans were reviewed at the Technical Review Meeting and the project had met all standards according to the Subdivision Regulations adopted by the Parish Council. Mr. Kennedy, chairman of the board stated he had met with Mr. Henning and Edwards and expressed some concerns with connectivity on the south end and Mr. Henning stated that the property was undevelopable. Mr. Kennedy stated that after further research he found that the property that Mr. Henning stated was undevelopable could in fact be developed.

Mr. Adam Henning /Lonesome Development representing the developer of the project which is located off Hwy 22, Ponchatoula La. approached the board and a public hearing was held. He stated he was proposing 13 phases of which would be built out over a period of 10 years. Based on the new ordinance which would make it difficult and discouraging to create roadways or development through wetlands or flood zones. Mr. Kennedy, chairman of the Planning Commission if they had any questions or concerns. Commission member, Mr. Musacchia stated concern with the entrances of the development. Mr. Henning stated the ingress and egress was
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80ft instead of 60ft which would allow a point of access within the 80ft for passing in case of an emergency, also stating there were two connecting streets to help with the flow. Commissioner Walker Jr. asked how many lots were to be in Ph I, Mr. Henning responded 43. Commissioner Bollinger stated the development surpassed what was suggested by the parish Comprehensive Plan. Kiley Bates, interim engineer for the Planning Commission stated a traffic impact analysis study would be required for the final hearing. Me. Henning stated there would be a right and south turn lane off the main highway and commissioner, Bollinger stated to show on the final hearing plat. Tangipahoa Water District would be the water source and Sewage District of Tangipahoa #1 would be the sewer source.

Chairman, Graham Kennedy opened the floor up for public comment and Kim Coates representative for the school board and area stated concerns regarding the amount of homes that were being developed and the schools were to capacity now, also stating there were not enough police for safety, also having issues with wetlands and zoning. Mr. Bret Schnadelblach, chief financial director for the Tangipahoa Parish School Board stated Champ Cooper School was at their capacity. Mr. Bollinger moved to approve, 2nd by Mr. Daniel. Roll call was taken 5 yeas and 2 nays, (Aron Walker Jr. and Julius Scott) Motion passed.

Final:
NONE

Revisions to Developments:

Wolf Lake Subdivision-
Owner, Mr. Perrilloux is requesting to modify all corner lots within the development from 25ft on both sides as stated per ordinance to 25 ft frontage and 10ft for sides. A motion was made by Mr. Scott to approve the amendment to all side lots to 10ft and the front setback to be 25ft, 2nd by Mr. Gautreaux. Roll call was taken 7 yeas and 0 nays. Motion passed. The Owner/developer shall provide the revised As-Builts plats showing the revisions to corner lots stated above to the Planning Department for review and signatures. Once signatures are obtained, owner/developer shall file with the Clerk Of Courts Office and return a recording page to the Planning Department.

Community Development Director- Bridget Bailey
Mrs. Bailey addressed the board stating they were working on reviewing and updating the comprehensive plan and would like to request that a committee be formed within the planning commission board to work on the revisions. Mr. Gautreaux motioned to appoint several members of the board to work in conjunction with Mrs. Bailey to review the index to identify what areas would need revising, 2nd by Mr. Scott. Motion Passed Mrs. Bailey stated Mr. Geautreaux, Mr. Williams and Mr. Aron where chosen to serve on the subcommittee.
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Commissioners Privilege-

Mr. Kennedy would like to recommend that the commissioner attendance ordinance be revised to reflect that if a commissioner were to miss 3 consecutive meetings they would be removed from the board. Mr. Bollinger moved to send to recommendation to the council to be revised, 2nd Mr. Scott. All members present were in favor.

A motion was made by Mr. Gautreaux moved to adjourn the meeting, 2nd by Scott. Motion passed all members were in favor

Graham Kennedy- Chairman
Reynae Langlois-Planning Secretary-7:30 p.m.