



MINUTES OF THE ST. TAMMANY PARISH COUNCIL MEETING

THURSDAY, JUNE 06, 2024 AT 6:00 PM

ST. TAMMANY GOVERNMENT COMPLEX

21490 KOOP DRIVE, MANDEVILLE, LA.

CALL TO ORDER BY THE HONORABLE ARTHUR A. LAUGHLIN, COUNCIL CHAIR

PLEDGE OF ALLEGIANCE BY MR. SMITH

INVOCATION BY MR. PHILLIPS, MR. COUGLE, AND MR. BURKE IN HONOR OF THE 80<sup>TH</sup> ANNIVERSARY OF D. DAY

**ROLL CALL:**

Rick Smith  
Larry Rolling  
Martha Cazaubon  
Kathy Seiden  
Pat Phillips  
Cheryl Tanner  
Joseph Impastato  
Patrick Burke, III  
David Cogle  
Maureen O'Brien  
Arthur Laughlin  
Jerry Binder  
Jeffrey Corbin  
Jimmy Strickland, III

**PUBLIC COMMENT:** A three (3) minute time limit is established for each member of the public wishing to speak (for or against) an item on the agenda, except appeals.

**To ensure that all speakers are heard please hold cheers and applause. Anyone who wishes to place a comment in the record but who does not wish to speak at the podium may fill out a speaker card and check the box indicating they do not wish to speak.**

**PRESENTATIONS**

-Laughlin - 1. Presentation to Good Samaritan Ministry. (Cogle)

-Cogle – asked Rick VanArsdale to come up and speak about the Good Samaritan Ministry.

-Rick VanArsdale spoke about the Good Sams Ministry at St. Luke Catholic Church. He said they have been an organization for 33 years and have over 130 volunteers. He said 95% of their donations go directly to their clients and their whole goal is to keep a roof over the heads of their clients, get their utilities paid, and give them food security. He said last year they assisted 916 families that cost over \$150,000. He spoke about some of the things the Good Sams Ministry does which includes helping people reestablish IDs like driver's licenses and State IDs; paying overdue water, electrical, and gas bills; help pay rent and mortgage so that people aren't evicted; providing professional services at cost or pro bono such as doctor visits, lawyer visits, dentist visits, eye doctors, and even car mechanics. He said they also provide things like diapers and formula for mothers along with emergency food for families. He said last year they passed out 888 boxes of food. He said they also help low- income

clients sign up for programs for assistance. They also do Thanksgiving boxes every year and things like school supplies giveaways and St. Tammany Project Christmas.

- Cogle – presented Mr. VansArsdale with a certificate of recognition for the Good Samaritan Ministry.
- Laughlin - 2. Presentation of Proclamation to St. Tammany Parish Government Employee of the Month. (President Cooper)
- President Cooper – presented Lacey Combel from the Department of Grants with the Employee of the Month proclamation.
- Laughlin - 3. Presentation of Proclamation to the St. Tammany Farmer in recognition of their 150-year anniversary. (President Cooper)
- This presentation was postponed until a later date.
- Cazaubon – moved to move up the appeal item, seconded by Impastato. Unanimous with no one absent.

### **APPEALS**

**Each side is allowed 10 (ten) minutes to present their case and 3 (three) minutes for rebuttal, a 2 (two) minute conclusion per side may be allowed if questions are asked by the Council.**

- Laughlin - 1. Thomas Delahaye appealing the Zoning Commission DENIAL on May 07, 2024 to rezone 8.62 acres of land, more or less, located on the west side of LA Highway 25, south of Labordo Parkway and Wylie Jenkins Road, Covington from its existing I-1 (Industrial District) and HC-2 (Highway Commercial District) to an A-7 (Multiple-Family Residential District). (Ward 3, District 3) (2024-3759-ZC) Petitioner: CST Land Developers, LLC – Tom Delahaye; Owner: TRJL Investments, LLC
- NOTE:** To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.
- NOTE:** To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.
- Cazaubon – said she wants to have a community meeting and discuss the appeal. She said she is requesting postponement for one month.

### **CARD**

- Bryan Henley – said he doesn't believe it should be postponed.
- Cazaubon – moved to postpone, seconded by Rolling. Unanimous with no one absent.

### **APPOINTMENTS**

- Laughlin - 1. Resolution to appoint two (2) alternate members to the Board of Commissioners for the St. Tammany Parish Planning and Zoning Commission. (Parishwide) (Laughlin)
  - Kristen – Luchsinger – asked where vacancies are listed.
  - Emily Couvillion – explained that they are in the appointment book on the website.
  - Seiden - moved to nominate Nick Binnings.
  - O'Brien – moved to nominate Tom Ballantine.
  - Impastato – moved to nominate Harold Barrios.
- \*\*These nominations are to lay over until July 11, 2024.**
- Laughlin - 2. Resolution to appoint two (2) alternate members to the Board of Commissioners for the St. Tammany Parish Board of Zoning Adjustments. (Parishwide) (Laughlin)
  - Strickland – moved to nominate Dartarian Sanders.
- \*\*This nomination is to lay over until July 11, 2024.**

- Laughlin - Resolution to reappoint Monique Stubbs, Lorraine Saba, and Pierre Fabre and to appoint Sarah K Holzhalb to the Board of Commissioners for St. Tammany Parish Water District No. 2. (Districts 2, 5, & 6) (Tanner/Phillips/Rolling)
- Tanner – moved to adopt, seconded by Phillips. Unanimous with no one absent; becomes Resolution Council Series No. C-6970. The terms were chosen by lot as follows: Stubbs: 3 years, Saba: 1 year, Fabre: 4 years, Holzhalb: 2 years.
- Laughlin - 4. Resolution to appoint one (1) member to fill a vacancy on the Board of Commissioners for the St. Tammany Parish Commission on Cultural Affairs. (Parishwide) (Laughlin)
- Rolling – moved to nominate Erin Reicke Rowan.
- Strickland – moved to nominate Jennifer Panks.
- \*\*These nominations are to lay over until July 11, 2024.
- Laughlin - 5. Resolution to reappoint Lawrence Dupre, Lyiena Robin, Desmond LeBlanc, and Glen Rayford to the Board of Commissioners for the St. Tammany Parish Drainage District #2. (District 13) (Corbin)
- Corbin – moved to postpone, seconded by Impastato. Unanimous with no one absent.
- Laughlin - 6. Resolution to reappoint Liniel “Lenny” Thompson, Ronald W. Garrity, James W. Holden Jr., and Kevin Perrilloux to the Board of Commissioners for St. Tammany Parish Fire Protection District No. 12. (Districts 1, 2, 3, 5, 6 & 11) (Laughlin)
- Cazaubon – moved to amend this item to add John W. Vincent because Mr. Holden passed away, seconded by Tanner. Unanimous with no one absent.
- Cazaubon – moved to adopt as amended, seconded by Tanner. Unanimous with no one absent; becomes Resolution Council Series No. C-6971. The terms were chosen by lot as follows: Thompson: 1 year, Garrity: 2 years, Perrilloux: 1 year, Vincent: 2 years.

**CONSENT CALENDAR  
(PAGES 2 THROUGH 5)**

Any items not pulled from the Consent Calendar are automatically approved in whole by one vote. Items pulled from the Consent Calendar are discussed and voted upon individually. A majority vote of the entire Council (8) is required to adopt the Consent Calendar.

**ITEMS PULLED**

Ordinances for Introduction	Resolutions
1. Ordinance Calendar No. 7590 4. Ordinance Calendar No. 7594 5. Ordinance Calendar No. 7595	5. Resolution Council Series No. C-6963

**MINUTES**

April 24, 2024	Agenda Review Committee minutes
April 24, 2024	Finance Committee minutes
April 24, 2024	Special Meeting minutes
May 02, 2024	Council Meeting minutes

**ORDINANCES FOR INTRODUCTION  
(Public Hearing: JULY 11, 2024 )**

COUNCIL ORDINANCES

- 2. **Ordinance Calendar No. 7592** - Ordinance to rescind Ordinance Council Series No. 24-5382, adopted on March 07, 2024, which established a 'No Parking' zone and authorized the placement of no parking signs on Canal Street (R08G003) in Ozone Pines Subdivision. (Ward 8, District 9) (Cogle)

3. **Ordinance Calendar No. 7593** - Ordinance to amend St. Tammany Parish Code of Ordinances, Part I – Code of Ordinances, Chapter 30 – Parks, recreation and scenic neighborhoods, Article VIII. – Recreation District No. 7, Sec. 30-197 – Boundaries, to change the boundaries of Recreation District No. 7, and to amend Article XI – Recreation District No. 11, Sec. 30-276 – Boundaries, to change the boundaries of Recreation District No. 11. (Cogle/Tanner)

#### PUBLIC WORKS ORDINANCES

6. **Ordinance Calendar No. 7596** - Ordinance accepting Guste Island Estates, the Oaks, parcel D-3-A.(Ward 1, District 4) (Seiden/Cooper)
7. **Ordinance Calendar No. 7597** - Ordinance to correct the road and drainage inventory to include Peg Keller Rd. Lateral (D060W01031). (Ward 6, District 6) (Tanner/Cooper)
8. **Ordinance Calendar No. 7598** - Ordinance to correct the road and drainage inventory to include Hoffman Rd. Lateral (D04FW01042). (Ward 4, District 11) (Laughlin/Cooper)

#### DEVELOPMENT ORDINANCES

9. **Ordinance Calendar No. 7599** - Ordinance to officially name the 61.92-foot access driveway identified on the attached survey Bullet Ranch Road. (Ward 1, District 3) (Cazaubon/Cooper)
10. **Ordinance Calendar No. 7600** - Ordinance to revoke of an unopened portion of Fifth Street, located south of Desoto Street, west of Asbury Drive, east of 6th Street between Square 36 and Square 37 in the Chinchuba Subdivision (as delineated on Map #130A). (Ward 4, District 5) (REV24-04-002) (Phillips/Cooper)
11. **Ordinance Calendar No. 7601** - Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify parcels located on the north side of Haas Road, the west side of 3rd Street, the south side of 2nd Avenue, and the east side of the unopened row of 4th Street; Slidell and which property comprises a total of 1.544 acres of land more or less, from its present A-4 (Single-Family Residential District) to an HC-2 (Highway Commercial District). (Ward 8, District 14) (2022-3163-ZC) (Strickland/Cooper)
12. **Ordinance Calendar No. 7602** - Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north east corner of Maple Street and Oscar Street, being 65398 Maple Street, Mandeville and which property comprises a total of 1.74 acres of land more or less, from its present A-2 (Suburban District) to an A-3 (Suburban District). (Ward 4, District 7) (2024-3737-ZC) (Impastato/Cooper)
13. **Ordinance Calendar No. 7603** - Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located at the end of Fauntleroy Road, west of LA Highway 1083, being 24093 Fauntleroy Road, Bush and which property comprises a total of 6.738 acres of land more or less, from its present A-1 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay) to an A-1A (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay). (Ward 5, District 6) (2024-3746-ZC) (Tanner/Cooper)
14. **Ordinance Calendar No. 7604** - Ordinance amending the official zoning map of St. Tammany Parish, LA, to reclassify a certain parcel located on the northwest corner of Boyd Road and Morgan Road, being 13001 Boyd Road, Covington and which property comprises a total of 1.15 acres of land more or less, from its present A-1 (Suburban District ) to an A-1 (Suburban District) and RO (Rural Overlay) (Ward 1, District 3). (2024-3757-ZC) (Cazaubon/Cooper)
15. **Ordinance Calendar No. 7605** - Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the west side of Isabel Swamp Road, north of LA Highway 40, Bush and which property comprises a total of 1 acres of land more or less, from its present A-1 (Suburban District) and RO (Rural Overlay) to an A-1 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay). (Ward 2, District 6) (2024-3765-ZC) (Tanner/Cooper)

CIVIL DIVISION ORDINANCES

16. **Ordinance Calendar No. 7606** - Ordinance to authorize the Parish of St. Tammany, through the Office of the Parish President, to enter into a Utility Services Agreement for water and sewer services for Deer Crossing Subdivision. (Ward 1, District 4) (Seiden/Cooper)
17. **Ordinance Calendar No. 7607** - Ordinance authorizing the Parish of St. Tammany, through the Office of the Parish President, to accept the dedication and donation of (I) drainage, utility, lift station, open space, and access servitudes; and (II) street rights-of-way situated within Phase 1A of Gulf South Commerce Park. (Ward 4, District 11) (Laughlin/Cooper)
18. **Ordinance Calendar No. 7608** - Ordinance authorizing the Parish of St. Tammany through the Office of the Parish President, to acquire certain parcels, rights-of-way and/or servitudes for the Ozone Woods Drainage Project. (Ward 9, District 11) (Laughlin/Cooper)
19. **Ordinance Calendar No. 7609** - Ordinance to authorize the Parish of St. Tammany through the Office of the Parish President, to amend an existing servitude with Natchez Trace Property Owners Association, Inc. to enlarge the servitude. (Ward 1, District 1) (Smith/Cooper)
20. **Ordinance Calendar No. 7610** - Ordinance authorizing the Parish of St. Tammany, through the Office of the Parish President, to declare 0.14 acres along LA 1085 as surplus and to authorize the sale, exchange and/or disposal of said property. (Ward 1, District 3) (Cazaubon/Cooper)

FINANCE ORDINANCES

21. **Ordinance Calendar No. 7611** - Ordinance to amend the 2024 Capital Improvement Budget and Capital Assets – Amendment No. 25 – Disaster Relief Capital Projects. (Laughlin/Cooper)
22. **Ordinance Calendar No. 7612** - Ordinance to amend the 2024 Capital Improvement Budget and Capital Assets – Amendment No. 26 – St. Tammany Parish Library Capital Projects. (Laughlin/Cooper)
23. **Ordinance Calendar No. 7613** - Ordinance to amend the 2024 Capital Improvement Budget and Capital Assets – Amendment No. 28 – Disaster Relief Capital Projects. (Laughlin/Cooper)
24. **Ordinance Calendar No. 7615** - Ordinance to amend the 2024 Operating Budget – Amendment No. 10. (Laughlin/Cooper)
25. **Ordinance Calendar No. 7616** - Ordinance to amend the 2024 Grants Budget – Amendment No. 6. (Laughlin/Cooper)
26. **Ordinance Calendar No. 7617** - Ordinance to amend the 2024 Capital Improvement Budget and Capital Assets – Amendment No. 24 – Sales Tax District 3 Capital Projects. (Laughlin/Cooper)

ORDINANCES AMENDING THE CODE

27. **Ordinance Calendar No. 7618** - Ordinance to amend St. Tammany Parish Code of Ordinances Sec. 2-274 relative to Parish professional services. (Impastato)
28. **Ordinance Calendar No. 7619** - Ordinance to update and clarify references throughout Part I of the Code of Ordinances (The Code) to correctly reference the Unified Development Code (Part II) prior to its effective date. (Parishwide) (Laughlin/Cooper)
29. **Ordinance Calendar No. 7620** - Ordinance to address public comments, improve Code administration, make minor changes and corrections, and clarify the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 prior to its effective date on August 02, 2024. (Parishwide) (Laughlin/Cooper)

## RESOLUTIONS

1. **Resolution Council Series No. C-6959** - Resolution to vacate, in part, the moratorium originally established by Ordinance Council Series No. 24-5408 on the issuance of permits for construction or placement of building structures on any properties within the Forest Glen Subdivision located in Council District 7, specifically Lots 11 & 12, Square 32, Forest Glen Subdivision in Section 48, T-8-s, R-12-e. (Impastato)
2. **Resolution Council Series No. C-6960** - Resolution to vacate, in part, the moratorium originally established by Ordinance Council Series No. 24-5409 on the issuance of permits for construction or placement of building structures on any properties within Tammany Forest subdivision located in Council District 7, specifically Lots 12b, 13b, 14b, 15a, 16a, & 17a located on Merino Rd. (Impastato)
3. **Resolution Council Series No. C-6961** - Resolution to vacate, in part, the moratorium originally established by Ordinance Council Series No. 19-4114 on the issuance of Building or conditional use permits for construction or placement of building structures on property within a portion of unincorporated Town of Alton Subdivision, specifically Lots 1 & 2 in Square 29, Section 23, Township 8 south, Range 14 east, Alton Subdivision. (Ward 9, District 14) (Strickland)
4. **Resolution Council Series No. C-6962** - Resolution authorizing the Parish President to execute an agreement with the Louisiana Department of Transportation (LADOTD) for improvements at the St. Tammany Regional Airport. (Laughlin/Cooper)
6. **Resolution Council Series No. C-6964** - Resolution to take action on performance and/or warranty obligations. (Laughlin/Cooper)
7. **Resolution Council Series No. C-6965** - Resolution to acknowledge the authority, pursuant to Home Rule Charter Sections 1-04, 1-06, 3-01 and 3-09, for St. Tammany Parish Government, through the Office of the Parish President, to execute Memorandum of Understanding with the Louisiana Department of Transportation and Development and Northpointe Business Park, LLC for improvements to LA 1085 near LA 1077. (Ward 1, District 3) (Cazaubon/Cooper)
8. **Resolution Council Series No. C-6966** - Resolution selecting a newspaper as the Parish Official Journal pursuant to the provisions of Louisiana Revised Statutes 43:140 ET. SEQ. (Bid No. 24-14-2). (Laughlin/Cooper)
9. **Resolution Council Series No. C-6967** - Resolution authorizing the Parish President to execute all documents related to the LA Safe Program. (Impastato/Cooper)
10. **Resolution Council Series No. C-6968** - Resolution to approve recommendation and authorize Civil Division Assistant District Attorney to proceed with settlement of a claim entitled: Claim Number 21D90J482294, Patrick Boyd, date of incident: January 7, 2021. (Laughlin/Cooper)

## END OF CONSENT CALENDAR

-Impastato – moved to adopt the Consent Calendar, less items pulled, seconded by Burke. Unanimous with no one absent.

## POSTPONED ORDINANCE

-Laughlin - 1. **Ordinance Calendar No. 7590** - Ordinance to amend the Code of Ordinances of St. Tammany Parish, Louisiana, Part I, Chapter 35 - Roads and bridges, Article I - in general, Section 35-35: Directional Boring Operations to add section 35 – 35(E): Underground Facilities Damage Prevention Board. (Impastato) (Postponed 05/02/2024)

-Impastato – said there was still more work to do on this so he would like to postpone it for 60 days, seconded by Corbin. Unanimous with no one absent.

## MORATORIUM ORDINANCES

-Laughlin - 4. **Ordinance Calendar No. 7594** - Ordinance to impose a revised six (6) month moratorium within the boundaries of Council District 7 and within Council District 11 above Interstate 12 and below Hwy 36 on the receipt of submissions by the St. Tammany Parish

Department of Planning and/or the issuance of permits by the Department of Permits and Inspections for the rezoning and/or subdivision/re-subdivision and/or any construction or placement for any of the following: (1) any parcel of land ten (10) acres or larger which would result in an allowable density of any single-family or two-family zoned parcel greater than A-2 Suburban District (one [1] unit per acre); or (2) any residential permitted use in a Planned Unit Development (PUD); or (3) any residential permitted use in a Traditional Neighborhood Development (TND); or (4) any single family dwelling unit and/or lodging permitted use in a Highway Commercial (HC) zoning district; or (5) any residential or hotel or motel permitted use in a Planned Business Campus (PBC) zoning district; or (6) new multifamily structure(s) on any parcel of land zoned A-6, A-7, Or A-8. (Impastato)

-Impastato – said they have several planning initiatives on Highway 190, Highway 434, and Highway 1088 that they have put a lot of effort and studies into. He said they are also about to adopt the new UDC and they know they have a lot of zoning challenges in both districts and would like to get the comprehensive rezoning completed before they lift the moratorium.

-Cecil Hudson – said he represents the Northshore Homebuilders Association. He said they have over 300 builder members and well over 300 associate members. He said they recognize that the St. Tammany Parish Council has the authority to issue moratoriums, but only when necessary to protect and preserve the health, safety, and property interests of residents. He said they feel that the Council too often uses them to irresponsibly halt growth the districts' problem areas without pursuing sustainable solutions. He said that one moratorium on the agenda merely seeks to maintain stability and they argue that St. Tammany Parish continues to grow in population. He said failing to allow the residential development to keep pace will only exacerbate instability within the Parish. He also made some comments referring to the Unified Development Code rewrite.

-Laughlin and Impastato – made further comments regarding their areas.

-Impastato – moved to introduce, seconded by Binder.

-Laughlin - 5. **Ordinance Calendar No. 7595** - Ordinance to extend for an additional six (6) months the moratorium on the submissions of subdivisions to the Parish Planning and Zoning Commission for the rezoning of multi-family property and/or on the issuance of certain permits by the Parish Department of Planning and Development/Permits for the construction or placement of new multi-family building structures on property zoned A-6, A-7, or A-8 and/or any multiple-family structure/dwelling on property with the following zoning classifications: (1) any Highway Commercial District with lodging (including apartments, hotels, motels), or (2) any Planned Business Campus District or any Planned Unit Development (PUD), or (3) any Traditional Neighborhood Development (TND) District, in Council District 12. (Binder)

-Binder – said the key in this is about half way down where it says multi-family building structures. He said he has 11 apartment complexes in his district. He said he feels it is time to take a break and focus on single family integrity.

-Binder – move to introduce, seconded by Corbin.

-Laughlin - 5. **Resolution Council Series No. C-6963** - Resolution to concur/not concur (circle one) with the City of Slidell annexation and rezoning of Lot 19, Sq. 4 Central Park, Section A, S/D from Parish HC-2 (Highway Commercial) to City of Slidell C-4 (Highway Commercial). Property is bound by Old Spanish Trail and Coast Blvd., Slidell, LA situation in Section 23, Township 9 South, Range 14 East; (Ward 8, District 12). (Binder/Cooper)

-Binder – said this is like-zoning.

-Binder – moved to concur with the annexation, seconded by Corbin. Unanimous with no one absent.

\*\*Impastato took over as chair.

### ORDINANCES FOR ADOPTION

- Impastato - 1. **Ordinance Calendar No. 7558** - Ordinance to amend St. Tammany Parish Code of Ordinances, Part I - Code of Ordinances, Chapter 22 - Licenses, Taxes, and Regulation, to add a new Article XIII, Sec. 22-600 - Qualified First Responder Ad Valorem Tax Exemption, to adopt an ad valorem tax exemption of up to \$2,500 of the assessed valuation of property receiving the Homestead Exemption that is owned and occupied by a qualified first responder pursuant to Louisiana Constitution Article VII, Section 21(O). (Laughlin) (Introduced 04/04/2024) (Postponed 05/02/2024)
- Impastato – said he has had discussions and has received complaints from First Responders. He said he thinks they should look further into it.
- Cazaubon – moved to postpone for one (1) month, seconded by Rolling. Unanimous with no one absent.
- Impastato - 2. **Ordinance Calendar No. 7563** - Ordinance to revoke an unopened portion of 6<sup>th</sup> Avenue, 7<sup>th</sup> Avenue, 8th Avenue, and 7th Street located east of 6<sup>th</sup> Street, south of LA Highway 435 in the Pailet First Subdivision (as delineated on Map #169B), Ward 10, District 6. (REV24-03-001) (Tanner/Cooper) (Introduced 05/02/2024)
- Tanner – moved to adopt, seconded by Burke. Unanimous with one (1) absent (Laughlin); becomes Ordinance Council Series No. 24-5457.
- Impastato - 3. **Ordinance Calendar No. 7564** - Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the southeast corner of House Creek Road and Martha Sharp Road, Bush and which property comprises a total of 2 acres of land more or less, from its present A-1 (Suburban District) to an A-2 (Suburban District) (Ward 2, District 6) (2024-3700-ZC) (Tanner/Cooper) (Introduced 05/02/2024)
- Tanner – moved to adopt, seconded by Burke. Unanimous with one (1) absent (Laughlin); becomes Ordinance Council Series No. 24-5458.
- Impastato - 4. **Ordinance Calendar No. 7565** - Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Ben Thomas Road, west of US Highway 11, Slidell and which property comprises a total of 2.726 acres of land more or less, from its present A-4 (Single-Family Residential District) to an I-2 (Industrial District). (Ward 9, District 14) (2024-3710-ZC) (Strickland/Cooper) (Introduced 05/02/2024)
- Strickland – moved to adopt, seconded by Corbin. Unanimous with one (1) absent (Laughlin); becomes Ordinance Council Series No. 24-5459.
- Impastato - 5. **Ordinance Calendar No. 7566** - Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of Louisiana Highway 36, east of Wilkinson Street, west of Bullard Street, Covington and which property comprises a total of .832 acres of land more or less, from its present NC-4 (Neighborhood Institutional District) to an HC-2 (Highway Commercial District) (Ward 3, District 2). (2024-3717-ZC) (Rolling/Cooper) (Introduced 05/02/2024)
- Rolling – moved to adopt, seconded by Seiden. Unanimous with one (1) absent (Laughlin); becomes Ordinance Council Series No. 24-5460.
- Impastato - 6. **Ordinance Calendar No. 7567** - Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located west side of LA Highway 59, north of Prats Road, Abita Springs and which property comprises a total of 13.25 acres of land more or less, from its present A-2 (Suburban District) to an A-2 (Suburban District) and RO (Rural Overlay) (Ward 10, District 6). (2024-3721-ZC) (Tanner/Cooper) (Introduced 05/02/2024)
- Tanner – moved to adopt, seconded by Rolling. Unanimous with one (1) absent (Laughlin); becomes Ordinance Council Series No. 24-5461.
- Impastato - 7. **Ordinance Calendar No. 7568** - Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the northwest corner of LA Highway 25 & Thompson Road, Folsom and which property comprises a total of 1 acres of land more or less, from its present A-1 (Suburban District) and RO (Rural Overlay) to an NC-



1 (Professional Office District). (Ward 2, District 3) (2024-3724-ZC) (Cazaubon/Cooper) (Introduced 05/02/2024)

-Cazaubon – moved to adopt, seconded by Rolling. Unanimous with one (1) absent (Laughlin); becomes Ordinance Council Series No. 24-5462.

-Impastato - 8. **Ordinance Calendar No. 7569** - Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Jones Road, east of Tantela Ranch Road, Covington and which property comprises a total of .919 acres of land more or less, from its present A-1 (Suburban District) to an A-1 (Suburban District) and MHO (Manufactured Housing Overlay) (Ward 1, District 3). (2024-3725-ZC) (Cazaubon/Cooper) (Introduced 05/02/2024)

-Cazaubon – moved to adopt, seconded by Seiden. Unanimous with one (1) absent (Laughlin); becomes Ordinance Council Series No. 24-5463.

-Impastato -9. **Ordinance Calendar No. 7570** - Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of US Highway 190, south of Sherwood Drive, being Lot 51, Square 7, Cypress Park Subdivision, Lacombe and which property comprises a total of .191 acres of land more or less, from its present A-3 (Suburban District) to an NC-5 (Retail and Service District) (Ward 7, District 7). (2024-3726-ZC) (Impastato/Cooper) (Introduced 05/02/2024)

-Carlo Hernandez – said this is an unusual situation. He said what is about to take place is the change from residential to commercial, but the use is not anything in the zoning for this. he said he hopes the zoning change will be delayed. He said he is talking about ice making machines and it is not a permitted use anywhere. He said there are 51 uses in neighborhood commercial zoning, but the ice making machines are not in there. He spoke about it being administratively placed in a neighborhood commercial designation. He asked the Council to delay this until it is identified.

-Impastato – made comments about it being two separate issues.

-Smith - asked Liner to come out.

-Phillips – asked Hernandez to explain the machines.

-Hernandez – explained what he was talking about.

-Smith – asked Liner if NC-5 does what NC-1 does.

-Liner – said it waterfalls.

-Smith – asked about the ice machines being listed in the Unified Development Code.

-Liner – said it is retail, and they don't list all retail businesses.

-Further discussion ensued.

-Burke – moved to adopt, seconded by Tanner. Motion passes with thirteen (13) yeas and one (1) abstention (Laughlin); becomes Ordinance Council Series No. 24-5464.

-Impastato -10. **Ordinance Calendar No. 7571** - Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Gardenia Street, east of Spruce Street, and west of Nursery Street, being Lot 18, Square 12, Abita Nursery Subdivision and which property comprises a total of .16 acres of land more or less, from its A-4 (Single-Family Residential District) to an A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay) (Ward 3, District 2). (2024-3732-ZC) (Rolling/Cooper) (Introduced 05/02/2024)

-Rolling – said there is no opposition to this and they currently have other mobile homes in the area.

-Rolling – moved to adopt, seconded by Laughlin. Unanimous with one (1) absent (Strickland); becomes Ordinance Council Series No. 24-5465.

- Impastato -11. **Ordinance Calendar No. 7572** - Ordinance to correct the Road and Drainage Inventory to include 9th Ave. Lateral (D03LW01047) (Ward 3, District 2). (Rolling/Cooper) (Introduced 05/02/2024)
- Rolling – said this is a correction in the maintenance system program. He said this area was never assigned a number, so this is more like housekeeping more than anything.
- Rolling – moved to adopt, seconded by Smith. Unanimous with one (1) absent (Strickland); becomes Ordinance Council Series No. 24-5466.
- Impastato -12. **Ordinance Calendar No. 7573** - Ordinance to correct the Road and Drainage Inventory to include Crestwood Blvd. Lateral (D03LW01103) (Ward 3, District 2). (Rolling/Cooper) (Introduced 05/02/2024)
- Rolling – moved to adopt, seconded by Laughlin. Unanimous with one (1) absent (Strickland); becomes Ordinance Council Series No. 24-5467.
- Impastato -13. **Ordinance Calendar No. 7574** - Ordinance to correct the Road and Drainage Inventory to remove a portion of Phillip Rd. (R02P013) (Ward 2, District 6). (Tanner/Cooper) (Introduced 05/02/2024)
- Tanner – moved to adopt, seconded by Cazaubon. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5468.
- Impastato -14. **Ordinance Calendar No. 7575** - Ordinance to amend the 2024 Grants Budget – Amendment No. 5. (Laughlin/Cooper) (Introduced 05/02/2024)
- Laughlin – moved to adopt, seconded by Burke. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5469.
- Impastato -15. **Ordinance Calendar No. 7576** - Ordinance to amend the 2024 Operating Budget – Amendment No. 9. (Laughlin/Cooper) (Introduced 05/02/2024)
- Cogle – asked for an explanation of this.
- Long – explained the purpose of this ordinance.
- Tanner – moved to adopt, seconded by Corbin. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5470.
- Impastato -16. **Ordinance Calendar No. 7577** - Ordinance to amend the 2024 Capital Improvement Budget and Capital Assets - Amendment No. 20 - Parishwide Roads & Drainage Capital Projects. (Laughlin/Cooper) (Introduced 05/02/2024)
- Laughlin – moved to adopt, seconded by Burke. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5471.
- Impastato -17. **Ordinance Calendar No. 7578** - Ordinance to amend the 2024 Capital Improvement Budget and Capital Assets – Amendment No. 21 – Parishwide Drainage Capital Projects. (Laughlin/Cooper) (Introduced 05/02/2024)
- Laughlin – moved to adopt, seconded by Burke. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5471.
- Impastato - 18. **Ordinance Calendar No. 7579** - Ordinance to amend the 2024 Capital Improvement Budget and Capital Assets – Amendment No. 22 – Safe Haven Capital Projects. (Laughlin/Cooper) (Introduced 05/10/2024)
- Binder – asked Long if this was removal of Capital funding.
- Long – explained the purpose of this ordinance.
- Impastato – said the entrance looks beautiful.
- Laughlin – moved to adopt, seconded by Burke. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5473.

- Impastato - 19. **Ordinance Calendar No. 7580** - Ordinance to amend the 2024 Capital Improvement Budget and Capital Assets – Amendment No. 23 – Buildings – General Capital Projects. (Laughlin/Cooper) (Introduced 05/02/2024)
- Laughlin – moved to adopt, seconded by Rolling. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5474.
- Impastato - 20. **Ordinance Calendar No. 7581** - Ordinance authorizing the Parish of St. Tammany, through the Office of the Parish President, to acquire certain parcels, rights-of-way and/or servitudes for the Emerald Forest Blvd. Roundabout project (Ward 3, District 5). (Phillips/Cooper) (Introduced 05/02/2024)
- Phillips – moved to adopt, seconded by Seiden. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5475.
- Impastato - 21. **Ordinance Calendar No. 7582** - Ordinance to declare tax-adjudicated properties as surplus property and to authorize the Parish to proceed with the process for the advertising and sale of such adjudicated properties. (Laughlin/Cooper) (Introduced 05/02/2024)
- Laughlin – moved to adopt, seconded by Binder. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5476.
- Impastato - 22. **Ordinance Calendar No. 7583** - Ordinance authorizing the Parish of St. Tammany, through the Office of the Parish President, to acquire certain parcels, rights-of-way and/or servitudes for the Smith Road Bridge project (Ward 3, District 2). (Rolling/Cooper) (Introduced 05/02/2024)
- Rolling – moved to adopt, seconded by Smith. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5477.
- Impastato - 23. **Ordinance Calendar No. 7584** - Ordinance to extend for an additional six (6) months the moratorium on the opening of new streets in Angelic Estates. (Ward 3, District 5) (Phillips) (Introduced 05/02/2025)
- Phillips – made comments about this. He said District 5 is basically under water and the infrastructure is not there to keep it up. He said he can't see lifting the moratorium until the flooding is under control.
- Laughlin – also made comments.
- Phillips – moved to adopt, seconded by Cogle. Motion passes with thirteen (13) yeas and one (1) nay (Cazaubon); becomes Ordinance Council Series No. 24-5478.
- Impastato - 24. **Ordinance Calendar No. 7585** - Ordinance to extend for six (6) months the moratorium on receipt of submissions by the Parish Planning and Zoning Commission for the re-subdivision or re-zoning of property and/or on the issuance of certain permits by the Parish Department of Planning and Development/Permits for the construction or placement of certain building structures on property in the area bounded by Interstate 12, Highway 59, Sharp Road, and Highway 190, being a portion of the Little Creek/Ponchitolawa Creek, Bayou Tete L'ours, and Bayou Chinchuba drainage basins (Ward 4, District 5). (Phillips) (Introduced 05/02/2024)
- Phillips - made comments regarding the reason for extending this moratorium.
- Rolling – moved to adopt, seconded by Smith. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5479.
- Impastato - 25. **Ordinance Calendar No. 7586** - Ordinance to extend for six (6) months the moratorium on receipt of submissions by the Parish Planning and Zoning Commission for the re-subdivision or re-zoning of property and/or on the issuance of permits by the Parish Department of Planning and Development/Permits for the construction or placement of building structures on property within Avery Estates (Ward 8, District 13). (Corbin) (Introduced 05/02/2024)
- Corbin – said that Avery Estates is in a program where the Parish is buying property and made other comments.

-Rolling – moved to adopt, seconded by Smith. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5480.

-Impastato - 26. **Ordinance Calendar No. 7587** - Ordinance to extend for six (6) months the moratorium on issuance of building or conditional use permits for construction or placement of building structures on property within a portion of Unincorporated Town of Alton Subdivision. (Ward 9, District 14) (Strickland) (Introduced 05/02/2024)

-Strickland – explained the justification for extending this moratorium.

-Strickland – moved to adopt, seconded by O’Brien. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5481.

-Impastato - 27. **Ordinance Calendar No. 7588** - Ordinance to extend for six (6) months the moratorium on the receipt of submissions by the Parish Zoning and Planning Commissions for the rezoning or re-subdivision of property and/or on the issuance of permits for construction or placement of any building structures on property south of Interstate 12, north of Highway 190, west of Highway 11, and east of the Precinct S19 boundary line within unincorporated boundaries of Ward 9 in District 14. (Strickland) (Introduced 05/02/2024)

-Strickland – explained the justification for extending this moratorium.

-Strickland – moved to adopt, seconded by O’Brien. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5482.

\*\*Laughlin took over as chair.

-Impastato - 28. **Ordinance Calendar No. 7589** - Ordinance to amend St. Tammany Parish Code of Ordinances, Part I – Code of Ordinances, Chapter 30 – Parks, Recreation and Scenic Neighborhoods, Article v. – Recreation District No. 4, Sec. 30-120 – Created; Boundaries; Governing board; to change the boundaries of Recreation District No. 4. (Impastato) (Introduced 05/02/2024)

-Impastato – moved to adopt, seconded by O’Brien. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5483.

\*\*Impastato took over as chair.

-Impastato - 29. **Ordinance Calendar No. 7591** - Ordinance to amend the effective date of St. Tammany Parish Ordinance Council Series No. 23-5339 relative to the renaming and reorganization of the St. Tammany Parish Code of Ordinances Part II: Unified Development Code (Parishwide). (Laughlin/Cooper) (Introduced 05/02/2024)

-Laughlin – moved to adopt, seconded by Smith. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5484.

-Impastato - 30. **Ordinance Calendar No. 7614** - Ordinance to amend the 2024 Capital Improvement Budget and Capital Assets – Amendment No. 27 – Mandatory Impact Fees Capital Projects. (Cazaubon/Cooper) \*\*Adoption of this ordinance is subject to introduction at the May 29, 2024 Special Meeting.

-Cazaubon – moved to adopt, seconded by Rolling. Unanimous with no one absent; becomes Ordinance Council Series No. 24-5485.

#### DISCUSSIONS AND OTHER MATTERS

-Laughlin - 1. Motion to refer to the Zoning Commission for zoning change of 4 parcels of land, located on the north side of US Highway 190 and the east and west sides of Pruden Road, west of Penn Mill Road, Covington:

- 8.63 acres from A-1 Suburban District to HC-2 Highway Commercial District
- 3.73 acres from A-1 Suburban District to NC-4 Neighborhood Institutional District
- 3.36 acres from A-1 Suburban District to HC-1 Highway Commercial District
- 6.25 acres from A-1 Suburban District to HC-2 Highway Commercial District

(Ward 3, District 3) (Cazaubon)

-Cazaubon – explained that this is the parcel off of Highway 190 that the Planning and Zoning Commission looked at, and then the developer took all of the questions and concerns that the

people had and redrew them to come up with four buildings but also to put in conservatory. She said they would give the other 42 acres to the Parish. She said she asked engineering to see if it was feasible, but she wanted Planning and Zoning to revisit this and get their approval.

-Carlo Hernandez – asked if the fee had already been collected. He said \$4797 is the amount they are about to waive if not. He said he hopes in the future the Council does not waive fees.

-Council discussion ensued with comments from Cazaubon, Liner, Couvillion, and Strickland.

-Cazaubon – moved to refer to the Zoning Commission, seconded by Laughlin. Unanimous with no one absent.

**NOTE: A unanimous vote of members present is needed to open the off-the-floor agenda.**

-Laughlin – moved to open the off-the-floor agenda, seconded by Strickland. Unanimous with no one absent.

### **JUNE 06, 2024 ITEMS OFF-THE-FLOOR**

#### **APPOINTMENT**

-Impastato - OTF #1. **Resolution** to appoint one (1) member to fill a vacant seat on the St. Tammany Parish Board of Zoning Adjustments. (Parishwide) (Laughlin)

-Laughlin – nominated Jason Horne.

-O'Brien – nominated Brian Swindell.

-Cogle - asked about suspending the rules.

-Couvillion – explained that since there are two nominees for one seat, the nominations should lay over so voting sheets can be prepared for the Council to vote.

**\*\*These nominations are to lay over until July 11, 2024.**

#### **RESOLUTION**

-Impastato - OTF #2. **Resolution** to vacate, in part, the moratorium established by Ordinance Council Series No. 24-5452 on the receipt of submissions by the Parish Zoning Commission for rezoning of property which would result in an increase in the allowable density of a residentially-zoned parcel greater than A-4 (four (4) units per acre), a planned unit development overlay ("PUD"), or a traditional neighborhood development district ("TND"), specifically Lots 27, 28, 29, & 30 and a portion of Lot 31, Square 31, West addition to Morgan Subdivision also bearing the municipal address of 61197 Richard Avenue, Slidell, LA. (Ward 9, District 14) (Strickland)

-Strickland – said he agrees with what they are planning to do and it will be an upgrade to the community.

-Strickland – moved to adopt, seconded by Binder. Unanimous with no one absent; becomes Resolution Council Series No. C-6972

-There being no further business, meeting adjourned at the call of the Chair.

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ARTHUR A. LAUGHLIN, COUNCIL CHAIR

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KATRINA L. BUCKLEY, COUNCIL CLERK