

Tangipahoa Parish Council
Tangipahoa Parish Gordon A Burgess Governmental Building
206 East Mulberry Street, Amite, LA 70422
Regular Meeting Immediately Following Public Hearing
February 27, 2023

PUBLIC NOTICE Is Hereby Given That The Tangipahoa Parish Council Will Meet In Regular Session on Monday, February 27, 2023 Immediately Following the Public Hearing at 5:30 PM at the Tangipahoa Parish Gordon A Burgess Governmental Building, 206 East Mulberry Street, Amite, Louisiana, contact number (985)748-3211 on the following:

PUBLIC HEARING

- CONDEMNATION of a structure at 20263 Hollie Ln, Ponchatoula, LA, Assessment #5710502 in District 9
- T.P. Ordinance No. 23-04 - An Ordinance to place 3-Way Stop Signs at the intersection of Bear Lane, N Lee Hughes Road, and W Lee Hughes Road in District 6
- T.P. Ordinance No. 23-05 - An Ordinance amending and enacting Chapter 50-Utilites, Article II-Sewers, Section 50-29-Mandatory Collection of Sewerage Charges by Water Companies, (C) Rate 5.4%
- T.P. Ordinance No. 23-06 - An Ordinance to declare 2.00 acres and 8.33 acres in Tickfaw as surplus property and to authorize the private sale, public auction and/or disposal of said property described herein in District 4
- T.P. Ordinance No. 23-07 - An Ordinance amending and enacting Chapter 36-Planning and Development, Article V-Standards for Development of Property, Sec 36-113-General Standards for Major Subdivisions and Special Use Commercial Developments - Drainage and Wetlands Buffer
- T.P. Ordinance No. 23-08 - An Ordinance placing No Littering \$500 Fine signs on Stepp Road and Doc Hyde Road in District 8
- T.P. Ordinance No. 23-09 - An Ordinance amending and enacting Chapter 46-Taxation, Article VII-Occupancy Tax for Economic Development District No. 8, Sec. 46-158 Remove Exemptions and Reserve section
- T.P. Ordinance No. 23-10 - An Ordinance amending and enacting Chapter 36-Planning and Development, Article V-Standards for Development of Property-Sec 36-112-Special Classification Property Development Standards, (A), (11) Louisiana State Manufactured Commission Standards

CALL TO ORDER

CELL PHONES - *Please Mute or Turn Off*

INVOCATION

PLEDGE OF ALLEGIANCE (*All Veterans and active military, please render the proper salute*)

ROLL CALL

ADOPTION OF MINUTES for regular meeting dated February 13, 2023

PUBLIC INPUT - *Anyone Wishing to Address Agenda Items Which Were Not on Public Hearing*

PARISH PRESIDENT'S REPORT

1. FINANCIAL REPORT

REGULAR BUSINESS

ADOPTION OF ORDINANCES

2. ADOPTION of T.P. Ordinance No. 23-04 - An Ordinance to place 3-Way Stop Signs at the intersection of Bear Lane, N Lee Hughes Road, and W Lee Hughes Road in District 6
3. ADOPTION of T.P. Ordinance No. 23-05 - An Ordinance amending and enacting Chapter 50-Utilites, Article II-Sewers, Section 50-29-Mandatory Collection of Sewerage Charges by Water Companies, (C) Rate 5.4%

4. ADOPTION of T.P. Ordinance No. 23-06 - An Ordinance to declare 2.00 acres and 8.33 acres in Tickfaw as surplus property and to authorize the private sale, public auction and/or disposal of said property described herein in District 4
5. ADOPTION of T.P. Ordinance No. 23-07 - An Ordinance amending and enacting Chapter 36-Planning and Development, Article V-Standards for Development of Property, Sec 36-113-General Standards for Major Subdivisions and Special Use Commercial Developments - Drainage and Wetlands Buffer
6. ADOPTION of T.P. Ordinance No. 23-08 - An Ordinance placing No Littering \$500 Fine signs on Stepp Road and Doc Hyde Road in District 8
7. ADOPTION of T.P. Ordinance No. 23-09 - An Ordinance amending and enacting Chapter 46-Taxation, Article VII-Occupancy Tax for Economic Development District No. 8, Sec. 46-158 Remove Exemptions and Reserve section
8. ADOPTION of T.P. Ordinance No. 23-10 - An Ordinance amending and enacting Chapter 36-Planning and Development, Article V-Standards for Development of Property-Sec 36-112-Special Classification Property Development Standards, (A), (11) Louisiana State Manufactured Commission Standards

INTRODUCTION OF ORDINANCES

9. INTRODUCTION of T.P. Ordinance No. 23-11 - 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, (c)-Multifamily, (2)-Major Apartments, Condominiums, Townhouses, and Duplex Development Standards - Drive Aisle Width (*PUBLIC HEARING: MARCH 13, 2023*)
10. INTRODUCTION of T.P. Ordinance No. 23-12 - An Ordinance amending and enacting Chapter 36-Planning and Development, Article I-In General, Section 36-09-Definitions - Recreational Vehicle (*PUBLIC HEARING: MARCH 13, 2023*)
11. INTRODUCTION of T.P. Ordinance No. 23-13 - An Ordinance amending and enacting Chapter 36-Planning and Development, Article V-Standards for Development of Property, Section 36-111-General Improvement Standards, (b)-Land Clearing, (2) Jurisdictional Determination (*PUBLIC HEARING: MARCH 13, 2023*)

ADOPTION OF RESOLUTIONS

12. ADOPTION of T.P. Resolution No. R23-05 - A Resolution of the Tangipahoa Parish Council-President Government to approve to hire a contractor to cut grass at 13234 Velma Road, Amite, LA 70422, Assessment #570109 in District 3 and lien property the cost of contract plus administrative fees
13. ADOPTION of T.P. Resolution No. R23-06 - A Resolution of the Tangipahoa Parish Council-President Government to approve to hire a contractor to cut grass at 39130 Dutch Lane, Ponchatoula, LA, 70454, Assessment #1770209 in District 10 and lien property the cost of contract plus administrative fees
14. ADOPTION of T.P. Resolution No. R23-07 - A Resolution of the Tangipahoa Parish Council-President Government to approve to move forward with condemnation proceedings of a structure located at 20263 Hollie Ln, Ponchatoula, LA, Assessment #5710502 in District 9

BEER, WINE, AND LIQUOR PERMITS

LEGAL MATTERS

COUNCILMEN'S PRIVILEGES

ADJOURN

Jill DeSouge
 Clerk of Council

Daily Star
 Please Publish February 23, 2023

Published on Tangipahoa Parish Government website at www.tangipahoa.org and posted @ T.P. Gordon A. Burgess Governmental Building February 23, 2023

In Accordance with the Americans with Disabilities Act, If You Need Special Assistance, please contact Jill DeSouge at 985-748-2290 describing the Assistance that is necessary.

T.P. Ordinance No. 23-04

AN ORDINANCE TO PLACE 3-WAY STOP SIGNS AT THE INTERSECTION OF BEAR LANE, N LEE HUGHES ROAD AND W LEE HUGHES ROAD IN DISTRICT 6

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana, as follows:

- 1) Three 3-way Stop Signs at the intersection of Bear Lane, N Lee Hughes Rd, and W Lee Hughes Rd in District 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 and all previous ordinances in conflict with said ordinance are hereby repealed.

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.

On motion by ___ and seconded by ___, the foregoing ordinance was hereby declared adopted on this 27th day of February, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

 Jill DeSouge
 Clerk of Council
 Tangipahoa Parish Council

 David P. Vial
 Chairman
 Tangipahoa Parish Council

INTRODUCED: February 13, 2023

PUBLISHED: February 23, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: February 27, 2023

DELIVERED TO PRESIDENT: _____ day of March, 2023 at _____

APPROVED BY PRESIDENT: _____
 Robby Miller Date

VETOED BY PRESIDENT: _____
 Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of March, 2023 at _____

T.P. Ordinance No. 23-05

**AN ORDINANCE AMENDING AND ENACTING CHAPTER 50 – UTILITIES,
ARTICLE II – SEWERS, SECTION 50-29-MANDATORY COLLECTION OF
SEWERAGE CHARGES BY WATER COMPANIES, (C) RATE 5.4%**

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 50 UTILITIES
ARTICLE II – SEWERS**

Sec. 50-29. Mandatory collection of sewerage charges by water companies.

- (a) All persons, firms, companies, corporations, political subdivisions, and/or entities operating a municipal, parish, water district, or private water company providing or serving customers in the parish with piped water utility services in return for compensation and serving customers in any area also served by the Sewerage District No. 1 of the parish is hereby required to and shall in addition to collecting its own fees and charges and in the same billing statement collect from its customers the sewerage utility and/or other applicable charges and fees imposed upon its customers by the Sewerage District No. 1 of the parish along with and as part and parcel of the water utility bill. The term "water company" means a person, firm, company, corporation, political subdivision and/or entity that operates a municipal, parish, water district or private water piped water distribution utility service for residential and/or business customers.
- (b) In contracting to collect the billings for the Sewerage District No. 1 of the parish in connection with his own billing for water utility services the aforesaid persons, firms, companies, corporations, political subdivisions and/or entities operating a municipal, parish, water district or private water utility company that provides water utility services or serve resident or commercial customers with water and/or water utility services through a piped system, shall provide that any person, firm, company, corporation, political subdivision, entity or other customer failing to timely pay the joint billing statement including both water and sewerage charges within the prescribed time for these utility payments shall be subject to disconnect until all past due utility charges, water and sewerage, are paid in full. The payment of the water bill but not the portion of the bill for sewage charges, shall not protect the customer from water utility services disconnect. Water charges and sewerage charges shall be treated as a joint bill and shall not be considered separate bills by the water utility service provider. Accordingly, the water utility service provider shall be authorized and is herein required to collect both water and sewage charges in order to maintain services to its residential and commercial customers. Additionally, the water utility service provider or water company shall be authorized to collect a penalty or additional charge for any reconnect of utility services associated with the disconnect of a customer for the non-payment of either water and/or sewerage utility charges.
- (c) The person, firm, company, corporation, political subdivision and/or entity operating a municipal, parish, water district or private water company and providing piped water utility services to residential and/or commercial customers shall be paid at the rate of ~~\$1.31~~ **5.4% of collected dollars** per month ~~per customer~~ for the ~~performance of this~~ joint billing and collection services by the Sewerage District No. 1 of the parish and which amount shall be deducted from those amounts collected by the water company for and on behalf of the parish Sewerage District No. 1 of the parish. **Any percentage change in the future will need the approval of the Tangipahoa Parish Council.**

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President and all previous ordinances in conflict with said ordinance are hereby repealed.

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.

On motion by and seconded by , the foregoing ordinance was hereby declared adopted on this 27th day of February, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge
Clerk of Council
Tangipahoa Parish Council

David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: February 13, 2023

PUBLISHED: February 23, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: February 27, 2023

DELIVERED TO PRESIDENT: _____ day of March, 2023 at _____

APPROVED BY PRESIDENT: _____
Robby Miller Date

VETOED BY PRESIDENT: _____
Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of March, 2023 at _____

T.P. Ordinance No. 23-06

AN ORDINANCE TO DECLARE 2.00 ACRES AND 8.33 ACRES IN TICKFAW AS SURPLUS PROPERTY AND TO AUTHORIZE THE PRIVATE SALE, PUBLIC AUCTION AND/OR DISPOSAL OF SAID PROPERTY DESCRIBED HEREIN IN DISTRICT 4

WHEREAS, Tangipahoa Parish Council-President Government owns the 2.00 acre and 8.33 acre parcels along Jacobsen Lane and Old Genessee Rd and as identified on the survey attached hereto (collectively, the “Property”); and

WHEREAS, the Property is no longer needed by the Parish for a public purpose, and there is a need and purpose to declare the Property surplus and to sell, auction and/or dispose of said Property; and

THE PARISH OF TANGIPAHOA HEREBY ORDAINS, to declare the 2.00 acre and 8.33 acre parcels as shown on the survey by Andrew Faller Surveying, LLC dated November 3, 2022 attached hereto as surplus property no longer needed for a public purpose and to authorize the private sale, public auction and /or disposal of said Property for no less than the appraised value; and

BE IT FURTHER ORDAINED, that pursuant to all applicable provisions of law, the Office of the Parish President is directed and authorized to assess, deem, designate and determine that such immovable Property is now surplus; and

BE IT FURTHER ORDAINED, that the Office of the Parish President is authorized to exercise its discretion in selling, auctioning and/or disposing of the Property, together with all agreements and all transactions necessary to carry out the intent of this Ordinance.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President and all previous ordinances in conflict with said ordinance are hereby repealed.

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.

On motion by_ and seconded by __, the foregoing ordinance was hereby declared adopted on this 27th day of February, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge
Clerk of Council
Tangipahoa Parish Council

David P. Vial
Chairman
Tangipahoa Parish Council

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DELIVERED TO PRESIDENT: _____ day of March, 2023 at _____

APPROVED BY PRESIDENT: _____
Robby Miller Date

VETOED BY PRESIDENT: _____
Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of March, 2023 at _____

T. P. Ordinance No. 23-07

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 - PLANNING AND DEVELOPMENT, ARTICLE V- STANDARDS FOR DEVELOPMENT OF PROPERTY, SEC 36-113-GENERAL STANDARDS FOR MAJOR SUBDIVISIONS AND SPECIAL USE COMMERCIAL DEVELOPMENTS – DRAINAGE AND WETLANDS BUFFER

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. 36-113. General standards for major subdivisions and special use commercial developments.

- (a) This section shall apply to major subdivisions defined as per section 36-91 and all proposed special use residential commercial developments, unless specifically noted in other sections of this chapter.
- (b) Notification of proposed development. Signage and written notification shall be provided to the office of community development as per section 36-172(d)(4) and (5).
- (c) All developments shall preserve a 25-foot perimeter buffer of undisturbed green space, which may be considered as part of the stormwater management area. There shall be a minimum stormwater management area requirement of 20 percent of the gross area of all special use residential commercial developments, which shall meet the following standards:
 - (1) The buffer may only be disturbed or modified for access, ~~drainage~~ or infrastructure connectivity with the approval of the parish engineer ~~or consolidated gravity drainage district administrator~~.
 - (2) Fill shall not be placed in any required buffer.
 - (3) Selective removal of trees will be allowed in the 25-foot buffer and individual lots. Removal shall be based on tree species and disease or decay. The selected tree removal plan shall be pre-approved by the Planning Department ~~community development office~~ prior to removal.
 - (4) Any drainage way required by the post development drainage design shall be placed outside the 25-foot undisturbed perimeter buffer. This area may be considered as part of the stormwater management area. Width of said drainage way shall be approved by the Parish Engineer or Consolidated Gravity Drainage District Administrator.
- (d) All developments in flood zone A and AE as established by adopted DFIRM shall be developed to follow the natural terrain and hydrology of the site and shall meet the following standards:
 - (1) The proposed development shall maintain the existing topography with only minimum grading permitted. Minimum grading not to exceed +/- twenty-four inches (24") from pre-developed grade. Pre-developed grade elevations are singular points taken from a 100' x 100' grid survey and is not an average elevation across the site.
 - (2) Fill shall be limited to two feet above existing elevations for areas under proposed roadways and driveways. Roadways may be additionally elevated at intersections with parish and state roads in order to meet road grades.
 - (3) The fill shall have a slope steepness between 4H:1V to 3H:1V back slope to the existing grade.
 - (4) Each development shall meet the zero net fill requirement. Fill calculations shall include the development's roads and anticipated fill needed for each lot's house pads, back slopes and driveways. The average fill volume for the house pad, back slope and driveway shall be indicated on each lot and used in the overall development net fill calculations. The development detention and drainage calculations shall include a 1.25 factor for variation between anticipated designed and actual fill during lot build out.
- (e) All developments in flood zone X and X500 as established by adopted DFIRM shall be developed to follow the natural terrain and hydrology of the site and shall meet the following standards:
 - (1) All proposed developments shall conform to the drainage requirements of the parish as found in section 36-143(2) or appropriate drainage district authority standards for the location of property.
 - (2) The proposed development shall maintain the existing topography with only minimum grading permitted. Minimum grading not to exceed +/- twenty-four inches (24") from pre-developed grade. Pre-developed grade elevations are singular points taken from a 100' x 100' grid survey and is not an average elevation across the site.

- (3) The development detention and drainage calculations shall include a 1.0 factor for variation between anticipated designed and actual fill during lot build out.
- (f) All structures constructed on new lots in flood zone A and AE as established by adopted DFIRM shall be developed as follows in compliance with the base flood elevation:
- (1) A maximum of 24 inches of fill from pre -development grade be placed under the roof-shed area of the primary structure and shall not exceed the volume required to prepare an adequate building footprint pad. The fill shall have a slope steepness between 4H:1V and 3V:1V back slope to the existing grade. The final plat and as-builts plans must include a table detailing maximum allowed height for all lots with fill as defined in these regulations. Elevations shall be taken at the center of each lot.
 - (2) Fill shall not be placed in any side yard, rear yard or front yard setbacks.
- (g) All structures constructed on new lots in flood zone X and X500 as established by adopted DFIRM shall be developed as follows in compliance with the base flood elevation.
- (1) The fill shall have a slope steepness of 4H:1V to 3H:1V back slope to the existing grade.
 - (2) Fill shall not be placed in any side yard, rear yard or front yard setbacks.
- (h) Clearing in all major subdivisions and special use residential commercial developments shall conform to the following requirements for stormwater management areas:
- (1) All stormwater management areas shall be marked with survey flagging prior to any land clearing on the parcel. The stormwater management area must be comprised as a minimum of the following areas:
 - a. 25 feet of existing undisturbed vegetative perimeter buffer zone along all sides of the development.
 - b. Open green space designated as permanent active recreational area use shall not exceed ten percent of the calculated stormwater management area.
 - (2) The following additional buffers and areas are considered stormwater management areas that may be included to meet the minimum area requirement. These stormwater management areas are listed in priority of importance for incorporation into the development layout. If the existing parcel does not contain the physical feature referenced, then the layout should include the succeeding stormwater management area feature.
 - a. A 50-foot undisturbed perimeter riparian buffer zone along each side of all existing drainage laterals and channels measured from the top of each bank. The drainage laterals and channels are identified as lake, river, and canal by a blue line on the latest edition of the USGS U.S. Topo 7.5-minute map and/or identified on the map labeled "Canal Dug to Date", prepared by Louisiana Department of Public Works, dated February 1963 and updated July 2, 1974.
 - b. Wetlands.
 - c. Any drainage easement at the rear of lots as required by a drainage district or parish engineer. Any rear lot drainage easement shall not be considered part of a lot but part of the common stormwater management area.
 - d. A ~~50~~ 10' 50-foot undisturbed perimeter buffer zone along the edge of existing wetlands to be protected.
 - e. Native woodland preservation areas. Native woodland preservation areas are areas of undisturbed existing woodland with associated understory vegetation.
 1. Woodland communities are groupings of softwood pine and/or hardwood broad leaf evergreen and deciduous trees. The specimen group that holds the population majority categorizes the woodland community.
 - (i) Woodland communities may have a rounded shape or polygon form.
 - (ii) The minimum transect dimension for conservation shall be 75 feet.
 2. Softwood woodland communities are at minimum 1,000 square feet in area when measured from the drip line of the associated perimeter trees. Softwood woodland communities are composed of juvenile trees and/or mature specimens that have reached a caliper and/or height, with a medium density spacing of at least one juvenile tree per four square yards or one mature tree per 100 square feet.
 - (i) Juvenile trees are at least one inch in caliper and/or 20 feet in height.
 - (ii) Mature trees are at least six inches in caliper and/or 45 feet in height.
 3. Hardwood woodland communities are at minimum 3,000 square feet in area when measured from the drip line of the associated perimeter trees. Hardwood woodland communities are composed of juvenile trees and/or mature specimens that have reached a caliper and/or height, with a medium density spacing of at

least one juvenile tree per one square yard or one mature tree per 200 square feet.

- (i) Juvenile trees are at least two inches in caliper and 15 feet in height.
 - (ii) Mature trees are at least eight inches in caliper and 35 feet in height.
 - 4. Prohibited actions within native woodland preservation areas include:
 - (i) Failure to cordon off the protected conservation area with survey flagging prior to site clearing.
 - (ii) Cut and/or fill within the drip line of the trees within a woodland community.
 - (iii) Disturbance of trees and understory growth (shrubs or groundcover) within a woodland community.
 - f. Green infrastructure, including bioswales, bioretention cells, forebay cells, and rain gardens planted with native plants to improve water quality, and increase on-site stormwater storage. Detention and retention ponds, including the actual permanent water surface area, may be considered as part of the stormwater management area if it includes the minimum 30-foot buffer with informal walking trails and designated as a permanent amenity. Open grass or turf drainage channels used for stormwater conveyance shall not be counted.
 - g. Meadows, wildlife corridors, game preserves, or similar conservation-oriented areas that are left undisturbed.
 - h. Conservation areas for natural, archeological or historical resources.
 - i. Pedestrian or multipurpose trails.
 - j. Passive recreation areas.
 - k. Active recreation areas, provided that impervious area is limited to no more than 25 percent of the total stormwater management area (active recreation areas in excess of this impervious area limit must be located outside of the protected stormwater management area).
 - l. Golf courses (excluding clubhouse areas and maintenance facilities), provided the area does not exceed 50 percent of the required stormwater management area, and further provided that impervious area is limited to no more than five percent of the total stormwater management area.
 - m. Above-ground utility rights-of-way, provided the area does not exceed 50 percent of the required stormwater management area and include informal walking trails.
 - n. Other conservation-oriented uses compatible with the purposes of these regulations.
- (3) Prohibited uses of stormwater management area.
- a. Individual or development wastewater disposal systems;
 - b. Streets (except for street crossings as expressly provided above) and impervious parking areas.
- (4) Where development is phased, the amount of common stormwater management area must be computed separately for each phase but may be combined with existing stormwater management area in earlier phases to create a larger uniform area.
- (5) Ownership of stormwater management area. Required stormwater management area may be accepted and owned by one of the following entities:
- a. *Public entities.* The responsibility for maintaining the stormwater management area and any facilities may be borne by a land conservancy or land trust.
 - b. *Property or homeowners' association.* Property or homeowners' association representing residents of the subdivision may own the stormwater management area. Membership in the association shall be mandatory and automatic for all property owners or homeowners of the subdivision and their successors. The property or homeowners' association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the stormwater management area and any facilities shall be borne by the property or homeowners' association.
 - c. *Private landowner.* A private landowner may retain ownership of stormwater management area. The responsibility for maintaining the stormwater management area and any facilities shall be borne by the private landowner.
- (6) Management plan for stormwater management area. Applicants must submit a plan for the management of the stormwater management area and other common facilities that:

- a. Allocates responsibility and guidelines for the maintenance and operation of the stormwater management area and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
 - b. Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the stormwater management area and outlines the means by which such funding will be obtained or provided;
 - c. Provides that any changes to the plan be approved by the planning director;
 - d. Provides for enforcement of the plan.
- (7) Maintenance of stormwater management area.
- a. Passive stormwater management area maintenance will include removal of litter, debris, and sediment. Natural watercourses are to be maintained as free-flowing. Stream channels must be maintained so as not to alter floodplain levels.
 - b. Typical maintenance is limited in all undisturbed vegetative areas to the removal of structurally damaged, diseased or dying vegetation that presents a hazard, nuisance or unhealthy condition to the inhabitants or their property.
 - c. Active stormwater management areas must be accessible to all residents of the development. Maintenance is limited to ensuring that there exist no hazards, nuisances, or unhealthy conditions.
 - d. Formal stormwater management area maintenance is limited to include weeding and mowing of any landscaped areas and the removal of litter, debris, and sediment only in active areas. Weeding and mowing are prohibited in wetlands, all buffer areas, native woodland preservation areas, meadows, wildlife corridors, game preserves, or similar conservation-oriented areas that are to be left undisturbed.
- (8) Failure to maintain stormwater management area.
- a. In the event the party responsible for maintenance of the stormwater management area fails to maintain all or any portion in reasonable order and condition, the parish may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance.
 - b. The costs of such maintenance may be charged to the owner of the property; or in the event that the owner is a property or homeowners' association, to the individual property owners that make up the property or homeowner's association. Costs for maintenance may include administrative costs and penalties. Such costs may become a lien on all development properties.
- (9) Permanent protection of stormwater management area.
- a. A stormwater management area shall be protected in perpetuity by a binding legal instrument that is recorded with the deed. The instrument must be one of the following:
 - 1. A permanent conservation easement in favor of either:
 - (i) A land trust or similar conservation-oriented nonprofit organization with legal authority to accept such easements. The organization must be bona fide and in perpetual existence and the conveyance instruments must contain an appropriate provision for re-transfer in the event the organization becomes unable to carry out its functions; or
 - (ii) A governmental entity with an interest in pursuing goals compatible with the purposes of these regulations. If the entity accepting the easement is not the parish, then a third right of enforcement favoring the parish must be included in the easement.
 - 2. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.
 - b. An equivalent legal tool that provides permanent protection, if approved by the parish council.
 - c. The instrument for permanent protection must include clear restrictions on the use of the stormwater management area. These restrictions must include all restrictions contained in these regulations, as well as any further restrictions the applicant chooses to place on the use of the stormwater management area. Where appropriate, the instrument may allow for stream or habitat restoration within the easement area.
- (10) Violation by clearing vegetation of any the required approved stormwater management areas or clearing of individual trees without a permit shall be remediated per section 36-8(c).

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.

On motion by _ and seconded by __, the foregoing ordinance was hereby declared adopted on this 27th day of February, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge
Clerk of Council
Tangipahoa Parish Council

David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: February 13, 2023

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DELIVERED TO PRESIDENT: _____ day of March, 2023 at _____

APPROVED BY PRESIDENT: _____

Robby Miller

Date

VETOED BY PRESIDENT: _____

Robby Miller

Date

RECEIVED FROM PRESIDENT: _____ day of March, 2023 at _____

T. P. Ordinance No. 23-08

AN ORDINANCE PLACING NO LITTERING \$500 FINE SIGNS ON STEPP ROAD AND DOC HYDE ROAD IN DISTRICT 8

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana, as follows:

- a.) No Littering \$500 Fine Signs on Stepp Road in District 8
- b.) No Littering \$500 Fine Signs on Doc Hyde Road in District 8

In accordance with the Home Rule Charter and Chapter 38-Solid Waste of the Tangipahoa Parish Code of Ordinances.

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.

On motion by_ and seconded by __, the foregoing ordinance was hereby declared adopted on this 27th day of February, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

 Jill DeSouge
 Clerk of Council
 Tangipahoa Parish Council

 David P. Vial
 Chairman
 Tangipahoa Parish Council

INTRODUCED: February 13, 2023

PUBLISHED: February 23, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: February 27, 2023

DELIVERED TO PRESIDENT: _____ day of March, 2023 at _____

APPROVED BY PRESIDENT: _____

Robby Miller Date

VETOED BY PRESIDENT: _____

Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of March, 2023 at _____

T.P. Ordinance No. 23-09

AN ORDINANCE AMENDING AND ENACTING CHAPTER 46 – TAXATION,
ARTICLE VII – OCCUPANCY TAX FOR ECONOMIC DEVELOPMENT
DISTRICT NO. 8, SEC. 46-158 REMOVE EXEMPTIONS AND RESERVE
SECTION

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 46 TAXATION

ARTICLE VII. OCCUPANCY TAX FOR ECONOMIC DEVELOPMENT DISTRICT NO. 8

Sec. 46-156. Definitions.

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

Collector means the person or agency designated as the collector of the tax imposed by this article and includes any employees and duly authorized assistants; initially the "collector" shall be the parish sheriff's office.

District means Economic Development District No. 8.

Hotel means and includes any establishment, both public and private, engaged in the business of furnishing or providing rooms and overnight camping facilities intended or designed for dwelling, lodging or sleeping purposes to transient guests where such establishment consists of two or more guest rooms and does not encompass any hospital, convalescent or nursing home or sanitarium, or any hotel-like facility operated by or in connection with a hospital or medical clinic providing rooms exclusively for patients and their families. Motels and tourist camps and overnight camping facilities are included within this definition and shall specifically include establishments providing campgrounds and hook-ups or connection facilities for transient or overnight campers who travel or provide their own camping equipment but pay fees and consideration for the location and placement and various services for such campers.

Person shall have the same definition and meaning as that contained in R.S. 47:301(8) and shall include any individual, firm, partnership, joint venture, association, corporation, estate, trust, business trust, receiver, syndicate, the state, any parish, municipality, district or other political subdivision thereof or any board, agency, instrumentality or other group or combination acting as a unit, and the plural as well as the singular number.

Sec. 46-157. Levy of hotel occupancy tax.

- (a) In accordance with R.S. 33:9038.39 and other constitutional and statutory authority supplemental thereto, there is hereby levied and imposed in the district, effective October 1, 2021, and continuing thereafter in perpetuity, an additional tax of two percent of the rental or fee charged for such occupancy as defined and described in this article upon the occupancy of hotel rooms, motel rooms and overnight camping facilities, including campgrounds (the "district hotel tax").
- (b) The proceeds of the district hotel tax shall be used for the purpose of financing economic development projects, as defined in R.S. 33:9038.34(M) and 33:9038.36, located within the district, and also to pay the costs of infrastructure improvements outside the district that benefit property in the district.
- (c) As provided by R.S. 33:9038.39, no election shall be required in connection with the levy of the district hotel tax, since there are no qualified electors in the district, as certified by the parish registrar of voters by certification attached to the ordinance from which this article is derived as Exhibit A.

Sec. 46-158. ~~Exemptions.~~ Reserved.

~~The district hotel tax shall not apply to the rent for hotel rooms rented to the same occupant for a period of 30 or more calendar days, or those hotel rooms rented on an annual contractual basis for consecutive or non-consecutive days.~~

Sec. 46-159. Collection from occupants; exemption.

The district hotel tax shall be paid by the persons who exercise or are entitled to occupancy of the hotel room, motel room, overnight camping facility or campground and shall be paid at the time the rent or fee of occupancy is paid.

Sec. 46-160. Collection from dealers or operators.

The district hotel tax shall be collectible from all persons engaged as dealers or operators of the facilities for which this occupancy tax is imposed.

Sec. 46-161. Payment in accordance with sales and use tax imposed by district.

The district hotel tax shall be due and shall be payable monthly at the same time and on the same dates as other hotel occupancy taxes in the parish are due and payable.

Sec. 46-162. Other collection provisions.

The district shall, as circumstances and necessity dictate, employ or arrange for a collector for the collection of and accounting for the district hotel tax. The parish president and the chair of the parish council are hereby authorized to execute on behalf of the district an agreement with the parish sheriff's office (or such other collector of taxes as may be determined by the parish president and chair of the parish council), to collect the district hotel tax on behalf of the district and shall allow the collector to retain a

percentage of the district hotel tax collected to cover the cost and fair compensation for the services rendered in collecting, enforcing and remitting the district hotel tax to the district.

Sec. 46-163. Disbursement.

The proceeds of the district hotel tax shall be used for the purpose of financing economic development projects, as defined in R.S. 33:9038.34(M) and 33:9038.36, located within the district, and also to pay the costs of infrastructure improvements outside the district that benefit property in the district.

Sec. 46-164. Failure to pay district hotel tax.

Failure to pay any district hotel tax due as provided in this article shall ipso facto, without demand or putting in default, cause said district hotel tax, interest, penalties, and costs to become immediately delinquent, and the district is hereby vested with authority, on motion in a court of competent jurisdiction, to take a rule on the said dealers or operators of the facilities for which the district hotel tax is imposed to show cause in not less than two or more than ten days, exclusive of holidays, after the service thereof, which may be tried out of term and in chambers, and shall always be tried by preference, why said dealer or person should not be ordered to cease from further pursuit of business as a dealer, and in case said rule is made absolute, the order thereon rendered shall be considered a judgment in favor of the governing authority, prohibiting such dealer from the further pursuit of said business until such time as he has paid the said delinquent district hotel tax, interest, penalties and costs, and every violation of the injunction shall be considered as a contempt of court, and punished according to law.

Sec. 46-165. Interest and penalties.

- (a) If the amount of district hotel tax due by the dealer is not paid on or before the 20th day of the month next following the month for which the district hotel tax is due, there shall be collected, with said district hotel tax, interest upon said unpaid amount, at the rate of 1.25 percent per month, to be computed from the first day of the month next following the month for which the district hotel tax is due until it is paid; and in addition to the interest that may be so due there shall also be collected a penalty equivalent to five percent for each 30 days, or fraction thereof, of delinquency, not to exceed 25 percent in the aggregate, of the district hotel tax due, when such district hotel tax is not paid, within 30 days of the date the district hotel tax first becomes due and payable, and in the event of suit, attorney's fees at the rate of ten percent of the aggregate of district hotel tax, interest and penalty.
- (b) The amounts and manner of collection of the foregoing interest and penalty payments may be adjusted by the collector from time to time.

Sec. 46-166. Failure to make report; estimate of district hotel tax by collector.

- (a) In the event any person or dealer fails to make a report and pay the district hotel tax, or in case the dealer or person makes a grossly incorrect report, or a report that is false or fraudulent, it shall be the duty of the collector to make an estimate for the taxable period of the occupancy of the facility and an estimate of the cost price of the occupancy and assess and collect the district hotel tax and interest, plus penalty, if such have accrued, on the basis of such assessment, which shall be considered prima facie correct, and the burden to show the contrary shall rest upon the person or dealer. In the event such estimate and assessment requires an examination of books, records or documents, or an audit thereof, then the collector shall add to the assessment the cost of such examination, together with any penalties accruing thereon.
- (b) If any person or dealer fails to make any return required by this article or makes an incorrect return, and the circumstances indicate willful negligence or intentional disregard of rules and regulations, but not intent to defraud, there shall be imposed, in addition to any other penalties provided herein, a specific penalty of five percent of the district hotel tax or deficiency found to be due or \$10.00, whichever is greater. This specific penalty shall be an obligation to be collected and accounted for in the same manner as if it were a part of the district hotel tax due and can be enforced either in a separate action or in the same action for the collection of the district hotel tax.
- (c) The amounts and manner of collection of the foregoing interest and penalty payments may be adjusted by the collector from time to time.

Sec. 46-167. Selling or quitting of business.

If a person or dealer liable for any tax, interest or penalty hereunder shall sell his business or shall sell out his business or quit the business, he shall make a final return and payment within 15 days after the date of selling or quitting the business. His successors or assigns, if any, shall withhold sufficient purchase money to cover the amount of such taxes, interest and penalties due and unpaid until such time as the former owner shall produce a receipt from the collector showing that they have been paid, or certificate stating that no taxes, interest, or penalties are due. If the purchaser of a business fails to withhold purchase money as provided, he shall be personally liable for payment of taxes, interest and penalties accrued and unpaid on account of the operation of the business by any former owners or assignors.

Sec. 46-168. Notice to public.

The parish council hereby acknowledges and affirms the prior publication of a notice describing the levy of the district hotel tax and informing the citizens of the date of consideration of the ordinance from which this article is derived, said notice having been published once a week for two weeks in the official journal of the parish, in the form of notice attached to the ordinance from which this article is derived as Exhibit B.

Sec. 46-169. Authorization of officers.

The parish president, chair of the parish council, and clerk of the council are hereby authorized, empowered and directed to do any and all things necessary and incidental to carry out the provisions of this article.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President and all previous ordinances in conflict with said ordinance are hereby repealed.

The above and foregoing ordinance having been duly submitted to the Tangipahoa Parish Council in writing; introduced at a public meeting of the Tangipahoa Parish Council; discussed at the said public hearing; after motion and second was submitted to the official vote of the Tangipahoa Parish Council.

On motion by_ and seconded by __, the foregoing ordinance was hereby declared adopted on this 27th day of February, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge
Clerk of Council
Tangipahoa Parish Council

David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: February 13, 2023

PUBLISHED: February 23, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: February 27, 2023

DELIVERED TO PRESIDENT: _____ day of March, 2023 at _____

APPROVED BY PRESIDENT: _____

Robby Miller Date

VETOED BY PRESIDENT: _____

Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of March, 2023 at _____

T. P. Ordinance No. 23-10

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 - PLANNING AND DEVELOPMENT, ARTICLE V- STANDARDS FOR DEVELOPMENT OF PROPERTY – SEC 36-112-SPECIAL CLASSIFICATION PROPERTY DEVELOPMENT STANDARDS, (A), (11) LOUISIANA STATE MANUFACTURED COMMISSION 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 V – STANDARDS FOR DEVELOPMENT OF PROPERTY

Sec. 36-112. Special classification property development standards.

- (a) *Mobile/manufactured homes placement standards for placement on a single lot.*
- (1) *Lot size.* An individual parcel of record shall be a minimum of one-half acre for placement of a manufactured home.
 - (2) *Density.* No more than two single-family dwelling units shall be placed on any one parcel of record. These two single-family dwelling units will only allow for one manufactured home and a one single-family residential dwellings. Each unit will require one-half acre per unit.
 - (3) *Setbacks.* Side and rear setbacks shall be ten feet from the property line. Front setbacks 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.
 - (4) *Spacing of manufactured home.* All new manufactured homes being placed must be a minimum of 20 feet from any overhang/eve to adjacent overhang/eve another habitable structure.
 - (5) *Nonconforming lots of record.* (Grandfather clause) Parcels less than one-half acre with a current manufactured home on it are allowed to maintain residence and/or replace older mobile homes with a new manufactured home if utilities are currently in place at the time of the permit request or were in place within 12 months of the request.
 - (6) *Removal of older mobile homes or manufactured homes.* When replacing one home for another, the original home must be removed from the parcel within 60 days of the new home being placed. If the home is not removed within 60 days, a power disconnection order will be issued and remain in effect until it is removed.
 - (7) *Mandatory requirements.* Manufactured homes must meet all of the following requirements:
 - a. Be placed on a permanent conventional foundation and set up in accordance with building code requirements as prescribed by HUD;
 - b. Be comprised of at least 12 feet wide by 40 feet long or two fully enclosed parallel sections each not less than 12 feet wide by 36 feet long;
 - c. Be located on a parcel owned by the applicant. The applicant must provide proof of parcel ownership for moving permit approval.
 - (8) *Other consideration for placement.* In cases of declared emergencies, the required standards may be waived.
 - (9) Heir property must be opened in succession with property listed in the applicant's name for mobile home placement to be allowed.
 - (10) All newly placed manufactured homes must be tied down according to HUD guidelines. Applicants shall have a parish inspector verify the installation of tie downs within 180 days of permit issuance or the placement permit shall expire.
 - (11) All newly placed manufactured homes must be permitted in accordance with Louisiana State Manufactured Commission Standards including placement of placard on the unit.**
- (b) *Camps.* Lot frontage for camps shall be a minimum of 50 feet with a minimum lot square footage being 4,000 square feet. Frontage shall be on a nature stream or manmade waterway with no roads to property.
- (c) *Hunting club camps sites.*
- (1) A hunting club camp site is a site on leased, private property where the sportsmen may park camper trailers to access a tract of land for the purpose of hunting or fishing on seasonal occasions.
 - (2) Any sanitary or water facilities located on said property for the use of campers must meet state requirements.
 - (3) No approvals by parish government offices are required for these developments.

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.

On motion by__and seconded by __, the foregoing ordinance was hereby declared adopted on this 27th day of February, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge
Clerk of Council
Tangipahoa Parish Council

David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: February 13, 2023

PUBLISHED: February 23, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: February 27, 2023

DELIVERED TO PRESIDENT: _____ day of March, 2023 at _____

APPROVED BY PRESIDENT: _____

Robby Miller Date

VETOED BY PRESIDENT: _____

Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of March, 2023 at _____

T. P. Ordinance No. 23-11

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 -
PLANNING AND DEVELOPMENT, ARTICLE V- STANDARDS FOR
DEVELOPMENT OF PROPERTY, SEC 36-115-SPECIAL USE RESIDENTIAL
COMMERCIAL DEVELOPMENTS, (C)-MULTIFAMILY, (2)-MAJOR
APARTMENTS, CONDOMINIUMS, TOWNHOUSES, AND DUPLEX
DEVELOPMENT STANDARDS – DRIVE AISLE WIDTH

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 development.

- (2) *Major apartments, condominiums, townhouses, and duplex development standards.*
 - a. Location of mini dumps for solid waste disposal must be on the final plat.
 - b. Streets, drive aisles, or access servitudes exceeding 500 feet in length must end in a cul-de-sac or a T-turnaround designed as per chapter 42.
 - c. Privacy fences, six feet in height, may be required if necessary, to separate incompatible land uses.
 - d. Maximum density of 8 dwelling units per acre.
 - e. Within the development all access servitudes for drive aisles must be a minimum of ~~35~~ **24** feet wide. The drive aisle must be constructed with hard surface materials with a minimum of 16’ wide. No parking spaces are allowed within the ~~35’~~ **24’** servitude.
 - f. At least ten percent of the total development acreage must be green space or recreational area.
 - g. Security lighting must be provided on every other utility pole or at equivalent spacing.
 - h. These developments must have 125’ frontage on an existing publicly maintained road
 - i. Minimal acres for these types of developments shall be 1 acre

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.

On motion by and seconded by , the foregoing ordinance was hereby declared adopted on this 13th day of March, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge
Clerk of Council
Tangipahoa Parish Council

David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: February 27, 2023

PUBLISHED: March 9, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: March 13, 2023

DELIVERED TO PRESIDENT: _____ day of March, 2023 at _____

APPROVED BY PRESIDENT: _____

Robby Miller Date

VETOED BY PRESIDENT: _____

Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of March, 2023 at _____

T. P. Ordinance No. 23-12

**AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 -
PLANNING AND DEVELOPMENT, ARTICLE I – IN GENERAL, SECTION
36-9-DEFINITIONS, RECREATIONAL VEHICLE**

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 I – IN GENERAL**

Sec. 36-9. Definitions.

Recreational vehicle means a vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projections;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use and/or noncommercial storage.

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.

On motion by and seconded by , the foregoing ordinance was hereby declared adopted on this 13th day of March, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge
Clerk of Council
Tangipahoa Parish Council

David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: February 27, 2023

PUBLISHED: March 9, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: March 13, 2023

DELIVERED TO PRESIDENT: _____ day of March, 2023 at _____

APPROVED BY PRESIDENT: _____
Robby Miller Date

VETOED BY PRESIDENT: _____
Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of March, 2023 at _____

T. P. Ordinance No. 23-13

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 -
PLANNING AND DEVELOPMENT, ARTICLE V – STANDARDS FOR
DEVELOPMENT OF PROPERTY, 36-111-GENERAL IMPROVEMENT
STANDARDS, (B)-LAND CLEARING, (2) JURISDICTIONAL
DETERMINATION

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. 36-111. General improvement standards.

(b) *Land clearing.*

- (1) Approval of a land clearing permit from the parish is required for any parcel of five acres or more; any major subdivisions; and any special use residential commercial developments as required by the parish and in compliance with department of environmental quality SWPPP requirements.
- (2) All applications for parcels 20 acres or larger shall include a wetland jurisdictional determination (JD) ~~performed by a qualified professional. Evidence of submission of the JD to approved by~~ the U.S. Army Corps of Engineers (Corps) shall also accompany the permit application. If the site does not contain wetlands, any further site development shall follow the applicable development regulations as set forth by the parish. If the site does contain wetlands, those wetlands areas shall be field marked, and no clearing operations shall be performed in those wetlands areas. Any further site development shall not disturb the identified wetlands areas until the site development plan and proposed wetland modifications are approved by the parish. ~~Prior to any construction activities on the site, Corps concurrence of the JD shall be submitted to the parish.~~ Any wetlands modification shall meet the requirements set forth by the parish and shall be properly permitted by the Corps and the state department of natural resources (if applicable).
- (3) This pertains to all developments, but specifically excludes the following: single residential structures (homes) with a construction permit, commercial forestry or timber operations with a logging permit, farming operations as defined by the state department of agriculture, and normal maintenance or pruning.
- (4) Any parcel regardless of having received a logging and/or land clearing permit and which has been cleared or logged such that all or portions of the 25-foot vegetative perimeter buffer has been removed shall not be allowed to be submitted for a major subdivision development or for a special use residential commercial development approval within a 24-month period from the completion date of the clearing operation or until the vegetative perimeter buffer is restored in accordance with section 36-8.
- (5) For major subdivision developments and special use residential commercial developments a land clearing permit shall not be issued until final approval has been obtained from the planning commission.
- (6) A land clearing permit shall be required for all major subdivision developments and special use residential commercial developments on parcels of five acres or greater.
- (7) Limited removal of vegetation for the sole purpose of obtaining information for an existing topographical survey shall not be deemed a violation of this chapter as long as no grubbing is performed.

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.

On motion by _ and seconded by __, the foregoing ordinance was hereby declared adopted on this 13th day of March, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge
Clerk of Council
Tangipahoa Parish Council

David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: February 27, 2023

PUBLISHED: March 9, 2023

OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: March 13, 2023

DELIVERED TO PRESIDENT: _____ day of March, 2023 at _____

APPROVED BY PRESIDENT: _____

Robby Miller

Date

VETOED BY PRESIDENT: _____

Robby Miller

Date

RECEIVED FROM PRESIDENT: _____ day of March, 2023 at _____

T. P. RESOLUTION NO. R23-05

A RESOLUTION OF THE TANGIPAHOA PARISH COUNCIL-PRESIDENT GOVERNMENT TO APPROVE TO HIRE A CONTRACTOR TO CUT GRASS AT 13234 VELMA ROAD, AMITE, LA 70422, ASSESSMENT #570109 IN DISTRICT 3 AND LIEN PROPERTY THE COST OF CONTRACT PLUS ADMINISTRATIVE FEES

WHEREAS, the Tangipahoa Parish Code Enforcement Division has submitted a written report detailing the condition of the property in violation of Tangipahoa Parish Code of Ordinances, Chapter 32 Nuisances, Article II Weeds, Trash, Refuse and Dangerous Matter; and

WHEREAS, the Tangipahoa Parish Code of Ordinances reads upon request by resolution of the parish council, the parish government shall cause the cutting of grass and/or removal of weeds, trash, rubbish, refuse, debris, noxious matter, materials and/or substances from the owner's property, and at its option, for all or a portion of the project, may use parish government employees and/or equipment or may contract with a third party to perform all or a portion of the cleanup operation. Upon the parish government performing the services, the owner shall be subject to a civil fee of two times the cost of the services necessary to comply with this section. This civil fee shall be in addition to the fine prescribed in subsection (j) of this section and shall create a lien on the property.

NOW, THEREFORE BE IT RESOLVED, that the Tangipahoa Parish Council acting as the governing authority does hereby approve to hire a contractor to cut grass at 13234 Velma Road, Amite, LA 70422, Assessment #570109 in District 3 and lien property the cost of contract plus administrative fees

On motion by _ and seconded by _, the foregoing resolution was hereby declared adopted on this the 27th day of February 2023, by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge, Clerk of Council
Tangipahoa Parish Council

David P Vial, Chairman
Tangipahoa Parish Council

Robby Miller, President
Tangipahoa Parish



15485 CLUB DELUXE ROAD
HAMMOND, LA 70403
OFFICE: (985) 602-9081
FAX: (985) 542-8574

07/19/2021

Case # 5450
Assessment # 570109
Address: 13234 Velma Road, Amite, LA 70422

RE: Notice of Violation
Tangipahoa Parish Code of Ordinances

Attention: Bobbie Williams c/o Valerie Bolds

It has been reported that a violation exists at the above listed property(ies). In accordance with information provided by the Tangipahoa Parish Assessor's Office, the above-mentioned individual(s) is the responsible party.

Description of Violation:

**GRASS AND WEEDS IN EXCESS OF 18" THAT CREATES A NUISANCE
OR PUBLIC HAZARD
PHOTO ENCLOSED**

In violation of Tangipahoa Parish Ordinance Number: **14-55 SEC 15-27**

In accordance with the Tangipahoa Parish Code of Ordinances, you are hereby notified that you have

20 Days

from receipt of this notification to correct the violation. If the violation is not corrected within this time frame, you could be charged a fine of:

\$ 100 Per Day

At the expiration of **20** working days from the date of this letter **OR** receipt by the Tangipahoa Parish Code Enforcement Office of the signed certified mail receipt (whichever occurs first), the notification process shall be deemed complete.

If you believe this violation to be incorrect or if you have any questions concerning this notice, please contact the Tangipahoa Parish Code Enforcement Office at the number and address listed at the top of this page. Office hours are 8:00 a.m. to 4:00 p.m. Monday thru Friday.

Move here.

T. P. RESOLUTION NO. R23-06

**A RESOLUTION OF THE TANGIPAHOA PARISH COUNCIL-PRESIDENT
GOVERNMENT TO APPROVE TO HIRE A CONTRACTOR TO CUT GRASS AT
39130 DUTCH LANE, PONCHATOULA, LA 70454, ASSESSMENT #1770209 IN
DISTRICT 10 AND LIEN PROPERTY THE COST OF CONTRACT PLUS
ADMINISTRATIVE FEES**

WHEREAS, the Tangipahoa Parish Code Enforcement Division has submitted a written report detailing the condition of the property in violation of Tangipahoa Parish Code of Ordinances, Chapter 32 Nuisances, Article II Weeds, Trash, Refuse and Dangerous Matter; and

WHEREAS, the Tangipahoa Parish Code of Ordinances reads upon request by resolution of the parish council, the parish government shall cause the cutting of grass and/or removal of weeds, trash, rubbish, refuse, debris, noxious matter, materials and/or substances from the owner's property, and at its option, for all or a portion of the project, may use parish government employees and/or equipment or may contract with a third party to perform all or a portion of the cleanup operation. Upon the parish government performing the services, the owner shall be subject to a civil fee of two times the cost of the services necessary to comply with this section. This civil fee shall be in addition to the fine prescribed in subsection (j) of this section and shall create a lien on the property.

NOW, THEREFORE BE IT RESOLVED, that the Tangipahoa Parish Council acting as the governing authority does hereby approve to hire a contractor to cut grass at 39130 Dutch Lane, Ponchatoula, LA 70454, Assessment #1770209 in District 10 and lien property the cost of contract plus administrative fees

On motion by _ and seconded by _, the foregoing resolution was hereby declared adopted on this the 27th day of February 2023, by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge, Clerk of Council
Tangipahoa Parish Council

David P Vial, Chairman
Tangipahoa Parish Council

Robby Miller, President
Tangipahoa Parish



15485 CLUB DELUXE ROAD
HAMMOND, LA 70403
OFFICE: (985) 602-9081
FAX: (985) 542-8574

08/27/2020

Case # 4521
Assessment # 1770209
Address: 39130 Dutch Lane, Ponchatoula, LA 70454

RE: Notice of Violation
Tangipahoa Parish Code of Ordinances

Attention: Dorothy L B & Abigail Lipari Land Holdings

It has been reported that a violation exists at the above listed property(ies). In accordance with information provided by the Tangipahoa Parish Assessor's Office, the above-mentioned individual(s) is the responsible party.

Description of Violation:

**GRASS AND WEEDS IN EXCESS OF 18" ALSO ACCUMILATION OF
REFUSE THAT CREATES A NUISANCE OR PUBLIC HAZARD**

In violation of Tangipahoa Parish Ordinance Number: **14-55 SEC 15-27**

In accordance with the Tangipahoa Parish Code of Ordinances, you are hereby notified that you have

20 Days

from receipt of this notification to correct the violation. If the violation is not corrected within this time frame, you could be charged a fine of:

\$ 100 Per Day

At the expiration of **20** working days from the date of this letter **OR** receipt by the Tangipahoa Parish Code Enforcement Office of the signed certified mail receipt (whichever occurs first), the notification process shall be deemed complete.

If you believe this violation to be incorrect or if you have any questions concerning this notice, please contact the Tangipahoa Parish Code Enforcement Office at the number and address listed at the top of this page. Office hours are 8:00 a.m. to 4:00 p.m. Monday thru Friday.

Move here.

T. P. RESOLUTION NO. R23-07

A RESOLUTION OF THE TANGIPAHOA PARISH COUNCIL-PRESIDENT GOVERNMENT TO APPROVE TO MOVE FORWARD WITH CONDEMNATION PROCEEDINGS OF A STRUCTURE LOCATED AT 20263 HOLLIE LANE, PONCHATOULA, LA 70454, ASSESSMENT #5710502 IN DISTRICT 9

WHEREAS, the Tangipahoa Parish Blighted Property Division has submitted documentation detailing the correspondence regarding a structure deemed in a dilapidated and dangerous condition which endangers the public welfare; and

WHEREAS, a written report detailing the current condition of said structure signed by the Tangipahoa Parish Building Inspector and the Parish President has been submitted to the parish council recommending approval for condemnation, demolition, and removal of the unoccupied dilapidated structure; and

WHEREAS, the Tangipahoa Parish Code of Ordinances reads in Chapter 12 Building and Building Regulations, Article III Removal or Condemnation of Dangerous Buildings, Structures and Camps, in the Unincorporated areas of the Parish, the Parish Council upon the submission of a written report detailing the current condition and recommending condemnation shall then accept the report and approve to move forward with condemnation proceedings by a resolution duly passed by a majority of the membership of the parish council.

NOW, THEREFORE BE IT RESOLVED, that the Tangipahoa Parish Council acting as the governing authority does hereby approve to move forward with condemnation proceedings of a structure located at 20263 Hollie Lane, Ponchatoula, LA 70454, Assessment #5710502 in District 9.

On motion by _ and seconded by _, the foregoing resolution was hereby declared adopted on this the 27th day of February 2023, by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge, Clerk of Council
Tangipahoa Parish Council

David P Vial, Chairman
Tangipahoa Parish Council

Robby Miller, President
Tangipahoa Parish

Assessment # 5710502

Owner

Roberts Bradley M & Cathy M Roberts

Property Address:

20263 Hollie Ln.

Ponchatoula, La.

Key Points

- District 9 Hon. Bridgette Delatte Hyde
- No previous complaints.
- Tangipahoa Parish Sheriff Office Complaints - None
- Posted Red Placard 10/20/2022 concerning TPG Code Ordinances 12-57 violations.
- Inspection photos displaying damage to structure resulting from Hurricane IDA in August 2021.
- Several visits to the site by Blighted Property personnel in 2022, 2023 (No Progress).
- Blighted Property Personnel spoke to owner Bradley Roberts about violations concerning damage and dangerous structure conditions. Mr. Roberts plans were to sell property. (No Progress)
- On 01/31/2023, Sent Certified Letter to both property owner(s) regarding Parish Council Meeting set for 02/27/2023.
- February 27, 2023, Parish Council Meeting to discuss possible condemnation.

Move here.



15485 CLUB DELUXE ROAD
HAMMOND, LA 70403
OFFICE: (985) 402-3059
FAX: (985) 402-3059

January 27, 2023

Tangipahoa Parish Council
206 East Mulberry Street
Amite, LA 70422

RE: Recommendation of Condemnation: 20263 Hollie Ln. Ponchatoula, La. 70454

Assessment # 5710502

Council Chairman Hon. David Vial,

The previously referenced case was reported to the Tangipahoa Parish Blighted Property Division regarding an unsafe structure building located on the property.

On October 20, 2022, Blighted Property Division personnel posted a Red Placard/Sign notifying the owner to contact our office. Communication has been made with the owner(s), Bradley M & Cathy M Roberts, and they are aware of the immediate need for remediation. As indicated by the pictures attached; the roof, walls, and other components required for a structurally sound dwelling have been compromised and therefore is unfit for occupancy. In addition, the structure in its current, dilapidated condition creates a safety hazard which could endanger the public welfare of the residents in the surrounding community.

During November 2022, Blighted Property Division personnel visited this property on several occasions with no reported progress on remediation.

During December 2022 and January 2023, Blighted Property personnel visited this property, and the structure remains in the same unsafe and dangerous condition.

This office is recommending your approval for condemnation, demolition, and removal of the unoccupied dilapidated structure.

The facts regarding this case have been reviewed by the Building Official. The signature below indicates concurrence of this request as per Tangipahoa Parish Ordinances, Article III, Sec. 12-57. - Authority of parish government.

A handwritten signature in blue ink, appearing to read "N. LeBlanc", written over a horizontal line.

Nic LeBlanc, CBO, CFM
Building Official
Tangipahoa Parish Government

A handwritten signature in blue ink, appearing to read "Robby Miller", written over a horizontal line.

Robby Miller
Parish President
Tangipahoa Parish Government

Move here.



15485 CLUB DELUXE ROAD
HAMMOND, LA 70403
OFFICE: (985) 402-3059
FAX: (985) 402-3059

January 27, 2023
Bradley M & Cathy M Roberts
1311 Dale Drive Ponchatoula, La. 70454

Reference: Dangerous Structure: 20263 Hollie Lane Ponchatoula, La. 70454

Assessment #5710502

To whom it may concern,

The property described above was reported to the Tangipahoa Parish Blighted Property Enforcement regarding a violation of an unsafe and dangerous structure.

This office has performed an inspection of the property and observed several inadequacies in the following areas: roof, walls and other components required for a structurally sound dwelling that has been compromised and therefore unfit for occupancy. It is our concern that the condition of this property has reached such a dilapidated state that it poses a safety hazard and an immediate danger to the public welfare and unsafe for residents in the surrounding community.

A condemnation hearing has been scheduled for Monday February 27, 2023, at 530pm at the Tangipahoa Parish Council located at 206 East Mulberry Street Amite, La. 70422. You are required to attend to provide a response to the council regarding the property's current condition. If you would like to discuss this matter with the Tangipahoa Parish Certified Building Official contact: Nic Leblanc, he can be reached at 985-542- 2117 or nleblanc@tangipahoa.org.

Thank you,

A handwritten signature in blue ink that reads "Jerry McDowell".

Jerry McDowell
Tangipahoa Parish Government
Blighted Property Division
Cell Phone: 985-634- 5785
Email: jmcdowell@tangipahoa.org

Move here.









File No.: L22-246	Parish: Tangipahoa
Ordered By: Tangi Gov	Good Through: 11/30/2022
Abstractor: LINK	Abstract Date: 12/2/22
Assessment No.: 5710502	
Transaction Type: Tangi Blight Search	

TITLE VESTED IN:

Bradley Michael Roberts and Cathy Michelle Hollie Roberts - 20263 HOLLIE LANE PONCHATOULA LA, 70454- the property address still indicates Homestead Exemption but a recently filed document shows a current mailing address of 1311 Dale Drive, Ponchatoula LA 70454.

INFORMATION FROM TANGI

Current Owner(s):

- 1.) Roberts Bradley M &
- 2.) Roberts Cathy M

Address on Request: **20263 Hollie Lane** Ponchatoula, LA 70454

Assessor's Legal: 13.25A IN SEC 10 T7SR8E B765 P541 B794 P727 B806 P464 B794 P307 B814 P354

HOA INFO: NA

IS THE PROPERTY IN A PUD? ___NO___ (yes/no)

IS THE PROPERTY ON A PUBLIC ROAD? ___YES___ (yes/no)

ANY CURRENT OIL & GAS RESERVATIONS? ___NO___ (yes/no)

LEGAL DESCRIPTION:

That certain tract or parcel of ground comprising 13.25 acres more or less located in Section 10, T7S, R8E of Tangipahoa Parish, LA, more particularly described as follows: 14.6 ACRES MORE FULLY DESCRIBED AS FOLLOWS:

Begin at a point which is South 433' and West 20', from the NE corner of the South half of the NE/4 of the NW /4 of Section 10, T7S, R8E which said point is marked by an iron rod; thence go North 328.6' thence go South 89°45' West 1341' to a one half inch iron pipe; thence go South 555.6' which said point is marked by an old bed rail 12' North of the corner; thence go North 89°45" East 883' to a point within the right of way of a canal; thence go North 235' to an iron rod; thence go East 480' to the POB all as per plan of survey of William H. Pringle, Civil Engineer and Land Surveyor, dated May 17, 1977.

LESS AND EXCEPT:

That certain tract or parcel of ground comprising 1.35. acres described as beginning at a Point which is South 433' and West 20' from the NE corner of the South half of NE/4 of the NW /4 of Section 10, T7S, RSE. thence go west 407.69' to a. point within a canal; thence go North 06°5' East 95'; thence go North 30°55' East 64.7' thence go East 329.41' to a set iron pipe; thence go South 61°30' East 39.82' to a set iron pipe; thence go South 131' to a POB as per plan of survey by Gilbert Sullivan, dated November 22, 1983

MORTGAGES, JUDGMENTS, & LIENS:

None

CHAIN OF TITLE:

Bradley Michael Roberts and Cathy Michelle Hollie Roberts
Inst 486336 COB 814/354 e: 04/29/1996 f: 05/01/1996 (Cash Ded)
Emma Lou Van Alsdorf
Inst 9230226 COB 740/335 e: 08/18/1992 (JOP)
Martha Thelma Allen Cosbey and Emma Lou Van Alsdorf
Inst 176521 COB 339/514 05/19/1970 f: 06/4/1970 (Credit Deed)
Ponchatoula Homestead Association

Stephen Scherer Bar NO 36003