

PUBLIC HEARING OF THE TANGIPAHOA PARISH COUNCIL ON JULY 10, 2023, AT 5:30 P.M. AT THE TANGIPAHOA PARISH GORDON A BURGESS GOVERNMENTAL BUILDING, 206 EAST MULBERRY STREET, AMITE, LOUISIANA Mr. Vial made it known a public hearing was being held on the following:

T.P. Ordinance No. 23-38, T.P. Ordinance No. 23-39, T.P. Ordinance No. 23-40 – the chair discussed the proposed amendment of the previously introduced ordinance, T.P. Ordinance No. 23-41, T.P. Ordinance No. 23-42, T.P. Ordinance No. 23-43, T.P. Ordinance No. 23-44, T.P. Ordinance No. 23-45
No one from the public asked to speak on these items

**MINUTES OF THE TANGIPAHOA PARISH COUNCIL
JULY 10, 2023 MEETING**

The Tangipahoa Parish Council met on the 10th day of July 2023 in Regular Session and was called to order by Mr. David Vial, Chairman following the public hearing at 5:30pm. The Chair asked that all cell phones be muted or turned off.

The Invocation was given by Councilman Joseph and the Pledge of Allegiance was led by Councilman Ingraffia.

The following members were PRESENT: Trent Forrest, John Ingraffia, Louis Joseph, Carlo Bruno, Buddy Ridgel, Joey Mayeaux, Lionell Wells, David Vial, Brigitte Hyde, Kim Coates

ADOPTION OF MINUTES - Motion by Mr. Forrest, seconded by Mr. Joseph to adopt the minutes of the regular meeting dated June 26, 2023. Roll call vote as follows:

YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

PUBLIC INPUT - no one from the public asked to speak.

PARISH PRESIDENT'S REPORT

Mr. Miller made known the Parish entered into a Cooperative Endeavor Agreement with the Regional Planning Commission a multi parish grant from the Federal Highway Safety Administration, Safe Streets for All Study, which includes 3 parishes: St. John, St. Tammany, and Tangipahoa. Tangipahoa Parishes match is \$55,000.00. This grant is put together by the Federal Highway Administration to study what safety improvements can be put in place to reduce fatalities within the 3 parishes.

1. PRESENTATION – Northshore Technical College Chancellor Dr. Jim Carlson explained how the CDL program works. Ms. Bridget LaBorde introduced the 2023 CDL Graduates; Christopher McNabb, Donnell Brumfield, Ryan Williams, Bryce Chappell, Jaquane Moore, Quincy Molland, Jermaine Powell, Fernando Campos, Wallace Cooper, Michael Evans Jr, Ashley Adams, Shaquille Davis, Daryl Spears, Levi Gordon, Patty Tillman, David Bonfiglio Jr, and Chad Spiess

Mr. Miller introduced Dr. Wainwright, President of Southeastern Louisiana University. Dr. Wainwright discussed the future plans as President of SLU.

REGULAR BUSINESS

ADOPTION OF ORDINANCES

2. ADOPTION of T.P. Ordinance No. 23-38 - The following ordinance which was previously introduced in written form required for adoption at a regular meeting of the Tangipahoa Parish Council on June 26, 2023, a summary thereof having been published in the Official Journal together with a notice of public hearing, which was held in accordance with said public notice, was brought up for final passage on July 10, 2023 on a Motion made by Mr. Bruno, seconded by Mr. Joseph to adopt T.P. Ordinance No. 23-38. Roll call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

T. P. Ordinance No. 23-38

AN ORDINANCE TO GRANT A VARIANCE TO SECTION 36-90-MINOR SUBDIVISION STANDARDS, (A), (4), (A)-MINI PARTITIONS FRONTING ON A PUBLIC ROAD FOR RANDY & ROBIN DAVIS, ASSESSMENT #1052004 IN DISTRICT 4 WHEREAS, Randy and Robin Davis are requesting a variance to create 2 lots of record at 51096 Lamarca Lane, Independence, LA, 70443, Assessment #1052004; and

WHEREAS, Randy and Robin Davis, own 2.00 acres with one existing family dwelling with road frontage measuring 246.18' and wish to create 2 lots of record with the existing dwelling on 1 lot of record having road frontage of 125.00' and the other lot of record having road frontage of 121.18' for a shortage of 3.82' of the requirement of 125'; and

WHEREAS, the Tangipahoa Parish Code of Ordinances read in Chapter 36 Planning and Development, Article IV Standards for Subdivision of Property, Section 36-90 Minor subdivision standards (a) General standards for minor subdivisions pertaining to the division and partition of property, (4) Residential minor partitions, (a) Mini partitions fronting on a public road. Shall have 125' road frontage on an existing publicly maintained right-of-way, minimum total square footage of 21,780 or one half acre; and

WHEREAS, on June 6, 2023, the Planning Commission voted to recommend approval of the variance request by Randy and Robin Davis, to allow for the creation of 2 lots at 51096 Lamarca Lane, Independence, LA, 70443, Assessment #1052004; and THEREFORE BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana, that a variance to the section of the Tangipahoa Parish Code of Ordinances, Parish of Tangipahoa, State of Louisiana, be granted to Randy and Robin Davis to allow for the creation of 2 lots of record at 51096 Lamarca Lane, Independence, LA, 70443, Assessment #1052004, once all other requirements have been satisfied;

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

3. ADOPTION of T.P. Ordinance No. 23-39 - The following ordinance which was previously introduced in written form required for adoption at a regular meeting of the Tangipahoa Parish Council on June 26, 2023, a summary thereof having been published in the Official Journal together with a notice of public hearing, which was held in accordance with said public notice, was brought up for final passage on July 10, 2023 on a Motion made by Mr. Ridgel, seconded by Mr. Wells to adopt T.P. Ordinance No. 23-39. Roll call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

AN ORDINANCE TO GRANT A VARIANCE TO SECTION 36-90-MINOR SUBDIVISION STANDARDS, (A), (3)-TOTAL SQUARE FOOTAGE, (A)-RESIDENTIAL MINOR PARTITIONS FOR ANGELO AND ANGELA WILLIAMS, ASSESSMENT #4263103 IN DISTRICT 5

WHEREAS, Angelo and Angela Williams are requesting a variance to create 2 lots of record at 47389 McGee Road, Natalbany, LA, 70451 Assessment #4263103; and
 WHEREAS, Angelo and Angela Williams, own 0.75 acres with one existing manufactured family dwelling and wish to create 2 lots of record with one lot of record of 0.50 acres and the one lot of record with the existing manufactured dwelling of 0.25 acres for a shortage of 0.25 acres of the required 0.50 acres (21,780 square feet); and
 WHEREAS, the Tangipahoa Parish Code of Ordinances read in Chapter 36 Planning and Development, Article IV Standards for Subdivision of Property, Section 36-90 Minor subdivision standards (a) General standards for minor subdivisions pertaining to the division and partition of property, (3) Total Square Footage, (a) Residential minor partitions. Lots shall have a minimum total square footage of 21,780 square feet or one-half acre; and
 WHEREAS, on June 6, 2023, the Planning Commission voted to recommend approval of the variance request by Angelo and Angela Williams, to allow for the creation of 2 lots at 47389 McGee Road, Natalbany, LA, 70451, Assessment #4263103; and
 THEREFORE BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana, that a variance to the section of the Tangipahoa Parish Code of Ordinances, Parish of Tangipahoa, State of Louisiana, be granted to Angelo and Angela Williams to allow for the creation of 2 lots of record at 47389 McGee Road, Natalbany, LA, 70451, Assessment #4263103, once all other requirements have been satisfied;
 This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

4. ADOPTION of T.P. Ordinance No. 23-40 – The chair discussed the proposed amendment to T.P. Ordinance No. 23-40 which was previously introduced on June 26, 2023. With the proposed amendment not nullifying the purpose of the proposed ordinance or adding a new subject matter, Motion by Mr. Joseph, seconded by Mr. Wells to approve amendments to T.P. Ordinance No. 23-40. Roll Call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates. The following ordinance which was previously introduced in written form required for adoption at a regular meeting of the Tangipahoa Parish Council on June 26, 2023, a summary thereof having been published in the Official Journal together with a notice of public hearing, which was held in accordance with said public notice, was brought up for final passage on July 10, 2023 on a Motion made by Mr. Wells, seconded by Mr. Joseph to adopt amended T.P. Ordinance No. 23-40. Roll call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

T. P. Ordinance No. 23-40

AN ORDINANCE TO GEOGRAPHICALLY MERGE PRECINCTS AND ESTABLISH POLLING LOCATIONS FOR TANGIPAHOA PARISH

WHEREAS, by adoption of Ordinance 22-76 on December 12, 2022, which ordinance was signed by the Parish President on December 15, 2022, the Tangipahoa Parish Council adopted a redistricting plan for use beginning with the regular elections in the Fall of 2023; and
 WHEREAS, to accomplish the redistricting the Tangipahoa Parish Council had to create fourteen additional precincts, which was accomplished also in Ordinance 22-76; and
 WHEREAS, in order to make the election process in Tangipahoa Parish more efficient, the Tangipahoa Parish Council adopted Ordinance 23-25 to geographically merge precincts, to the extent that is practical and authorized by Louisiana law; and
 WHEREAS, in order to make the election process in Tangipahoa Parish more efficient, the Tangipahoa Parish Council now seeks to geographically merge additional precincts, to the extent that is practical and authorized by Louisiana law; and
 WHEREAS, the Tangipahoa Parish Council is required to provide descriptions of each geographically merged precinct, to the extent that is practical and as authorized by Louisiana law; and
 WHEREAS, the Tangipahoa Parish Council then needs to assign polling locations to each of the precincts created.
 THEREFORE BE IT ORDAINED, by the Tangipahoa Parish Council, governing authority of Tangipahoa Parish, State of Louisiana, that the Tangipahoa Parish Council, hereby geographically merges the precincts and provides for polling locations as set forth in Attachment A.
 BE IT FURTHER ORDAINED, that the Tangipahoa Parish Council hereby restates the written descriptions of the effected precincts as set forth in Attachment B.
 BE IT FURTHER ORDAINED, that the digital shape files of the entirety of all Tangipahoa precincts shall serve as the formal definition and representation thereof, with the written descriptions contained herein being merely descriptions thereof.
 BE IT FINALLY ORDAINED, that the precincts as set forth in the Attachments hereto, shall first take effect, for all purposes, with respect to the regularly scheduled elections in the Fall of 2023.
 This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

ATTACHMENT A
 GEOGRAPHIC PRECINCT MERGERS AND POLLING LOCATIONS

PRECINCTS TO BE MERGED		MERGED PRECINCT	POLLING LOCATION
001	002	002	Kentwood High School Lunchroom 603 9th St, Kentwood
017	018	017	Amite City Hall 212 E Oak St, Amite City
026	111A	111A	Advanced College and Career Magnet Center 300 W 2nd Street, Independence, LA 70443
028	028A	028	Independence Elementary School Gym 221 Tiger Ave. Independence
040	041	041	Hammond Fire Station #3 1614 N. Oak St., Hammond
048	049	049	Hammond City Council Annex 312 E Charles St, Hammond
104	104A	104	Spring Creek Elementary School 72961 LA-1061, Kentwood
114	114A	114	Loranger High School Gym 19404 Hiatt Street, Loranger

116	116A	116	Husser Fire Station 56292 LA-445, Husser
122	122C	122C	Champ Cooper School 42530 Hwy 445, Robert
123	123A	123	Natalbany Middle School 47370 N Morrison Blvd, Natalbany
125	125A	125	Midway Elementary School 48405 US-51, Tickfaw
139	139A	139	Tangipahoa Parish Government Bldg 15475 W Club Deluxe Rd, Hammond
Polling Location Change	70	Ponchatoula City Annex 110 West Hickory Street, Ponchatoula, LA 70454	
Polling Location Change	70A	Ponchatoula City Annex 110 West Hickory Street, Ponchatoula, LA 70454	
Polling Location Name Change	115B	Advanced College and Career Magnet Center 300 W 2nd Street, Independence, LA 70443	
Polling Location Change	124	8 th Ward Fire Station #2 27475 LA-22, Ponchatoula	

ATTACHMENT B
GEOGRAPHIC PRECINCT MERGERS DESCRIPTIONS

New Precinct 2

Beginning at the intersection of the Tangipahoa Parish boundary and State Route 1049, then northeast on SR 1049 to its intersection with Interstate 55, then north on I-55 to its intersection with Cool Creek, then southeasterly along the creek to its intersection with Terrys Creek, then southerly along the creek to its intersection with the Tangipahoa River, then south along the river to its intersection with Center St (Hwy 440), then west on Center St to its intersection with the corporate boundary of the Town of Tangipahoa, then counter-clockwise along the boundary to its intersection with Hwy 440, then west on Hwy 440 to its intersection with the Tangipahoa Parish boundary, then north on the boundary to the point of beginning.

New Precinct 17

Beginning at the intersection of W. Oak St. (Hwy 16) and I-55, then south on I-55 to its intersection with a tributary of the Natalbany River near the coordinates (-90.532797, 30.674168), then northeast along the tributary to its intersection with Larock Rd, then east on Larock Rd to its intersection with the Illinois Central railway, then south on the railway to its intersection with an un-named road near the coordinates (-90.507942,30.683091), then easterly along the unnamed road and it's natural extension to its intersection with the centerline of the Tangipahoa River, then northerly along the river to its intersection with Hwy 16, then west on Hwy 16 to the point of beginning.

New Precinct 111A

Beginning at the intersection of the Tangipahoa Parish boundary and the Natalbany River, then southeasterly along the river to its intersection with a tributary of the Natalbany River near the coordinates (-90.537973, 30.646131), then northeasterly along the tributary to its intersection with Larock Rd, then east on Larock Rd to its intersection with the Illinois Central railway, then south on the railway to its intersection with 3rd St, then west on 3rd St to its intersection with Oak St, then south on Oak St to its intersection with W 5th St, then southwest on W 5th St (becoming Robertson Rd), to its intersection with I-55, then north on I-55 to its intersection with State Route 40, the west on SR 40 to its intersection with the Tangipahoa Parish boundary, then north on the boundary to the point of beginning.

New Precinct 28

Beginning at the intersection of the Illinois Central railway and Brickyard Rd, then east on Brickyard Rd to its intersection with N Larussa Ln, then south on N Larussa Ln to its intersection with Larussa Ln, then west on Larussa Ln to its intersection with Huck Rd, then south on Huck Rd to its intersection with Cason Rd, then east and south on Cason Rd to its intersection with S Cason Rd, then east and south on S Cason Rd to its intersection with Hwy 1065, then west on Hwy 1065 to its intersection with Maggio Rd, then west on Maggio Rd to its intersection with US Hwy 51, then north on US Hwy 51 to its intersection with Berry Bowl Rd, then west on Berry Bowl Rd to its intersection with Danna Rd, then south on Danna Rd to its intersection with Ponchatoula Creek, then northwest and north along the creek to its intersection with Robertson Rd, then northeast on Robertson Rd (becoming W 5th St) to its intersection with Oak St, then north on Oak St to its intersection with 3rd St, then east on 3rd St to its intersection with the Illinois Central railway, then north on the railway to the point of beginning.

New Precinct 41

Beginning at the intersection of W University Ave and the Illinois Central railway, then south on the railway to its intersection with W Church St, then west on W Church St, then west on W Church St to its intersection with N Morrison Blvd, then north on N Morrison Blvd to its intersection with W University Ave, then east on W University Ave to the point of beginning.

New Precinct 49

Beginning at the intersection of E Thomas St and S Range Rd, then south on S Range Rd to its intersection with Old Covington Hwy, then west on Old Covington Hwy to its intersection with the Illinois Central railway, then north on the railway to its intersection with E Thomas St, then east on E Thomas St to the point of beginning.

New Precinct 104

Beginning at the intersection of Hwy 38 and the Tangipahoa Parish boundary, then south along the boundary to its intersection with Hwy 1057, then westerly on Hwy 1057 to its intersection with Hwy 440, then south and west on the highway to its intersection with the Tangipahoa River, then north along the river to its intersection with Hwy 38, then east along Hwy 38 to the point of beginning.

New Precinct 114

Beginning at the intersection of Hwy 16 and Hwy 445, then south and east on Hwy 445 to its intersection with Hwy 1062, then west, south and west on Hwy 1062 to its intersection with Loranger Rd, then north on Loranger Rd to its intersection with Corey Rd, then west on Corey Rd to its intersection with N Cooper Rd, then north on N Cooper Rd to its intersection with E Bell Rd, then west on E Bell Rd to its intersection with N. Bell Rd, then north on N. Bell Rd to its intersection with Hwy 16, then east on Hwy 16 to the point of beginning.

New Precinct 116

Beginning at the intersection of Hwy 16 and the Tangipahoa Parish boundary, then south on the boundary to its intersection with Hwy 40, then westerly on Hwy 40 to its intersection with Hwy 445, then north, west and north on Hwy 445 to its intersection with Hwy 16, then east on Hwy 16 to the point of beginning.

New Precinct 122C

Beginning at the intersection of US Hwy 190 and Fire Tower Rd, then south on Fire Tower Rd to its intersection with I-12, then west on I-12 to its intersection with P-Kaw-Khun Creek, then south on the creek to its intersection with Sims Creek, then west on

Sims Creek to its intersection with Hwy 445, then south on Hwy 445 to its intersection with Hwy 22, then west on Hwy 22 to its intersection with the Tangipahoa River, then northerly along the river to its intersection with US Hwy 190, then east on the highway to the point of beginning.

New Precinct 123

Beginning at the intersection of Hwy 442 and the Tangipahoa River, then southeast on the river to its intersection with Hwy 443, then southwest on Hwy 443 to its intersection with Hwy 1064, then west on Hwy 1064 to its intersection with Hwy 51 (N Morrison Blvd), then north on Hwy 51 to its intersection with the corporate boundary of the Village of Tickfaw, then counter-clockwise along the boundary to its intersection with Hwy 442, then east and north along Hwy 442 to the point of beginning.

New Precinct 125

Beginning at the intersection of the Tangipahoa Parish boundary and Hwy 1064, then east on Hwy 1064 to its intersection with Rufus Bankston Rd, then south on Rufus Bankston Rd to its intersection with Wardline Rd, then west on Wardline Rd to its intersection with Durbin Rd, then north on Durbin Rd to its intersection with Illinois Jones Rd, then west on Illinois Jones Rd to its intersection with the Tangipahoa Parish boundary, then north on the boundary to the point of beginning.

New Precinct 139

Beginning at the intersection of I-12 and the Illinois Central railway, then south along the railway to its intersection with Ponchatoula Creek, then southerly and westerly along the creek to its intersection with I-55, then northwest on I-55 to its intersection with I-12, then east on I-12 to the point of beginning.

5. ADOPTION of T.P. Ordinance No. 23-41 - The following ordinance which was previously introduced in written form required for adoption at a regular meeting of the Tangipahoa Parish Council on June 26, 2023, a summary thereof having been published in the Official Journal together with a notice of public hearing, which was held in accordance with said public notice, was brought up for final passage on July 10, 2023 on a Motion made by Mrs. Hyde, seconded by Mrs. Coates to adopt T.P. Ordinance No. 23-41. Roll call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

T. P. Ordinance No. 23-41

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 – PLANNING AND DEVELOPMENT, ARTICLE IV- STANDARDS FOR SUBDIVISION OF PROPERTY, SECTION 36-90-MINOR SUBDIVISION STANDARDS BE IT ORDAINED by the Tangipahoa Parish Council-President Government, State of Louisiana, acting as the Governing Authority thereof revises and amends the Tangipahoa Parish Code of Ordinance as follows:

Chapter 36 PLANNING AND DEVELOPMENT

ARTICLE IV. STANDARDS FOR SUBDIVISION OF PROPERTY

Sec. 36-90. Minor subdivision standards.

- (a) *General standards for minor subdivisions pertaining to the division and partition of property.*
- (1) *Generally.* Minor subdivisions are considered the following:
- a. Residential minor partitions known as mini partitions and small partitions.
- b. Minor commercial partitions.
- c. These types of divisions can be administratively approved and must be submitted on 11-inch by 17-inch sheets for review. These subdivisions shall follow the following requirements unless otherwise specified in this subsection.
- (2) *Frontage.* Lots shall have a minimum road frontage of 125 feet on a publicly maintained road or existing private road as recorded with the parish's 911 office prior to the date of the adoption of the ordinance on January 23, 2023.
- (3) *Total square footage.*
- a. *Residential minor partitions.* Lots shall have a minimum total square footage of 21,780 square feet or one-half acre.
- b. *Minor commercial partitions.* Lots shall have a minimum total square footage of 43,560 square feet or one acre.
- (4) *Residential minor partitions.* A minimum 60-foot width must be provided for any new right-of-way or private road for road access, drainage, utilities and sewage. This must be provided for any new lots not fronting on an existing publicly-maintained road, or existing private road. Lots may be allowed on existing publicly maintained roadways or on existing private recorded with the 911 office prior to the date of the adoption of the ordinance (January 23, 2023) from which this chapter is derived, provided each type meets the minimum infrastructure requirements. Future divisions proposed within ten years of original approval must follow all major subdivision regulations including planning commission approval.
- a. *Mini partitions fronting on a public road.* Shall have 125-foot road frontage on an existing publicly maintained right-of-way, minimum total square footage of 21,780 or one half acre.
- i. A minimum of three acres will be allowed to be divided with a 60-foot access servitude with a maximum of two lots. Minimum front of 125 feet is required.
- b. *Mini partition fronting on a private road.* A private road can be existing with a minimum of 60-foot width in accordance with chapter 42 and appendix C. The road must be recognized by 911 and public works. A 20-foot wide easement dedicated for sewer leading to a publicly maintained waterway shall be required to be identified on an existing private road. These proposed subdivisions as defined in this subsection shall meet the standards of section 36-89(d), subsection (a) of this section. The survey must include a note saying, "After this property division, no further division is allowed within ten years or until the private road is upgraded to parish construction standards." Roads in this type of partition may be paved or gravel surfaced. Prospective owners must be advised of public service restrictions as stated in section 36-89(d). Previous Planning Department approved divisions of property must have lapsed 10 years from approval date to allow any future divisions.
- i. A tract of land consisting of four to ten acres and fronting on a private road may be subdivided into parcels of 80,000 square feet with 200 feet minimum of frontage on the private road. (lots are approximately 1.8 acres)
- ii. A tract of land consisting of ten to 20 acres and fronting on a private road may be subdivided into no more than five parcels of at least four acres with each parcel having a minimum of 200 feet of frontage on the private road.
- iii. A tract of land consisting of 20 to 35 acres and fronting on a private road may be subdivided into no more than seven parcels of at least five acres with each parcel having a minimum of 250 feet of frontage on the private road.
- iv. A tract of land consisting of 35 to 60 acres and fronting on a private road may be subdivided into no more than ten parcels of at least six acres with each parcel having a minimum of 300 feet of frontage on the private road.
- v. A tract of land consisting of 60 acres or more fronting on a private road may be subdivided into no more than ten parcels of at least ten acres with each parcel having a minimum of 400 feet of frontage on the private road.
- vi. The survey must include a note saying, "After this property division, no further division is allowed until the private road is upgraded to parish construction standards."
- vii. Road in this type of partition may be paved or gravel surfaced. Prospective owners must be advised of public service restrictions as stated in section 36-89(d).
- c. *Small partitions.* Creating new 60-foot rights-of-way or private roads for property division are not allowed. Any new lots created by these partitions must have frontage on existing roads. If not on an existing right-of-way (public or private) then the partition must follow the major subdivision regulations.

- (5) *Residential minor partition setbacks.* Side and rear setbacks shall be ten feet from the property line. The front setback shall be a minimum of 25 feet from public right-of-way lines. In cases when the right-of-way lines cannot be determined, the setback line will begin 18 inches behind the back slope of the drainage ditches.
- (6) *Minor commercial partition setbacks.* Minor commercial setbacks shall follow all prescribed setbacks and buffer area requirements as set forth in this chapter.
- (7) *Residential minor partitions.* Any partition seeking administrative approval and not meeting the standards of this subsection shall be required to seek planning commission approval.
- a. Planning commission approval for minor partitions must meet current lot size and frontage requirements as identified in section 36-91(d)(3) and (4); and
- b. The applicant may be required to provide any other information requested by the planning commission.
- (8) *Exceptions.*
- a. Divisions for utility placement do not have specific size requirements.
- b. Residential minor partition lots that obtain access at the dead end of a road shall have no minimum frontage required.
- (9) *Planning commission approval; when required.* Amendments to any required statements on minor partitions require planning commission approval.
- (10) All minor subdivisions point of egress and ingress shall be upon a public right-of-way with a minimum average paved surface width of 16 feet. If the average width of the paved surface is less than 16 feet, the developer shall be responsible for obtaining the necessary right-of-way expansions and shall bear the costs of any expansion of the right-of-way and widening of the paved surface. In the event an expansion is necessary, the widening shall be performed the full length of the frontage road to the next major intersection of a publicly maintained right-of-way.
- (11) *Structures.* All surveys must show any structures that are as close as ten feet of said setbacks set herein.
- (b) *Mini partitions.*
- (1) A mini partition creates a minimum of two but no more than four new lots of record.
- (2) A 60-foot right-of-way or private road dedicated for road access, utilities and sewage leading to a parish-maintained road is allowed to be created if the original parcel to be divided is a minimum of three acres or more.
- (3) The following statements shall be added to the property deed and plats of mini partitions, as applicable and recorded:
- a. Any newly created right-of-way or private road dedicated for a mini partition that does not meet parish specifications for road construction will not be accepted into the parish maintenance system.
- b. Future divisions proposed within ten years of original approval must follow any additional regulations based on total number of lots including original partition. For example: additional divisions (including original partition) of lots over four but no more than eight must be considered a small partition and those regulations would apply. Additional lots (including original partition) over eight would be a major subdivision.
- (c) *Small partitions.*
- (1) A small partition creates a minimum of five lots, but no more than eight new lots of record.
- (2) Lots may be allowed on existing publicly maintained roadways or on existing private roadways recorded with the 911 office prior to the date of the adoption of the ordinance (January 23, 2023) from which this chapter is derived, provided each type meets the minimum infrastructure requirements and provides all the following:
- a. A wetlands jurisdictional determination, in writing from the corps of engineers, is obtained;
- b. A comprehensive drainage plan is presented, detailing where sewer effluent will be received by a public, maintained waterway and any major utilities.
- c. Such small partitions may be approved by the parish engineer and a representative of the office of community development, without having to be presented to the planning commission;
- d. All such small partitions must be filed with the parish clerk of court before any permits will be issued. The appropriate checklist shall be completed and submitted with four copies of the plat, drawn on a sheet measuring 24 inches by 36 inches; and
- e. The same regulations apply to a private small partition except the lots may front on an existing private road with each lot consisting of four acres or more. Lots fronting on a cul-de-sac must have no less than 60 feet of frontage. Roads in a private small partition may be paved or gravel surfaced. Prospective owners must be advised of public service restrictions as stated in the gated and private communities regulations.
- (d) *Minor commercial partitions.* General minor commercial partitions result in the creation of two lots, but not exceeding four lots fronting on an existing road for access with the intended purpose of commercial developments being constructed on these lots.
- (1) Lots sizes meet the minimum 125 feet of road frontage.
- (2) Each lot must be a minimum of one acre each.
- (3) These subdivisions are considered minor subdivisions and may be approved administratively upon signature by the ~~parish engineer, community development director~~ Planning Department ~~and drainage district administrator, if applicable.~~
- (4) All such partitions must be filed with the parish clerk of court before any commercial development permits will be issued.
- (5) A wetlands jurisdictional determination, in writing from the Corps of Engineers, is obtained.
- (6) Sewerage discharge verification is not required for the approval of these subdivisions. Details concerning where sewer effluent will be received by a public, maintained waterway will be required at the time of the commercial development plan.
- (7) The survey plat shall state that the lots are for the intended purpose of commercial development. No single-family residential houses or multifamily residential developments shall be allowed on parcels.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President. This ordinance, having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

6. ADOPTION of T.P. Ordinance No. 23-42 - The following ordinance which was previously introduced in written form required for adoption at a regular meeting of the Tangipahoa Parish Council on June 26, 2023, a summary thereof having been published in the Official Journal together with a notice of public hearing, which was held in accordance with said public notice, was brought up for final passage on July 10, 2023 on a Motion made by Mrs. Hyde, seconded by Mr. Ingraffia to adopt T.P. Ordinance No. 23-42. Roll call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

T. P. Ordinance No. 23-42

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 – PLANNING AND DEVELOPMENT, ARTICLE V- STANDARDS FOR DEVELOPMENT OF PROPERTY, SECTION 36-115-SPECIAL USE RESIDENTIAL COMMERCIAL DEVELOPMENTS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, State of Louisiana, acting as the Governing Authority thereof revises and amends the Tangipahoa Parish Code of Ordinance as follows:

Chapter 36 PLANNING AND DEVELOPMENT

ARTICLE V. STANDARDS FOR DEVELOPMENT OF PROPERTY

Sec. 36-115. Special use residential commercial developments.

- (a) *RV parks/recreational camping grounds requirements.*

- (1) Maximum number of lots per acre will be eight spaces.
 - (2) Clear space for auto, trailer and/or tent.
 - (3) Potable water supply at each campsite.
 - (4) Toilet and lavatory facilities in central areas, with minimum of one toilet and lavatory per ten sites.
 - (5) Electrical services will be provided to each site and all areas must be adequately lighted at night.
 - (6) Adequate commercial dumpsters for solid waste disposal shall be provided by the park owner and located no closer than 50 feet to a public servitude.
 - (7) A six-foot wood, privacy fence is required on each side and rear property line of the park and shall be maintained. If the fence is not erected, permits for said park will not be issued and if the fence is not maintained, further permits for said park will not be issued. There shall be a 50-foot front setback from the right-of-way.
- (b) *Manufactured and mobile home park requirements.*
- (1) For the purpose of these mobile home park standards the development shall be called park and each manufactured or mobile home shall be called a home and the area designated for a home shall be considered a lot.
 - (2) Fences and buffers.
 - a. A six-foot privacy fence of wood, metal or other compatible material approved by the planning commission shall be installed on all boundaries except the front.
 - b. The planning commission may waive the fence requirement for the following situations:
 1. Any boundary that borders adjacent land owned by the developer at the time of construction.
 2. Any boundary that borders rivers, canals or other unique natural features that will separate the park from adjacent parcels.
 3. A permanent buffer is maintained according to these regulations.
 - c. The fence shall be maintained in a structurally safe and attractive condition in order for permits to be issued.
 - d. Fences shall be six inches from the property line for sides and rear and 50 feet from the front property line.
 - e. Additional plat requirements. A statement shall be added on the plat:
"Lots created on this plat are for design layout and are not intended to become a legally recorded lots of record."
 - (3) Base flood elevation mark provided by a licensed engineer or registered surveyor if property is in a flood zone "A" or "AE."
 - (4) Electrical services will be provided to each site and all areas must be adequately lighted at night.
 - (5) Restrictions must be adopted and must require the manufactured homeowner to have approved manufactured skirting that will enclose the entire opening under the manufactured home.
 - (6) The minimum lot site will be 60 feet by 100 feet.
 - (7) Maximum number of lots per acre will be three spaces, and 30 lot/units per parcel max.
 - (8) The space shall have compacted clay material shaped to drain as a pad.
 - (9) There shall be a 50-foot setback from the right-of-way on the front of the park. No structures shall be built in the setback. Landscaping, park name signs, and mail receptacles will be permitted in the setback space. If the owner builds a fence across the front of the park, it must be behind the 50-foot setback.
 - (10) Adequate commercial dumpsters for solid waste disposal shall be provided by the park owner and located no closer than 50 feet to a public servitude.
 - (11) The manufactured home park shall be no less than three acres and one-tenth of the area shall be green space and/or playground area.
 - (12) The park shall have hard-surfaced roadways with a 35-foot right-of-way with 18-foot riding surface inside the park.
 - (13) Streets exceeding 500 feet in length must end in a cul-de-sac with a 60-foot radius within a 70-foot radius right-of-way or a "T" turn-around 20 feet wide by 80 feet long within a 30-foot by 90-foot right-of-way.
 - (14) The name of the mobile home park shall be constructed of block masonry or brick and be within 25 feet of the entrance to the park.
 - (15) Security lighting shall be installed on every other utility company pole in park.
 - (16) No electrical permits shall be issued until approved by the parish engineer.
 - (17) Exceptions for manufactured home parks.
 - a. No existing manufactured home park may be expanded or extended beyond the capacity of the existing sewage treatment system. An existing manufactured home park may be expanded or extended up to the capacity of the existing sewage treatment system using the same requirements as the existing manufactured home park as long as no additional property is being purchased or added to the original parcel.
 - b. Manufactured home parks and recreational camping grounds are defined in section 36-9 and shall include that a manufactured home park shall only be used for the placement of manufactured homes and shall not be used for the placement of recreational vehicles or travel/camping trailers.
 - c. A six-foot wood, privacy fence is required on each side and rear property of the park and shall be maintained. If maintenance is required and not done, permits for said park will not be issued.

(18) Any change in ownership or name of a manufactured home park must install the required fencing around the perimeter of the park.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President. This ordinance, having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

7. ADOPTION of T.P. Ordinance No. 23-43 - The following ordinance which was previously introduced in written form required for adoption at a regular meeting of the Tangipahoa Parish Council on June 26, 2023, a summary thereof having been published in the Official Journal together with a notice of public hearing, which was held in accordance with said public notice, was brought up for final passage on July 10, 2023 on a Motion made by Mrs. Hyde, seconded by Mr. Joseph to adopt T.P. Ordinance No. 23-43. Roll call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

T. P. Ordinance No. 23-43

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 – PLANNING AND DEVELOPMENT, ARTICLE VII- APPROVAL PROCESS AND PROCEDURES, SECTION 36-172-PROCEDURAL PROCESS FROM SUBDIVISION OF PROPERTY

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, State of Louisiana, acting as the Governing Authority thereof revises and amends the Tangipahoa Parish Code of Ordinance as follows:

Chapter 36 PLANNING AND DEVELOPMENT

ARTICLE VII. APPROVAL PROCESS AND PROCEDURES

Sec. 36-172. Procedural process for subdivision of property.

- (a) *Special use subdivisions prior to October 9, 2001 will be exempt from review and approval.* To allow certain special use subdivisions, as defined in section 36-9 to include manufactured home parks that have presented plans ~~and have been granted a newer permit letter from the department of health and hospitals before October 9, 2001,~~ will not be required to have approval from the planning commission. ~~to increase the number of lots that were not developed at the initial time of approval from the department of health or Tangipahoa Parish Sewerage District No. 1 original flow rate.~~ This approval does not include parks that

are upgrading or installing a new sewage ~~not previously approved~~. This also does not include any changes to the original plans. If the developer decides to make changes or upgrade/install sewerage ~~he~~ shall obtain approval from the planning commission and follow the development regulations in effect at the time. Manufactured Home parks developed prior to Planning Commission authority shall not expand their unit count greater than units currently served. All units replacing single family units to be replaced by single family units.

(b) *Optional administrative review procedure.*

- (1) *Conceptual plan review.* The ~~Planning~~ department ~~of community development~~ will provide an informal review of any proposed subdivision of property. The developer should call and make an appointment for a conceptual review. There is no required application for a conceptual review. There are no submittal requirements for a conceptual plan review. There is no written review summary provided by the department of community development. The review will focus on the conceptual plan, requirements and procedures needed for formal submittal and approval.

(c) *Administrative review approvals.*

(1) *Minor subdivisions.*

- a. Minor subdivisions that follow may be approved by the ~~Planning Department~~ ~~community development office~~ without submittal to the planning commission for review. The following are considered minor subdivisions.

1. Mini partitions.
2. Small partitions.
3. Minor commercial partitions.

- b. New minor subdivisions shall meet the minor subdivision standards in article IV of this chapter for mini partitions, small partitions, and minor commercial partitions.

c. Minor subdivision applications.

1. Submit the completed minor subdivision application with appropriate fees.
2. Submit the listed documents on the instructions for the type of the minor subdivision requesting review.

(2) *Amendments to lots of record.*

- a. The realignment or shifting of lot boundary lines, including removal, addition, alignment, or shifting of interior lot boundary lines, or the redesignation of lot numbers, provided the application meets the following requirements:

1. Does not involve the creation of any new public street or other public improvement except as otherwise provided in this section;
2. ~~Does not involve more than two acres of land or three lots of record;~~
3. Does not reduce a lot size below the minimum area or frontage requirements established by this chapter; and
4. Otherwise meets all the requirements of this chapter.

- b. Modifications of approved subdivision. The planning department is authorized to approve minor modifications to an approved subdivision. All modifications not listed as minor in this subsection shall be considered by the body that approved the original subdivision. The following modifications shall be considered minor:

1. Additional or change in the easements sizes that do not affect the general placement of buildings or general location of roadways;
2. Reduction in the number of lots;
3. Reduction of length of streets; or
4. Modification of public utility service.

- c. Any resubdivision of land that consolidates a number of lots into a smaller number of lots and does not involve any new development only requires administrative approval. Any amendment to a lot of record that involves changes only to the metes and bounds, changes to easements or rights-of-way, either private or public, only requires administrative approval.

- d. All amendments to lots of record shall require a completed application and submittal of the required documents as stated in Appendix A to the ordinance from which this chapter is derived.

(d) *Planning commission approvals.*

- (1) General design and improvement standards. Minor modifications to the minimum subdivision lot standards so as to reduce lot dimensions and area of no more than two lots per subdivision. Each lot so modified shall be within ten percent of the standard minimum lot dimension and area. Small partition subdivision and mini partitions are excluded from these considerations.

- (2) Planning commission approval is required for the following types of subdivisions of land and must follow the procedures for preliminary approval, final approval, and as-built of infrastructure approval:

- a. Major subdivisions consist of creating ~~nine~~ ~~ten~~ lots or more.
- b. Major commercial subdivisions.
- c. Townhouses-recognized as major subdivisions herein.
- d. Amendments to existing major subdivisions. These are recognized as existing developments and shall follow all standards as such.

(3) Preliminary approval request.

- a. The subdivisions listed in subsection (d)(2) of this section shall meet the standards in article V of this chapter.
- b. The owner/developer shall complete the application for preliminary approval and pay fees at time of notification to the planning commission.
- c. The owner/developer shall submit preliminary plans meeting the requirements listed in Appendix A to the ordinance from which this chapter is derived for technical review committee preliminary approval at time of notification to the planning commission.

(4) Special written notification requirements for development of land.

- a. The developer/owner or his agent shall give 30 days' advance written notice by certified mail to all adjacent property owners of any new proposed development requiring a public hearing as per this chapter. The letter must include the date, time and place of the planning commission public hearing and a narrative description of the proposed development with contact information for developer/owner and the planning department.
- b. For proposed development containing more than 50 multifamily dwellings units, ~~50 single family dwellings~~, or mobile home parks containing more than 50 living units or mobile homes, the following additional public notifications shall be required when the parish engineer or ~~community development~~ ~~Planning~~ director determines that cooperation between the parish and any incorporated area within the parish is necessary to address adequate infrastructure needs of the proposed development.

1. The developer, owner or his agent shall be required to give 30 days' advance written notice by certified mail of the proposed development, including the date, time and place of the planning commission public hearing and a narrative description of the proposed development and provide contact information to:

- (i) The mayor or chief executive officer of any incorporated area of the parish within 1,000 feet of the proposed subdivision providing that the incorporated area agrees to notify the parish government of any such development that is within 1,000 feet inside the corporation limit;
- (ii) The parish council representative whose council district includes such proposed subdivision;
- (iii) The fire district administrator whose fire district or primary coverage area includes the proposed subdivisions;

- (iv) The school board superintendent and district representative whose school district includes the proposed subdivision;
- (v) The parish water district or other community water provider unless the developer plans to install a private community water system;
- (vi) The parish sewer district.

Any comments resulting from this notification must be presented to the parish engineer and ~~community development~~ **Planning** director within ten days of the notifications.

2. Copies of certified mail receipts shall be provided to the planning department for the record.
- (5) New subdivision notification signage requirements.
- a. The developer shall place a four-foot by eight-foot sign at the site of the proposed subdivision with the following information on the sign:
 1. A statement of the name and type of development;
 2. Number of lots;
 3. Developer's name and phone number;
 4. Date of drainage district board meeting, if applicable;
 5. Date of preliminary hearing.
 - b. The sign must be posted 60 days prior to preliminary hearing with date and location.
 - c. The sign information must be verified by the planning department prior to posting.
 - d. The sign shall be posted behind the public right-of-way at the site of proposed development at a visible location. Multiple signs may be required at corner sites.
- (6) Upon technical review committee approval, the owner/developer shall submit the complete preliminary plan with any revisions required for approval for review by the planning department. The planning department shall schedule a public hearing and put the development on the next available planning commission agenda.
- (7) Digital copies shall be provided to the planning department seven days prior to the planning commission meeting.
- (8) Ten complete sets of subdivision plans shall be provided at the planning commission at the regular scheduled commission meeting.
- (9) Development plans are to be presented at the meeting by the developer or the developer's respective engineer; owner/developer must be present at this time.
- (10) A total overall conceptual design layout is to be submitted for the entire proposed development that includes all phases for development. If subdivision is to be divided into phases, all potential phases must be shown. No construction activities may begin until final approval is received.
- (11) Discussion of plans by the commission will be noted in the minutes.
- (12) Approval of a preliminary plan will not constitute or imply final approval.
- (13) Preliminary approval shall expire if final approval is not given by the planning commission within 12 months of receiving preliminary approval. The entire development or specific phases may be brought forward for final approval. If individual phase approval is requested and given, then any remaining phases are required to be approved by planning commission before construction may begin.
- (14) All documents required in a final approval application as per regulations at time of submission must be provided to the planning commission for the development or phase being requested for final approval.
- (15) Final approval request.
- a. There shall be 30 days between preliminary approval and final approval requests.
 - b. The owner/developer shall complete final approval application and pay fees at the time of submission.
 - c. The owner/developer shall submit final plans meeting the requirements listed in Appendix A for technical review committee final approval.
 - d. A subdivision's final plans approved by the technical review committee shall be placed on the agenda for the next available planning commission meeting.
 - e. Digital copies of the approved plans by the technical review committee shall be provided to the planning department seven days prior to the planning commission meeting.
 - f. Ten complete sets of subdivision plans shall be provided at the planning commission at the regular scheduled commission meeting.
 - g. The owner/developer shall notify secretary at least ten working days prior to the meeting.
 - h. Discussion of plans by the commission will be noted in the minutes.
 - i. Final approval may be requested for the entire development or submitted by phases. Once approval is granted, construction of infrastructure may begin for what was submitted and approved.
 - j. All phases are required to have been given final approval and have infrastructure completed within five years of final approval of first phase.
 - k. Any phases proposed on preliminary plat or subdivision infrastructure improvements not completed within five years of receiving final approval must be resubmitted for new approval and shall meet all current infrastructure standards at the time of the new request.
- (16) Construction of infrastructure. Complete construction of all improvements of all utilities, streets, drainage as per final approval plans. If construction differs from plans, as-built set of plans must be submitted.
- (17) As-built infrastructure approval.
- a. The owner/developer shall obtain inspection and approval letter from parish engineer or department of public works and drainage district requesting the two-year maintenance period to begin.
 - b. The owner/developer shall provide laboratory testing results and cover letters that summarize the testing results into a pass/fail/explanation format and be prepared and certified by the testing facility to the parish engineer and department of public works.
 - c. The owner/developer shall prepare as-built documents in accordance with requirements in Appendix A to the ordinance from which this chapter is derived (entitled "As-built documents-following final approval and construction of infrastructure").
 - d. The owner/developer shall secure improvement for all utilities, streets, drainage. Maintenance guarantee in the amount as determined by current fee schedule. All documents listed in as-built documents in Appendix A to the ordinance from which this chapter is derived shall be provided to the planning department for the parish engineer to review.
 - e. After site inspections are made by parish engineer and all other required personnel, then approval may be given. Once approval is given, the developer will then have plans stamped and certified by an engineer and the final plat with all required signatures shall be recorded at the parish clerk of court.
 - f. The developer is required to provide to the planning department a copy of recording page; then lots can be sold.
 - g. The developer shall submit a copy of the recorded plat to the permit office to obtain the necessary building permits.
- (e) *As-built.*
- (1) An as-built drainage plan must be presented and approved before the maintenance/construction guarantee is released.
 - (2) Effective December 1, 2008, the planning department will require as-built plans before the planning department will do any of the following:
 - a. Inspect and recommend placement on the two-year waiting list.

- b. Sign plats.
- c. Issue permits.
- (3) The developer/engineer will bring the as-built plans to the planning department and schedule an inspection of infrastructure.
- (4) The planning department will send the parish engineer and drainage district administrator (if applicable) out for inspection.
- (5) If infrastructure is approved, the public works department will notify the developer of the security bond/letter of credit dollar amount required.
- (6) Developer and engineer will provide bond/letter of credit and seven original plats to the planning department. The development will then be placed on the parish council agenda requesting the two-year waiting period to begin.
- (7) Once the planning department obtains signatures, the developer/engineer will be notified.
- (8) Signed copies can then be filed.
- (9) Once filed copies are returned to the planning department, the planning department will release plats to begin the permit process.
- (10) As-built infrastructure approval.
 - a. The owner/developer shall obtain inspection and approval letter from parish engineer or department of public works and drainage district requesting the two-year maintenance period to begin.
 - b. The owner/developer shall provide laboratory testing results and cover letters that will summarize the testing results into a pass/fail/explanation format and be prepared and certified by the testing facility to the parish engineer and department of public works.
 - c. The owner/developer shall prepare as-built documents in accordance with requirements in Appendix A to the ordinance from which this chapter is derived (entitled "As-built documents following final approval and construction of infrastructure").
 - d. The owner/developer shall secure improvement of all utilities, streets, drainage maintenance guarantee in the amount as determined by current fee schedule. All documents listed in as-built documents in Appendix A to the ordinance from which this chapter is derived shall be provided to the planning department for the parish engineer to review.
 - e. After site inspections are made by the parish engineer and all other required personnel, then approval may be given. Once approval is given, the developer will then have plans stamped and certified by an engineer and the final plat with all required signatures shall be recorded at the parish clerk of court.
 - f. Developer is required to provide to the planning department a copy of the recording page; then lots can be sold.
- (11) The developer shall submit a copy of the recorded plat to the permit office to obtain the necessary building permits.
- (f) *Amendments to existing subdivision.*
 - (1) For amendments to be made in a previously approved subdivision, the owner, homeowner's association, or new buyer must present the existing plat along with the amendments with requested revisions to the planning commission for approval. The following are types of amendments requiring approval:
 - a. Change in name to existing subdivision.
 - b. Creating any new infrastructure, including, but not limited to, roads, ditches, drainage and/or sewerage and water services.
 - c. Increase in the number of lots.
 - d. Any change in dwelling units minimum sizes to a previously approved subdivision by the planning commission.
 - (2) A public hearing will be held. A revised copy of the final plat and documents shall be submitted to the planning department prior to the public hearing. At the public hearing, the amendments shall be reviewed by the planning commission and voted on. Following planning commission approval the amendment changes noted on the plat and other documents shall signed by the planning commission chairman and **Planning** director ~~of community development~~, then recorded with the clerk of court.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President. This ordinance, having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

8. **ADOPTION of T.P. Ordinance No. 23-44 -** The following ordinance which was previously introduced in written form required for adoption at a regular meeting of the Tangipahoa Parish Council on June 26, 2023, a summary thereof having been published in the Official Journal together with a notice of public hearing, which was held in accordance with said public notice, was brought up for final passage on July 10, 2023 on a Motion made by Mr. Ridgel, seconded by Mr. Joseph to adopt T.P. Ordinance No. 23-44. Roll call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

T. P. Ordinance No. 23-44

AN ORDINANCE AMENDING AND ENACTING CHAPTER 8 – AMUSEMENTS, ARTICLE III-PUBLIC AMUSEMENT, SECTION 8-87-EXEMPT

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, State of Louisiana, acting as the Governing Authority thereof revises and amends the Tangipahoa Parish Code of Ordinance as follows:

Chapter 8 AMUSEMENTS

ARTICLE III. PUBLIC AMUSEMENT

DIVISION 1. GENERALLY

Sec. 8-84. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Place of public amusement includes the following:

Amusement park means any place commonly known as an amusement park, amusement ground or amusement center where swimming, dancing, games, exhibits or shows are carried on, conducted or allowed whether an admission fee is charged or not; provided that beer, wine or liquor is not sold, kept, provided or given away in connection with such amusement park.

Circus show means all sideshows, circuses, traveling shows, animal shows, traveling carnivals, traveling or moving tent shows, exhibitions, temporary theaters or itinerant playhouses, except, however, motion picture theaters, playhouses being operated in a permanent structure, or the annual parish fair.

Dance hall means any place wherein dances are given, operated, conducted or permitted as a business enterprise, occupation or amusement whether or not music is provided by paid or amateur performers or by prerecorded means. Excluded from the definition of the term "dance hall" are dances conducted by any nonprofit or charitable organization; provided that the net profit from any dance does not accrue to the private profit of any person.

Music festival means any outdoor festival, carnival, dance or like musical activity, whether or not music is provided by paid or amateur performers or by prerecorded means, which is of a periodic nature and to which members of the public are admitted for a charge, whether or not the charge is directly or indirectly made.

Public swimming pool means a swimming pool to which members of the public are admitted for a charge, whether or not the charge is made directly or indirectly. Excluded from the definition of the term "public swimming pool" shall be those swimming pools constructed on the business premises of motels, which pools serve exclusively the registered guests of the motel.

Special event means an event confined to or designed for a definite field of action, purpose, or occasion where 150 or more people are in attendance, which is of a periodic nature and to which members of the public are admitted for a charge, whether or not the charge is directly or indirectly made.

Sec. 8-85. Penalty.

Any person who shall violate any of the provisions of this article shall, upon conviction thereof, be punished as provided by section 1-13.

Sec. 8-86. Prohibited conduct.

It shall be unlawful for any person, partnership, corporation or unincorporated association, acting alone or in concert with any of the foregoing, to do any of the following:

- (1) Operate a public amusement without first procuring council approval and a TPSO special event permit to do so.
(2) Advertise or otherwise publicly announce that a public amusement will be held in the parish without council approval and a TPSO special event permit first having been received for the conduct thereof.
(3) Provide entertainment at a public amusement, whether or not compensation is paid for the performance of the entertainment, with the knowledge that council approval and a TPSO special event permit has not been obtained.
(4) Operate, conduct or carry on any public amusement in such a manner as to create a public or private nuisance.
(5) Exhibit, show or conduct within the place of public amusement any obscene, indecent, vulgar or lewd exhibition, show, play, entertainment or exhibit, no matter by what name designated.
(6) Blocking or parking on any public or private right of way and/or access to event.

Secs. 8-87. Exempt.

Any host property paying hotel motel tax shall be exempt from the provisions of this section.

Sec. 8-88—8-115. Reserved.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President. This ordinance, having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

9. ADOPTION of T.P. Ordinance No. 23-45 - The following ordinance which was previously introduced in written form required for adoption at a regular meeting of the Tangipahoa Parish Council on June 26, 2023, a summary thereof having been published in the Official Journal together with a notice of public hearing, which was held in accordance with said public notice, was brought up for final passage on July 10, 2023 on a Motion made by Mr. Mayeaux, seconded by Mr. Wells to adopt T.P. Ordinance No. 23-45. Roll call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

T. P. Ordinance No. 23-45

AN ORDINANCE PLACING 25MPH SPEED LIMIT SIGNS ON GORDON JONES DRIVE IN DISTRICT 6 BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana, as follows:

1) 25 MPH speed limit signs on Gordon Jones Drive in District No. 6 in Accordance with Chapter 42, Streets, Roads, Sidewalks and Drainage - Article I, in General - Section 42-19.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President. This ordinance, having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

INTRODUCTION OF ORDINANCES

10. INTRODUCTION of T.P. Ordinance No. 23-46 - An Ordinance placing 20mph speed limit signs on Robert Perkins Road in District 2 – Motion by Mr. Ingraffia, seconded by Mr. Forrest to introduce T.P. Ordinance No. 23-46 and set for public hearing Monday, July 24, 2023, at 5:30pm for the purpose of receiving input on the adoption thereof. Roll call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

11. INTRODUCTION of T.P. Ordinance No. 23-47 - An Ordinance placing 3 Way Stop signs at the intersection of Old Sawmill Road and Weinberger Road in District 9 – Motion by Mrs. Hyde, seconded by Mrs. Coates to introduce T.P. Ordinance No. 23-47 and set for public hearing Monday, July 24, 2023, at 5:30pm for the purpose of receiving input on the adoption thereof. Roll call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

ADOPTION OF RESOLUTION

12. ADOPTION of T.P. Resolution No. R23-24 - A Resolution of the Tangipahoa Parish Council-President Government approving the 2023 Housing Choice Voucher Utility Allowance Schedule

T.P. RESOLUTION NO. R23-24

A RESOLUTION OF THE TANGIPAHOA PARISH COUNCIL-PRESIDENT GOVERNMENT APPROVING THE 2023 HOUSING CHOICE VOUCHER UTILITY ALLOWANCE SCHEDULE

WHEREAS, the 2023 utility allowances are required by HUD; and WHEREAS, the Tangipahoa Parish Section 8 Housing Choice Voucher Program is required to implement the 2023 Housing Choice Voucher Utility Allowance Schedule; and WHEREAS, the 2023 Utility Allowance Schedule is as follows;

Utility Allowance Schedule table with columns for Utility or Service, 0 BR, 1 BR, 2 BR, 3 BR, 4 BR, 5 BR. Includes categories like Heating, Cooking, Other Electric & Cooling, Water, Sewer, Trash Collection, Tenant-supplied Appliances, and Actual Family Allowances.

Utility Allowance Schedule table with columns for Utility or Service, 0 BR, 1 BR, 2 BR, 3 BR, 4 BR, 5 BR. Includes categories like Heating, Cooking, Other Electric & Cooling, Water, Sewer, Trash Collection, Tenant-supplied Appliances, and Actual Family Allowances.



Utility Allowance Schedule		U.S. Department of Housing and Urban Development		HUD Form 50000			
See Public Reporting and Instructions on back.		Office of Family Assistance Housing		Rev. 07/2022			
The following allowances are used to determine the total cost of tenant-paid utilities and appliances.		Date (mm/dd/yyyy)		Date (mm/dd/yyyy)			
City: Tangipahoa Parish Government-Section 8 Housing, LA		Unit Type: Multi-Family (Apartment/Row House/Townhouse/Semi-Detached/Duplex)		Unit Type: Single-Family (Detached House/Mobile Home)			
City of Service: Washington Parish		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Utility Allowances		Monthly Utility Allowances					
Heating							
a. Natural Gas (CPE & FDP)	\$19.00	\$27.00	\$24.00	\$25.00	\$18.00	\$19.00	\$20.00
b. Natural Gas (WPGD #1 & #2)	\$19.00	\$27.00	\$24.00	\$25.00	\$18.00	\$19.00	\$20.00
c. Boiler Gas/Propane	\$46.00	\$55.00	\$60.00	\$67.00	\$74.00	\$77.00	\$82.00
d. Electric (avg)	\$11.00	\$11.00	\$14.00	\$17.00	\$19.00	\$22.00	\$25.00
e. Electric Heat Pump (avg)	\$8.00	\$10.00	\$12.00	\$13.00	\$14.00	\$15.00	\$16.00
f. Oil							
Cooling							
a. Natural Gas (CPE & FDP)	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$12.00	\$12.00
b. Natural Gas (WPGD #1 & #2)	\$1.00	\$1.00	\$2.00	\$2.00	\$3.00	\$3.00	\$4.00
c. Boiler Gas/Propane	\$11.00	\$11.00	\$18.00	\$23.00	\$32.00	\$33.00	\$35.00
d. Electric (avg)	\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$14.00	\$15.00
Other Electric & Cooling							
Other Electric (Light & Appliances)(avg)	\$20.00	\$22.00	\$31.00	\$39.00	\$48.00	\$57.00	\$67.00
Air Conditioning (avg)	\$12.00	\$14.00	\$16.00	\$24.00	\$30.00	\$35.00	\$42.00
Water Heating							
a. Natural Gas (CPE & FDP)	\$9.00	\$16.00	\$15.00	\$19.00	\$14.00	\$14.00	\$16.00
b. Natural Gas (WPGD #1 & #2)	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00	\$6.00	\$6.00
c. Boiler Gas/Propane	\$25.00	\$30.00	\$35.00	\$42.00	\$48.00	\$52.00	\$57.00
d. Electric (avg)	\$11.00	\$11.00	\$17.00	\$21.00	\$24.00	\$28.00	\$32.00
e. Oil							
Water, Sewer, Trash Collection							
Water (avg)	\$12.00	\$13.00	\$38.00	\$43.00	\$48.00	\$54.00	\$59.00
Sewer (Team of Frankinton)	\$12.00	\$13.00	\$46.00	\$52.00	\$57.00	\$63.00	\$69.00
Trash Collection (Team of Frankinton)	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Tenant-supplied Appliances							
Range / Dishwasher - Tenant supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator - Tenant supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other -specify Monthly Charges							
Electric Charge \$1.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
Natural Gas Charge \$11.00 (CPE & FDP)	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Natural Gas Charge \$11.50 (WPGD #1 & #2)	\$11.50	\$11.50	\$11.50	\$11.50	\$11.50	\$11.50	\$11.50
Actual Family Allowances							
To be used by the family to compare allowances. Complete below for the actual unit rented.		Utility or Service per month cost					
Address of Family		Heating		Cooling		Water Heating	
Address of Unit		Other Electric & Cooling		Water, Sewer, Trash Collection		Tenant-supplied Appliances	
Number of Bedrooms		Other -specify Monthly Charges		Actual Family Allowances			

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Water Heating							
a. Natural Gas (CPE & FDP)	\$9.00	\$16.00	\$15.00	\$19.00	\$14.00	\$14.00	\$16.00
b. Natural Gas (WPGD #1 & #2)	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00	\$6.00	\$6.00
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Other -specify Monthly Charges							
Electric Charge \$1.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
Natural Gas Charge \$11.00 (CPE & FDP)	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
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Address of Unit		Other Electric & Cooling		Water, Sewer, Trash Collection		Tenant-supplied Appliances	
Number of Bedrooms		Other -specify Monthly Charges		Actual Family Allowances			

BE IT RESOLVED by the Tangipahoa Parish Council – President Government, governing authority of Tangipahoa Parish, State of Louisiana that the 2023 Housing Choice Voucher Utility Allowance Schedule, as required by HUD, will be implemented by the Tangipahoa Parish Section 8 Housing Choice Voucher Program effective July 1, 2023.

On motion by Mr. Wells and seconded by Mr. Mayeaux, the foregoing resolution was hereby declared adopted on this the 10th day of June, 2023 by the following roll-call vote: YEAS: Forrest, Ingraffia, Joseph, Bruno, Ridgel, Mayeaux, Wells, Vial, Hyde, Coates

BEER, WINE, AND LIQUOR PERMITS - None

LEGAL MATTERS - None

COUNCILMEN'S PRIVILEGES

Mr. Bruno discussed the Hwy 1054 property that has been in the Code Enforcement system for 3 years to clean up. The resident continues to be non-compliant, and Mr. Bruno would like to move forward with legal action.

The Chair asked for a Motion to amend the agenda to add Legal Action on property at 55397 Hwy 1054, Independence. Motion by Mr. Bruno, seconded by Mr. Forrest to amend agenda to add item. Roll call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

Motion by Mr. Bruno, seconded by Mr. Joseph for Legal Counsel to take legal action on non-compliant property owner at 55397 Hwy 1054, Independence. Roll call vote as follows: YEA: Mr. Forrest, Mr. Ingraffia, Mr. Joseph, Mr. Bruno, Mr. Ridgel, Mr. Mayeaux, Mr. Wells, Mr. Vial, Mrs. Hyde, Mrs. Coates

Mr. Mayeaux discussed the litter by the Tangi Tourism center left by the state litter contractor, a trailer full of garbage bags and bags on the ground being an eye soar and asked if something can be done about this. Discussion ensued of other locations where the DOTD contractor is leaving tractors and trailers of garbage. Mr. Miller made known this issue had previously been addressed with DOTD and they would address it again.

Mr. Joseph announced Thursday at the Amite Community Center, Senior Citizen Awareness Day, a workshop to help protect Senior Citizens against fraud at 11:00am.

Mr. Vial reminded the public to check their Registrar of Voters cards in ensure they are voting at the correct location.

With no further discussion, Motion by Mr. Ridgel to adjourn the meeting. No opposition.

S/Jill DeSouge, Council Clerk
Tangipahoa Parish Council

S/David P. Vial, Chairman
Tangipahoa Parish Council