

**Tangipahoa Parish Council**  
**Tangipahoa Parish Gordon A Burgess Governmental Building**  
**206 East Mulberry Street, Amite, LA 70422**  
**Regular Meeting Immediately Following Public Hearing**  
**March 10, 2025**

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**PUBLIC NOTICE** Is Hereby Given That The Tangipahoa Parish Council Will Meet In Regular Session on Monday, March 10, 2025 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 HEARING - 48445 Sibley Rd, Tickfaw LA 70466, Assessment #4625501 District 4  
T.P. Ordinance No. 25-03 - An Ordinance to amend, revise, and enact Tangipahoa Parish Animal Control Fee Schedule

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**CALL TO ORDER**

**CELL PHONES** - *Please Mute or Turn Off*

**INVOCATION** Councilman Sinagra

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

**ROLL CALL**

**ADOPTION OF MINUTES** of the regular meeting dated February 24, 2025

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

**PARISH PRESIDENT'S REPORT**

- 1. FESTIVAL UPDATE - Amite Oyster Festival

**REGULAR BUSINESS**

- 2. DISCUSSION AND POSSIBLE ACTION ON CONDEMNATION - 48445 Sibley Rd, Tickfaw LA 70466, Assessment #4625501 District 4

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*ADOPTION OF ORDINANCE*  
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- 3. ADOPTION of T.P. Ordinance No. 25-03 - An Ordinance to amend, revise, and enact Tangipahoa Parish Animal Control Fee Schedule

\*\*\*\*\*  
*INTRODUCTION OF ORDINANCES*  
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***PUBLIC HEARING on Introduced Ordinance: Monday, March 24, 2025, at 5:30 pm***

- 4. INTRODUCTION of T.P. Ordinance No. 25-04 - An Ordinance amending and enacting Chapter 38- Solid Waste, Article II Collection and Disposal, Section 38-39 Disposal of Solid Waste, (a)
- 5. INTRODUCTION of T.P. Ordinance No. 25-05 - An Ordinance amending and enacting Chapter 40- Special Districts, Article II Fire Protection District, Division 2. Fire Protection District No. 1, Section 40-45 Board of Commissioners
- 6. INTRODUCTION of T.P. Ordinance No. 25-06 - An Ordinance amending and enacting Chapter 36- Planning and Development, Article V Standards for Development of Property, JD for sites over 2 acres

**BEER, WINE, AND LIQUOR PERMITS**

**LEGAL MATTERS**

**COUNCILMEN'S PRIVILEGES**

**ADJOURN**

Jill DeSouge  
Clerk of Council

Daily Star  
Please March 6, 2025

Published on Tangipahoa Parish Government website at [www.tangipahoa.org](http://www.tangipahoa.org) and posted @ T.P. Gordon A. Burgess Governmental Building March 6, 2025

In Accordance with the Americans with Disabilities Act, If You Need Special Assistance, please contact Jill DeSouge at 985-748-2290 prior to 12:00pm (cst) on meeting day describing the Assistance that is necessary.



#### **NOTICE OF DECISION**

March 10, 2025

Assessment #4625501  
Gordon, Judy D.  
48445 Sibley Rd.  
Tickfaw, La. 70466

#### **BRIEF NARRATIVE OF THE EVENTS**

On September 1, 2024, a courtesy notice of the violation of a building/structure on your property in a dilapidated and dangerous condition.

On January 13, 2025, the Tangipahoa Parish President and Certified Building Official presented a report to the Tangipahoa Parish Council asking to move forward with a recommendation for condemnation meeting.

On January 13, 2025, the Tangipahoa Parish Council adopted T.P. Resolution No. R25-01. A Resolution of the Tangipahoa Parish Council President Government was approved to move forward with condemnation hearing of blighted structure(s) located at 48445 Sibley Rd. Tickfaw, La. 70466, Assessment #4625501. in District 4.

On March 10, 2025, a hearing was conducted for a plan for remediation of the building/structure.

#### **ISSUE**

Whether the identified building/structure poses a safety hazard, endangering the public welfare of the residents in the surrounding community.

#### **FINDINGS**

The identified building/structure is in a dilapidated and dangerous condition which endangers public safety. The property owner has been given \_\_\_\_ days to demolish the building/structure or provide a contract in writing obligating the owner to have the work done within the required time and files with the Parish President a copy of the contract, together with a bond to guarantee performance. Failure to comply will result in demolition by the Parish Council-President and the owner of the condemned property is liable for:

- (1) The cost to the parish council-president government of cleaning and maintenance of the immovable property and/or improvements at the site of the condemnation; and
- (2) The cost to the parish council-president government of demolishing or removing or both of a building, camper or other structure situated upon the immovable property or improvements of the owner and all attorney's fees incurred by the parish council-president government in connection with such demolition or removal.

GORDON JUDY D  
48445 SIBLEY RD  
TICKFAW LA 70466



Freeze Applied	No	Year	N/A
Homestead	Yes	Year	N/A
Book & Page	776 pg 729	Taxpayer Taxes 2023	\$0.00
Transfer Date	06/17/1994		
Purchase Price	\$12,500.00	Land Value	1,955
		Total Value	1,955
		H/S Value	1,955
		Taxpayer Value	0

Property Description

2.13A IN SEC 6 T6SR7E B583 P66 B776 P729

Map Info

Map ID No. 06T6R70000019

Location

Ward 6Z  
Physical Address 48445 SIBLEY ROAD







**T. P. Ordinance No. 25-03**

**AN ORDINANCE TO AMEND, REVISE, AND ENACT TANGIPAHOA PARISH ANIMAL CONTROL FEE SCHEDULE**

WHEREAS, the Tangipahoa Parish Code of Ordinances Chapter 10, Section 10-100 (a) the parish animal control department shall, with the approval of the parish council, set reasonable fees for charged services; and

THEREFORE BE IT ORDAINED by the Tangipahoa Parish Council, the legislative branch of parish government, which along with the Parish President of Tangipahoa Parish, Louisiana constitute the parish government, the said Tangipahoa Parish Council-President Government having a Home Rule form of government and acting pursuant to the authority of that Home Rule Charter which became effective on October 27, 1986 as follows:

That the Tangipahoa Parish Animal Control Fee Schedule be amended, revised and enacted as follows:

<u>Adoption</u>		<u>General</u>	
Cat.....	\$70.00	Boarding (per day).....	\$15.00
Dog.....	\$80.00	Quarantine (Flat Fee).....	\$150.00
<u>Impoundments Cats &amp; Dogs</u>		4-in-1 vac.....	\$6.00
First Offense.....	\$25.00	Dewormer.....	\$4.00
Second Offense.....	\$50.00	<u>Euthanasia</u>	
Third Offense.....	\$75.00	All Animals .....	\$45.00
Fourth Offense.....	\$100.00	If Aggressive.....	\$75.00
<u>Failure to Vaccinate</u>		<u>Microchip</u>	
Tangipahoa Parish.....	\$25.00	Flat Fee.....	\$25.00
		<u>Pet Taxi</u>	
		Flat Fee.....	\$10.00
<u>At large (Sterile)</u>		<u>License</u>	
First Offense.....	\$25.00	1 year – Sterile.....	\$5.00
Second Offense.....	\$50.00	Fertile.....	\$10.00
Third Offense & Above.....	\$75.00	2 year – Sterile.....	\$8.00
		Fertile.....	\$16.00
<u>At Large (Fertile)</u>		<u>Damage to Property Not Owner’s</u>	
First Offense.....	\$35.00	First Offense.....	\$40.00
Second Offense.....	\$70.00	Second Offense.....	\$80.00
Third Offense.....	\$100.00	Third Offense & Above.....	\$160.00
<u>Elimination on Property Not Owner’s</u>		<u>Molests of Intimidates</u>	
First Offense.....	\$25.00	First Offense.....	\$50.00
Second Offense.....	\$50.00	Second Offense.....	\$100.00
Third Offense.....	\$100.00	Third Offense & Above.....	\$200.00
<u>Chase Vehicles</u>		<u>Number or Type of Animals</u>	
First Offense.....	\$25.00	<u>Offensive or Dangerous</u>	
Second Offense.....	\$50.00	First Offense.....	\$50.00
Third Offense & Above.....	\$100.00	Second Offense.....	\$100.00
		Third Offense & Above.....	\$200.00
<u>Excessive Noise Making</u>		<u>Public Nuisance</u>	
First Offense.....	\$50.00	First Offense.....	\$150.00
Second Offense.....	\$100.00	Second Offense.....	\$300.00
Third Offense.....	\$150.00	Third Offense & Above.....	\$500.00
<u>Unsanitary Conditions</u>		<u>Kennel License (Annually)</u>	
First Offense.....	\$75.00	One to Five Dogs.....	\$15.00
Second Offense.....	\$150.00	Six to Ten Dogs .....	\$25.00
Third Offense & Above.....	\$300.00	More than Ten Dogs.....	\$30.00
<u>Care of Animals</u>		<u>Public Safety Assist</u>	
First Offense.....	\$75.00	Flat Fee.....	\$50.00
Second Offense.....	\$150.00	<u>Attack/Bites Other Domestic Animals</u>	
Third Offense & Above.....	\$300.00	First Offense.....	\$50.00
<u>Attack/Bites a Human</u>		Second Offense.....	\$100.00
First Offense.....	\$75.00	Third Offense & Above.....	\$200.00
Second Offense.....	\$150.00		
Third Offense & Above.....	\$300.00		
Public Service Personnel.....	Double Fine		

<u>Animals in Public (10-91 (K))</u>		<u>Attack of a Leashed Animal</u>	
First Offense.....	\$125.00	First Offense.....	\$100.00
Second Offense.....	\$200.00	Second Offense.....	\$200.00
Third Offense.....	\$300.00	Killing of a Leashed Animal.....	\$250.00
<u>Animal Intakes</u>		<u>Failure to Register a Pit Bull Terrier</u>	
Monday – Friday		First Offense	
9:00am – 1:00pm.....	No Charge	A. No Registration.....	\$15.00
		B. No Microchip.....	\$15.00
Owned Intake Fee with restrictions.....	\$25.00	C. No Collar/Rabies Tag.....	\$10.00
<i>Must be friendly/socialized</i>		Second Offense	
Litters of Puppies/Kittens.....	\$25.00	A. No Registration.....	\$30.00
		B. No Microchip.....	\$30.00
		C. No Collar/Rabies Tag.....	\$20.00
		Third Offense	
		A. No Registration.....	\$60.00
		B. No Microchip.....	\$60.00
		C. No Collar/Rabies Tag.....	\$60.00

NOTE: Fines are not exclusive. An Individual may be fined for multiple offenses on the part of their animal (for example, “At large”, “Chase Vehicle” and “Bite/Attacks other Animals”). In some cases, a civil remedy may be sought by the victim against the animal’s owner or keeper as well. Fines may also be coupled with fees, such as impoundment fee or quarantine fees in the case of a bite

**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 24<sup>th</sup> day of February 2025 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 24, 2025

PUBLISHED:                      March 6, 2025                      OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC:                      March 10, 2025

DELIVERED TO PRESIDENT: \_\_\_\_\_day of March, 2025 at \_\_\_\_\_

APPROVED BY PRESIDENT: \_\_\_\_\_  
   Robby Miller                                      Date

VETOED BY PRESIDENT: \_\_\_\_\_  
   Robby Miller                                      Date

RECEIVED FROM PRESIDENT: \_\_\_\_\_ day of March, 2025 at \_\_\_\_\_

**T. P. Ordinance No. 25-04**

**AN ORDINANCE AMENDING AND ENACTING CHAPTER 38-SOLID WASTE,  
ARTICLE II COLLECTION AND DISPOSAL, SECTION 38-39 DISPOSAL OF  
SOLID WASTE, (A)**

**Chapter 38 SOLID WASTE  
ARTICLE II. COLLECTION AND DISPOSAL**

**Sec. 38-39. Disposal of solid waste.**

- (a) Except as provided in subsection (b) of this section, all persons ~~required to obtain a permit from the parish under section 38-75~~ shall dispose of all solid waste and rubbish collected pursuant to this section only at a parish-owned facility unless otherwise approved by the parish council and the parish president.
- (b) This section shall not apply to any solid waste and rubbish which is being collected for the specific purpose of resource recovery as that term is defined by the state department of environmental quality.
- (c) This section shall not apply to any hazardous waste which is collected separately and disposed of at a hazardous waste facility permitted by the state or any other state.
- (d) Notwithstanding the provisions of section 38-71 and in addition to the application of any other local, state or federal rules, regulations and statutes concerning waste handling and disposal, any person required to obtain a permit from the parish under section 38-75 shall be fined \$500.00 per vehicle per day for any violation of this section, each day of violation constituting an individual and separable offense.

**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 24<sup>th</sup> day of March 2025 by the following roll-call vote:

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**ABSENT:**

**NOT VOTING:**

**ATTEST:**

\_\_\_\_\_  
Jill DeSouge  
Clerk of Council  
Tangipahoa Parish Council

\_\_\_\_\_  
David P. Vial  
Chairman  
Tangipahoa Parish Council

INTRODUCED: March 10, 2025

PUBLISHED: March 20, 2025 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: March 24, 2025

DELIVERED TO PRESIDENT: \_\_\_\_\_ day of March, 2025 at \_\_\_\_\_

APPROVED BY PRESIDENT: \_\_\_\_\_  
Robby Miller Date

VETOED BY PRESIDENT: \_\_\_\_\_  
Robby Miller Date

RECEIVED FROM PRESIDENT: \_\_\_\_\_ day of March, 2025 at \_\_\_\_\_

T. P. Ordinance No. 25-05

AN ORDINANCE AMENDING AND ENACTING CHAPTER 40-SPECIAL DISTRICTS,  
ARTICLE II FIRE PROTECTION DISTRICT, DIVISION 2. FIRE PROTECTION DISTRICT  
NO. 1, SECTION 40-45 BOARD OF COMMISSIONERS

Chapter 38 SPECIAL DISTRICTS  
ARTICLE II. FIRE PROTECTION DISTRICT  
DIVISION 2. FIRE PROTECTION DISTRICT NO. 1

Sec. 40-44. Created; boundaries.

- (a) There is hereby created a fire protection district to be known as Tangipahoa Parish Fire Protection District No. 1. The boundaries of the district are hereby fixed as follows:
- All property contained within the territorial limits of the third ward of Tangipahoa Parish, Louisiana the boundaries of the district to include all the property contained within the corporate limits of the Town of Amite City, Louisiana and the Town of Roseland, Louisiana, said municipalities being the only incorporated municipalities included therein.
- (b) Notwithstanding the foregoing, amending the original boundaries of Tangipahoa Parish Fire Protection District No. 1 to include property contained within the corporate limits of the Town of Roseland is contingent upon and subject to the application and collection of any and all ad valorem and sales taxes levied in the original boundaries of the district.

Sec. 40-45. Board of commissioners.

- (a) The governing body of the fire protection district created in this division shall consist of a board of commissioners. The board shall be composed of five members. In the case where two municipalities are included within the boundaries of a district lying within a single parish: Two members shall be appointed by the parish ~~council~~ governing authority; ~~two by the mayor and board of aldermen of the Town of Amite City~~ the governing authority of each municipality shall appoint one member; and the last, who shall be chairman of the board, shall be selected by the other four members. Each member of the board shall be a resident property taxpayer of the district. Each member appointed shall serve for a term of two years. Members are eligible for reappointment. If a vacancy occurs, it shall be filled for the unexpired term by the body originally making the appointment so vacated. R.S. 40:1496
- (b) The board of commissioners shall elect a secretary and treasurer or combined secretary-treasurer for the board; shall arrange the rules of procedure thereof; shall fix the time and place of its regular meetings; and shall have the power to do all other things necessary or proper in order to carry out the duties, obligations and powers imposed by law upon such boards.

**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 24<sup>th</sup> day of March 2025 by the following roll-call vote:

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NAYS:

ABSENT:

NOT VOTING:

ATTEST:

\_\_\_\_\_  
Jill DeSouge  
Clerk of Council  
Tangipahoa Parish Council

\_\_\_\_\_  
David P. Vial  
Chairman  
Tangipahoa Parish Council

INTRODUCED: March 10, 2025  
PUBLISHED: March 20, 2025  
ADOPTED BY TPC: March 24, 2025

OFFICIAL JOURNAL Hammond Daily Star

DELIVERED TO PRESIDENT: \_\_\_\_\_ day of March, 2025 at \_\_\_\_\_

APPROVED BY PRESIDENT: \_\_\_\_\_  
Robby Miller Date

VETOED BY PRESIDENT: \_\_\_\_\_  
Robby Miller Date

RECEIVED FROM PRESIDENT: \_\_\_\_\_ day of March, 2025 at \_\_\_\_\_



**T. P. Ordinance No. 25-06**

**AN ORDINANCE AMENDING AND ENACTING CHAPTER 36-PLANNING AND DEVELOPMENT, ARTICLE V STANDARDS FOR DEVELOPMENT OF PROPERTY, JD FOR SITES OVER 2 ACRES**

**Chapter 36 PLANNING AND DEVELOPMENT  
ARTICLE V. STANDARDS FOR DEVELOPMENT OF PROPERTY**

**Sec. 36-116. General commercial property development standards.**

- (a) General commercial property developments include, but are not limited to, all of the following: hotel, motel, rental property for nonresidential businesses, religious, nonprofit, public projects, institutional, and industrial developments, schools, hospitals, manufacturing plants, shopping centers, etc., and shall be referred to herein as commercial developments. General commercial property developments are required to meet the provisions of this section, unless otherwise specified in this chapter. This excludes special use residential commercial developments as identified in section 36-114.
- (b) Commercial property site plans must include the following details, unless otherwise specified in this chapter.
  - (1) A vicinity map;
  - (2) Total number of acres;
  - (3) North point, scale and date;
  - (4) Must show ingress and egress for driveways;
  - (5) A typical design section for roads and parking to include all asphalt or concrete pavement sections, culvert inverts, and grading as applicable;
  - (6) Sewerage facilities, water facilities, fire hydrants, and any other utilities;
  - (7) Wetlands designated areas, as applicable;
  - (8) Flood zones, as per FIRM with community, panel and date, base flood elevation, if applicable;
  - (9) Privacy fence or natural barrier as necessary to separate incompatible land uses, if required;
  - (10) Property location or description including section, township and range; boundaries of property, boundaries of incorporated areas or other established districts, ditches, watercourses and any other features or physical conditions of the property; and
  - (11) Place for signature of the following:
    - a. Planning director.
    - b. Parish engineer.
    - c. Planning commission chairman, if applicable.
- (c) Other local, state or federal commercial property required approvals needed:
  - (1) Drainage plan or approval letter from drainage district;
  - (2) Wetland jurisdictional determination (JD) letter or wetlands permit and endangered species determination as per drainage standards for sites over 2 acres.
  - (3) LDH-health letter; and
  - (4) DEQ SWPPP.
- (d) Traffic study for parish roads and/or DOTD approved permit—as determined by parish engineer.

**Sec. 36-117. General commercial property development setbacks and buffer areas.**

- (a) *Building side and rear setbacks:*
  - (1) Twenty-five feet side and rear setback is required for all commercial buildings.
  - (2) Setbacks are measured from right-of-way lines. In cases when the right-of-way lines cannot be determined, setback line will begin 18 inches behind the backslope of the drainage ditches.
  - (3) Ten feet from property line shall remain a greenspace buffer. Utilities and drainage infrastructure may be placed within this ten foot greenspace.
  - (4) The remaining 15 feet of the setback may be encumbered with driveways, parking lots, or other appurtenances as needed and as approved by the parish engineer.
  - (5) In no cases shall the remaining 15 feet be encumbered with a building, shed, inhabitable structure and/or uninhabitable structure.
- (b) *Building front setback:*
  - (1) Fifty feet front setback required for all commercial buildings.
  - (2) Setbacks are measured from right-of-way lines. In cases when the right-of-way lines cannot be determined, setback line will begin 18 inches behind the backslope of the drainage ditches.
  - (3) Twenty feet from right-of-way line shall remain a greenspace buffer. Utilities and drainage infrastructure may be placed within this 20 foot greenspace.
  - (4) The remaining 30 feet of the setback may be encumbered with driveways, parking lots, or other appurtenances as needed and as approved by the parish engineer.
  - (5) In no cases shall the remaining 30 feet be encumbered with a building, shed, inhabitable structure and/or uninhabitable structure.
- (c) The buffer area shall be established and maintained by the owner of the property on which the new developments are established.
- (d) The buffer area shall also have an eight-foot-high solid fence or other approved barrier between residential areas and these developments. This fence shall be located within one foot of the property line.



### **Sec. 36-118. Other improvement standards for commercial property developments.**

- (a) For any proposed development to be located on a corner lot where one side fronts onto a parish road and another side fronts onto a state highway, the entrance and exits must be located onto the state highway. A waiver for this requirement may be requested by the developer. To be considered for this waiver, ~~the office of community development~~ **the Planning Department** must receive a written request from the developer. Once the request is received, an approval signature of the district councilmember where the proposed development is to be located must be obtained before a waiver may be granted.
- (b) Any change in usage of commercial property shall be submitted to show proposed usage to the parish engineer/drainage district director, the parish building official and the ~~community development director~~ **the Planning Director** for approval. Any of these parish representatives may require and enforce eight-foot-high solid fencing for commercial developments.
- (c) Additions or modifications to existing commercial developments may qualify for an exemption from the requirement for preparing a drainage and/or floodplain impact study, depending upon the projected flood hazards and approval by the parish engineer/drainage district director, the parish floodplain administrator and the ~~community development~~ **Planning** director. Additions or modifications may also have the required traffic impact study waived administratively upon approval of the parish engineer, the parish building official and the ~~community development~~ **Planning** director. All waiver requests must have the signature approval of the district councilmember where the development is located.
- (d) Commercial and industrial subdivision/parks: All proposed commercial and industrial subdivisions/parks shall meet all current development regulations including drainage requirements.  
Additionally, the final plat shall state all individual lots shall meet all current development regulations at the time they are developed. This shall include but is not limited to planning commission approval and drainage requirements.

### **Sec. 36-119. General commercial property development exemptions.**

- (a) Remodeling or renovation of existing developments for the interior of a structure and which does not expand the footprint of the structure nor change any impact on the layout of the development may have the above requirements in sections 36-116 to 36-118 reviewed administratively by the parish building official only.
- (b) Any new commercial developments that are relatively small in size may have the requirements of sections 36-116 to 36-118 reviewed administratively at the discretion of the parish engineer/drainage district director, parish building official and the ~~community development~~ **Planning** director.
- (c) Any new commercial developments that are relatively small in size may have the requirements of sections 36-116 to 36-118 waived upon signature approval of district councilmember where the proposed development is to be located.
- (d) For developments to be considered for administrative approval or waiver approval requests, the office of community development must receive a written request from the developer and the signature of the district councilmember where the proposed development is to be located.

### **Sec. 36-120. General commercial property development submittals.**

- (a) Commercial property developments to be heard by the planning commission must receive approval of proposed plans by staff through a technical review of plans before being placed on the planning commission agenda. All requested plans and/or impact studies or any revisions required by the technical review must be received by the ~~office of community development~~ **planning department** office no less than 14 days prior to the planning commission meeting in order for the development to be placed on the planning commission agenda for consideration.
- (b) All developments seeking planning commission approval may be required to provide a proposed site plan detailed for construction as per section 36-116(b), along with all other documents listed therein at time of application for review.
- (c) All applications placed on the agenda for consideration by the parish planning commission must have a representative for the development in attendance at the public hearing planning commission meeting.
- (d) Upon receipt of the proposed site plan, and any required studies, the development may be placed on the planning commission agenda for a public hearing. After the planning commission has held a public hearing they will approve, approve with stipulations, defer or deny the proposed plans. Once proposed plans are approved, the plans may be submitted to the ~~community development office~~ **Planning Department** for review and approval signatures as required.
- (e) No work is to be started on development site, including dirt or foundation work, until approval is obtained.
- (f) Once all requested infrastructure studies, construction plans along with a stormwater management plan and a detailed site plan are approved by the planning commission or planning department, the site construction can begin. Approval for site construction shall expire after 12 months unless extended by the planning commission.
- (g) Once commercial development plan approval has been obtained, a building plan review must be conducted, and a fire marshal life safety letter must be provided to the parish building official. A certificate of occupancy may not be given unless all phases of on-site inspections of the structure have been made by representatives of the parish and approved by the parish building official.

### **Sec. 36-121. General commercial property development notifications.**

- (a) At least 14 days prior to the planning commission meeting at which approval is being sought, the developer shall erect a four-foot by eight-foot black and white sign with a minimum of four-inch high letters located with no obstructions within 25 feet of each public right-of-way on which the tract of the proposed development fronts.
- (b) The bottom of the sign shall be at least four feet from the ground. Twenty-five percent of the sign may be dedicated for advertising purposes and graphics, provided such area is contiguous.
- (c) The sign shall be erected at least 14 days prior to the planning commission meeting at which the development is to be considered. The sign shall be titled "A Commercial Development Is Proposed for This Site" and shall contain the following information:
  - (1) A statement of the type of commercial property development.
  - (2) Developer/owner's name, address and phone number.
  - (3) Number of proposed commercial units.
  - (4) Number of acres in the development.
  - (5) Date, time, and location of public hearing by planning commission.



**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 24<sup>th</sup> day of March 2025 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:	March 10, 2025	
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