

**PLANNING COMMISSION
REGULAR MEETING
Minutes
CITY OF COVINGTON
MONDAY, May 18, 2020
1:00PM
REGULAR MEETING MINUTES
CITY COUNCIL CHAMBERS
222 EAST KIRKLAND STREET
Covington, Louisiana**

**THE COMPLIANCE WITH PHASE 1 OF GOVENOR EDWARDS
REOPENING OF THE STATE PRACTICING SOCIAL DISTANCING AND
RECOMMENDING FACE MASK TO BE WORN IN THE COUNCIL CHAMBER
WAS ENFORCED DURING THIS MEETING.**

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 1:00 P.M.

Roll Call:

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

Commissioners Present: Teddy Boone, Bruce Davidson, Joseph Fetter, Robert Celestine.

Commissioners Absent: Bert Duvic, Ron Vaccaro and Donald Mastio.

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

Commissioner Boone led the Pledge of Allegiance.

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

Cases:
Planning Cases:

THE BELOW CASE WAS SCHEDULED FOR THE MARCH 16, 2020 WHICH WAS CANCELLED BASED ON DECLARATION OF A STATE OF EMERGENCY IN RESPONSE TO THE COVID- 19 VIRUS.

1. CASE NO. 20-02-03ADM RESUB– (An Administrative Resubdivision Referred to the Planning Commission by Planning Department) Request: A request for the resubdivision of Square 1704 (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10) and a portion of Squares 1705 (Lots 6, 7, 8, 9 and 10), 1804 (Lots 1,2,3,4 and 5) and 1805 (Lots 1,2,3,4 and 5). The alleyways are revoked in Squares 1705, 1704, 1804 and 1805, and the revoked portion of 18th Ave is also revoked. The property in question is Covington Elementary School located at 325 S. Jackson St. at the corner of W. 17th Ave. and S. Jackson St.

Note: Per Appendix A Subdivision Article 3 Sec. 3.4 Administrative, this case is being referred to the Planning Commission. For, the resubdivision request is greater than five (5) acres.

Petitioner: Jeffrey Schoen

Owner: St. Tammany Parish Public Schools

Mr. Jeff Schoen led the discussion.

Commissioner Davidson made a motion to approve Case# 20-02-03ADM RESUB. Commissioner Fetter seconded the motion.

Roll call:

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

THE BELOW CASES WAS SCHEDULED FOR THE APRIL 20, 2020 MEETING, WHICH WAS CANCELLED BASED ON DECLARATION OF A STATE OF EMERGENCY IN RESPONSE TO THE COVID- 19 VIRUS.

1. CASE NO. 20-04-04ADM RESUB– (An Administrative Resubdivision Referred to the Planning Commission by Planning Department) A request for the resubdivision of Lots B-1-1 & C-1 into Lots B-1-1A and C-1-1 City of Covington, also in Section 44 T7S, R11 E, St. Tammany Parish, Louisiana.

Note: Per Appendix A Subdivision Article 3 Sec. 3.4 Administrative, this case is being referred to the Planning Commission. For, there are two different owners and the properties access is from a private road.

Petitioner: John D. Moores

Owner: Ann P. Moores and David L. Moores

Rod Rodrigue, City Attorney gave a brief overview of this case.

Mr. John Moores also made a brief statement.

Mrs. Bagby, City Planner explained that the reason this case was sent to the Planning Commission is that there are two property owners and it could not be done administratively.

Commissioner Fetter moved to approve Case # 20-04-04ADM. Commissioner Celestine seconded the motion.

Roll call:

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

2. CASE NO. 20-04-05ADM RESUB– (An Administrative Resubdivision Referred to the Planning Commission by Planning Department) (An Administrative Resubdivision Referred to the Planning Commission by Planning Department) - A request to resub-divided #4 West Block (north) into Lots A, B, C, and D City of Covington, Section 32, T-6-S, R-11-E, St. Tammany Parish, Louisiana The property is near the intersection of Menetre Drive and 15th Ave.

Note: Per Appendix A Subdivision Article 3 Sec. 3.4 Administrative, this case is being referred to the Planning Commission. For, the resubdivision request is greater than five (5) acres.

Petitioner: Anthony Giambelluca and Andrea Giambelluca

Owner: Anthony Giambelluca and Andrea Giambelluca

Nahketah Bagby, City Planner stated that this case is a administrative resub being referred to the Planning Commission due to the requirement by which staff can approve. Also, the lots comply with the zoning requirement. The applicant is adding 15 feet utility servitude. Originally, the applicant was going to do a private treatment plant but things have worked out and the applicant has agreed to tie into the city sewer.

Rod Rodrigue, City Attorney stated that all the lots met the requirements. Initially the developer went to DHH and got confirmation that his lot sizes were sufficient for private treatment on sight for the city discouraged that even though he was 300 feet from the sewer line. The city on its own is going to run a sewer line up Menetre Drive to 11th street because it is needed and the developer has agreed to run internal service lines to the south east corner of the property on Menetre and will have one tie end to the city's sewer. He will be responsible for all internal sewer lines and the tie ends which will be across the street from Menetre drive from his property. He is in agreement with this. He will get central sewer and water is available on 15th Ave.

Commissioner Celestine made a motion to approve Case #20-04-05Adm Resub. Commission Davidson seconded the motion.

Roll call:

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

Rod Rodrigue, City Attorney stated for the record he would like to submit the devised drawing that the developer submitted showing the internal sewer servitude making sure that is the improved plat, because we will need those in case of any maintenance.

THE BELOW CASE IS SCHEDULED FOR THE REGULAR PLANNING COMMISSION MAY 18, 2020 MEETING.

1. CASE NO. 20-05-02 Tent Resub

A request for Tentative /Conceptual sketch plat Subdivision approval for Planned Unit Development (Planned Residential District) of for two (2) parcels of land at the south west corner of Polders Lane and N. Columbia St. The request is to develop a 13 lot single family residential subdivision. Property is located at municipal address of 1330 Polders and 1555 N. Columbia St., Covington, Louisiana.

Petitioner: Robert C. Maier

Owner: Robert C. Maier

Petitioner was not present.

Nahketah Bagby, City Planner stated that there is a related case on the Zoning Docket that is related to the tentative which is the rezoning of the property to a PUD. So, this case will have to wait till we dispose of the zoning case.

Commissioner Boone stated that the approval of **Case#20-05-02 Tent Resub** is subject to the eventual PUD consideration.

Commissioner Fetter made a motion to approve **Case#20-05-02TentResub** subject to the eventual PUD consideration. **Commissioner Boone** seconded the motion. (*Case# 20-02-02ZC Rezoning PUD-PRD determining the approval of this Case#20-05-02TentResub was approved at the Zoning Commission Meeting that followed this meeting.*)

Roll call:

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

Other Business:

- Commissioner Mastio have given us notice that he is resigning from the Planning and Zoning Board. Also, Commissioner Duvic's term expires in June and Councilman Verret has assigned Philip G. Smith to replace him. The City Council will be appointing two new members at the June meeting .We have been fortunate to have these two amazing men on our Planning and Zoning Commission and they both will be truly missed.
- We would like to thank Bonnie Champagne, Council Clerk for monitoring our meeting tonight.

There being no further business the meeting was adjourned at 1:12pm.