

**PLANNING COMMISSION  
REGULAR MEETING  
Minutes  
CITY OF COVINGTON  
MONDAY, August 17, 2020  
6:30PM  
CITY COUNCIL CHAMBERS  
222 EAST KIRKLAND STREET  
Covington, Louisiana**

**THE COMPLIANCE WITH PHASE 2 OF GOVERNOR 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  
Bradley Leonhard  
Bruce Davidson  
Robert Celestine  
Ron Vaccaro  
Philip G. Smith

**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	Yes
Joseph Fetter	Yes
Bradley Leonhard	Yes
Bruce Davidson	Yes
Robert Celestine	Yes
Ron Vaccaro	Absent
Philip G, Smith	Yes

**Commissioners Present:** Teddy Boone, Bruce Davidson, Joseph Fetter, Philip G, Smith and Bradley Leonhard and Robert Celestine

**Commissioners Absent:** Ron Vaccaro

**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 June 15, 2020 meeting, **Commissioner Smith** seconded the motion.

**Planning Cases:**

**1. CASE NO. 20-08-01 MINOR PRELIMINARY SUBDIVISION APPROVAL -**

Request: A request for preliminary minor subdivision approval for the subdivision of #5 East Block (12.4 acres tract) into Lots 1, 2, 3 and 4 City of Covington, in Sections 40 & 41, T-6-S, R-11-E, St. Tammany Parish, Louisiana. The property is located near the corner of 15<sup>th</sup> Ave. and Miles Branch.

Note: Per Appendix A Subdivision - Sec. 3.5. Minor subdivision applications and procedures (C# 1 and 4b), the petitioner is requesting that the Planning Commission combine the preliminary plat approval and final plat approval stages.

**Petitioner and Owner:** Scott Stewart

**Nahketah Bagby, City Planner** gave a brief overview of the case stating this is a resub into four lots. The zoning is RLL and the resubbing of this property complies with the RLL zoning classifications. Public Works has approved one private servitude with allowing only one curb cut to cross 15<sup>th</sup> Avenue. AS mentioned they are asking to provide the preliminary and the final. What this will mean if you agree with that then they will not have to come back to the board. The city engineer and the Public Works director will sign off saying that the water and sewer has been put in properly and then the plat will be recorded.

**Rod Rodrigue, City Attorney** stated that one comment pertaining to preliminary final tonight is that the reasoning is appropriate because there are no infrastructure improvements on the internal portions of the subdivision that are going to be public. The street to the property will be private and will not need an engineer to inspect. The cities responsibility will only take place from the tie end of the sewer and water line.

**Mr. Scott Stewart, Petitioner** gave an overall explanation of his plans for **CASE NO. 20-08-01 MINOR PRELIMINARY SUBDIVISION APPROVAL.**

**Mr. Jack Terry who lives at 1423 Natchez Loop in The Village** gave his concerns if this case is approved including is if one cut onto 15<sup>th</sup> Avenue is approved will other cuts be approved for the other parcels not developed yet?

**Rod Rodrigue acknowledged** that the fact is there are two 12 acre parcels along 15<sup>th</sup> Avenue and if you refuse access to those properties you are land locking those properties and taking them out of commerce which is a public appropriation of the person's property. The property owners have a right to come to the Planning Board and ask for these curve cuts into their property.

**Commissioner Smith made a motion to approve Case# 20-08-01 MINOR PRELIMINARY SUBDIVISION APPROVAL. Commissioner Davidson** seconded the motion.

**Roll Call:**

Teddy Boone	Yes
Joseph Fetter	Yes
Bradley Leonhard	Yes
Bruce Davidson	Yes
Robert Celestine	Yes
Ron Vaccaro	Absent
Philip G, Smith	Yes

**2. CASE NO. 20-08-01 Minor Final Subdivision Approval**

A request for minor final subdivision approval for the subdivision of #5 East Block (12.4 acres tract) into Lots 1, 2, 3 and 4 City of Covington, in Sections 40 &41, T-6-S, R-11-E, St. Tammany Parish, Louisiana. Note: Per Appendix A Subdivision - Sec. 3.5. Minor subdivision applications and procedures (C# 1 and 4b), the petitioner is requesting that

the Planning Commission combine the preliminary plat approval and final plat approval stages. Property is located near the corner of 15<sup>th</sup> Ave. and Miles Branch.

**Petitioner & Owner:** Scott Stewart

Rod Rodrigue, City Attorney explained the comments from the first case are identical to **CASE NO. 20-08-01 MINOR PRELIMINARY SUBDIVISION APPROVAL.**

**Commissioner Leonhard made a motion to approve Case#20-08-01 Minor Final Subdivision Approval. Commissioner Celestine** seconded the motion.

**Roll Call:**

Teddy Boone	Yes
Joseph Fetter	Yes
Bradley Leonhard	Yes
Bruce Davidson	Yes
Robert Celestine	Yes
Ron Vaccaro	Absent
Philip G, Smith	Yes

**Other Business:**

- **Mrs. Nahketah Bagby, City Planner announced that we have three cases for the September 21, 2020 meeting. Two for planning and one for Zoning.**

There being no further business the meeting was adjourned at 6:33pm.