

**PLANNING COMMISSION
REGULAR MEETING
Minutes
CITY OF COVINGTON
MONDAY, February 10, 2020
6:30pm**

Planning Commissioners

Teddy Boone - Chairman
Joseph Fetter
Donald Mastio
Bruce Davidson
Robert Celestine
Ron Vaccaro
Bert Duvic

Staff

Nahketah Bagby, City Planner
Julian "Rod" Rodrigue, City Attorney
Bob Moeinian, City Engineer
JoAnn Rucker, Secretary
Christopher Brown, Building Official

Commissioner Boone called the meeting to order at 6:30 P.M.

Roll Call:

Teddy Boone	Absent
Joseph Fetter	Yes
Donald Mastio	Yes
Bruce Davidson	Yes
Robert Celestine	Yes
Ron Vaccaro	Yes
Bert Duvic	Yes

Commissioners Present: Bert Duvic, Ron Vaccaro, Bruce Davidson
Joseph Fetter, Robert Celestine and Donald Mastio.

Commissioners Absent: Teddy Boone

Staff Present: Nahketah Bagby, Rod Rodrigue, Bob Moeinian and
JoAnn Rucker.

Commissioner Vaccaro led the Pledge of Allegiance.

Commissioner Vaccaro made a motion to approve the minutes from
the January 13, 2020 meeting, **Commissioner Fetter** seconded the
motion.

Cases:

**1 CASE NO. 20-02-02PAS –Preliminary Approval for Major
Subdivisions-** A request for preliminary subdivision approval for a
12.577-acre parcel at Privette Boulevard and Regina Coeli Road. The
request is to develop up to 80 units (A Single Family Cluster
Development with common open space areas) for the Cottages at
Faubourg St. John on a single 12.577-acre parcel. This is the
Faubourg St. John Townhouse Subdivision tract which was granted
final subdivision plat approval in 2008.

Petitioner: Victor Smeltz

Owner: Renaissance Neighborhood Development Corporation

Rod Rodrigue, City Attorney gave an over view of the case. He stated that the petitioner had already gone through preliminary subdivision in 2008 and was approved for 110 units. He stated the owner is now subdividing the 110 Lots to a 1 lot subdivision with 80 proposed houses. This is a reverse subdivision.

Nahketah Bagby, City Planner stated last month the Planning Commission approved the tentative which is the conceptual plan and the layout for the proposed development. With the subliminal preliminary, the layout of the plat is consistent in terms of the parking spaces and the green spaces that were previously approved with the Tentative. Also, staff was asked to contact DOTD regarding if a TIA (Traffic Impact Analysis) was required. A letter was received from the DOTD stating that a TIA (Traffic Impact Analysis) was not required and they also included in the letter the improvements that was going to be done on Highway 25 and Regina Coeli Road. In terms of staff reports they are as follow:

- There was a drainage impact analysis that was submitted involving the water and sewer layout and the engineering and public work staff found the work acceptable.
- There were concerns with the Covington Fire Department for the turning radius for the fire truck so recently, a field test was done and the CFD no longer have any concerns regarding the turning radius.
- The Building Permit Department in regards to the elevation, grade and fill regulations have no objections to the plans that have been submitted for the development.

Rod Rodrigue, City Attorney stated in review of the DOTD response, they have indicated that they are requiring the developers of Oak Alley Meadows to install a turning lane on Hwy 25 at Regina Coeli Road conjunction with their construction of Phase 2 of Oak Alley Meadows.

John Calamando of Fairway Engineers, gave a brief statement.

Bob Moeinian, City Engineer stated this area was developed as far as the drainage, sewer and water prior to 2008. The City of Covington has worked with the consultant that the developer hired and everything has met the satisfaction of the city and they have produced recent documents that shows the development will not have any impact on the drainage concern.

John Calamando of Fairway Engineers, stated the plan is for 80 garden homes. All the infrastructure has been constructed. Mr. Calamando gave an overview of the overall plans of the development.

Mr. John Thacker a resident at 17347 Regina Coeli Road expressed his concerns of the traffic impact that this development will have.

Commissioner Duvic stated in the matter of Case # 20-02-02PAS Preliminary Approval for Major Subdivision which is reverting back from (110) lots to a less dense application, moved for adoption for preliminary approval. **Commissioner Fetter** seconded the motion.

Roll call:

Teddy Boone	Absent
Joseph Fetter	Yes
Donald Mastio	Yes
Bruce Davidson	Yes
Robert Celestine	Yes
Ron Vaccaro	Yes
Bert Duvic	Yes

Other Business:

- 2020 Louisiana Code of Governmental Ethics Training
<https://eap.ethics.la.gov/ethicstraining/login.aspx>

There being no further business the meeting was adjourned at 6:52pm.