

Tangipahoa Parish Council
Tangipahoa Parish Gordon A Burgess Governmental Building
206 East Mulberry Street, Amite, LA 70422
Regular Meeting Immediately Following Public Hearing
September 11, 2023

PUBLIC NOTICE Is Hereby Given That The Tangipahoa Parish Council Will Meet In Regular Session on Monday, September 11, 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

OFFICIALLY RENAMING McGary Lane to Fred Clark Road in District 10 (Private Road)

SPECIAL EVENT September 30, 2023 Rodeo/Music Festival, 42489 Chapman Rd, Hammond, District 8

T.P. Ordinance No. 23-52 - An Ordinance to designate and declare certain Tangipahoa Parish assets to be surplus

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 August 28, 2023

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

PARISH PRESIDENT'S REPORT

1. PROCLAMATION for Louisiana Flood Awareness Week
2. ACCEPT RECOMMENDATION OF CONDEMNATION REPORT 41537 N. Charbonnet Rd., Ponchatoula, LA, Assessment #5541204 in District 8
3. APPROVAL OF CHANGE ORDER #1 - Gas Collection and Control System Installation at Landfill
4. APPROVAL OF SUBSTANTIAL COMPLETION - East Minnesota Park Road - Pedestrian Improvements

REGULAR BUSINESS

5. SPECIAL EVENT APPROVAL September 30, 2023 Rodeo/Music Festival, 42489 Chapman Rd, Hammond, District 8
6. AUDIT REPORT PRESENTATION - James Lambert Riggs & Associates, Inc
7. OFFICIALLY RENAMING McGary Lane to Fred Clark Road in District 10 (Private Road)

ADOPTION OF ORDINANCE

8. ADOPTION of T.P. Ordinance No. 23-52 - An Ordinance to designate and declare certain Tangipahoa Parish assets to be surplus

INTRODUCTION OF ORDINANCES

Public Hearing on Introduced Ordinances: Monday, September 25, 2023

9. INTRODUCTION of T.P. Ordinance No. 23-53 - An Ordinance amending and enacting Chapter 10-Animals, Article II-Livestock
10. INTRODUCTION of T.P. Ordinance No. 23-54 - An Ordinance authorizing the Parish President or his authorized designee to execute any and all documents in regard to the purchase of land together with improvements situated at 120 East Mulberry Street, Amite, LA
11. INTRODUCTION of T.P. Ordinance No. 23-55 - An Ordinance amending and enacting Chapter 36-Planning and Development, Article IV-Standards for Subdivision of Property, Section 36-90-Minor Subdivision Standards-Family Partitions
12. INTRODUCTION of T.P. Ordinance No. 23-56 - An Ordinance amending and enacting Chapter 36-Planning and Development, Article VI-Additional Agencies' Requirements, Section 36-143-General Infrastructure Reviews and Approvals, (1)-Fire Marshal/Fire District Review, (c)-Dry Hydrants

ADOPTION OF RESOLUTIONS

- [13.](#) ADOPTION of T.P. Resolution No. R23-28 - A Resolution of the Tangipahoa Parish Council-President Government to approve to move forward with condemnation proceedings of a structure located at 41537 N. Charbonnet Road, Ponchatoula, LA 70454, Assessment #5541204 in District 8
14. ADOPTION of T.P. Resolution No. R23-29 - A Resolution of the Tangipahoa Parish Council-President Government for Preliminary Approval to seek DEQ Permit for a Construction and Debris site at 12399 Gasline Road, Independence, LA in District 4

BEER, WINE, AND LIQUOR PERMITS

LEGAL MATTERS

COUNCILMEN'S PRIVILEGES

ADJOURN

Jill DeSouge
Clerk of Council

Daily Star
Please Publish September 7, 2023

Published on Tangipahoa Parish Government website at www.tangipahoa.org and posted @ T.P. Gordon A. Burgess Governmental Building September 7, 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.



Proclamation

WHEREAS, the Parish of Tangipahoa recognizes floods are one of the most common natural disasters in the United States and can happen anytime, threatening life, property, and the economy; and

WHEREAS, the Parish of Tangipahoa has been experiencing widespread urban and/or coastal flooding due to the recent increase in high intensity precipitation events when a lot of rainfall comes down in a short period of time or coastal storm surge; and

WHEREAS, the Parish of Tangipahoa future flood risk will increase as a result of rising sea levels and increased frequency and intensity of storms as projected by the Tangipahoa Parish Hazard Mitigation Plan; and

WHEREAS, the Parish of Tangipahoa joins in partnership with the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP), and participates in the NFIP Community Rating System (CRS) whereby residents purchasing NFIP backed flood insurance receive up to a 10 percent discount; and

WHEREAS, Flood Awareness Week is intended to educate Louisianans as to the potential risk to life and property from flooding and to promote flood insurance and safety precautions; and

WHEREAS, we ask all Tangipahoa Parish Residents to observe Louisiana Flood Awareness Week by preparing their homes for floods, adhere to prudent land-use planning, including the purchase of flood insurance through the National Flood Insurance Program; and

WHEREAS, we are committed to strengthening our flood mitigation strategies and management and have established higher regulatory standards to pursue those capital and programmatic solutions; and

WHEREAS, we recognize the professional staff from the Tangipahoa Parish Public Works Department, Building Department, and Planning Department for the significant role they play in making our public infrastructure more resilient and safer for residents every day and in times of disaster.

NOW, THEREFORE, BE IT KNOWN, the Tangipahoa Parish Council-President Government does hereby recognize August 21, 2023, through August 25, 2023, as:

“LOUISIANA FLOOD AWARENESS WEEK 2023”

In Tangipahoa Parish and hereby commends all persons who are committed to and work toward becoming a more resilient Parish.

IN WITNESS WHEREOF, we have here unto set our hands and caused of Seal of the Parish of Tangipahoa to be affixed this 21st day of August 2023.

David Vial, Chairman
Tangipahoa Parish Council

Robby Miller, President
Tangipahoa Parish Government



15485 CLUB DELUXE ROAD
HAMMOND, LA 70403
OFFICE: (985) 524-0610
FAX: (985) 402-3059

August 22, 2023

Tangipahoa Parish Council
206 East Mulberry Street
Amite, LA 70422

RE: Recommendation of Condemnation:

Assessment # 5541204

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 at 41537 North Charbonnet Rd. Ponchatoula, La. 70454.

On June 6, 2023, Blighted Property Division personnel posted a Red Placard/Sign notifying the owner to contact our office. Tangipahoa Parish Assessment indicates the owner as Vazquez, Chasity. A relative, Whitney Newman, has been made 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 June 2023 through August 2023, Blighted Property Division personnel visited this property on several occasions with no reported progress on remediation.

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

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

A handwritten signature in black ink, appearing to read "Nic LeBlanc".

Nic LeBlanc, CBO, CFM
Building Official
Tangipahoa Parish Government

A handwritten signature in black ink, appearing to read "Robby Miller".

Robby Miller
Parish President
Tangipahoa Parish Government

Move here.

Assessment No. 5541204

[Print Sheet](#)

Taxpayer Name & Address

VAZQUEZ CHASITY
41537 NORTH CHARBONNET ROAD
PONCHATOULA LA, 70454



Freeze Applied	No	Year	N/A
Homestead	Yes	Year	N/A
Book & Page	1080 pg 703	Taxpayer Taxes	\$7.86
		2022	
Transfer Date	11/17/2006		
Purchase Price	\$36,000.00	Land Value	74
		Total Value	74
		H/S Value	0
		Taxpayer Value	74

Property Description

3.00A BEING TH N1/2 OF N1/2 OF NW1/4 OF NE1/4 OF SEC 7 T7SR8E B729 P459-460 B742 P841 B787 P778 B791 P255 B808 P883 B839 P66 B909 P109 B940 P294 B936 P671 B952 P130 B979 P530 B984 P819 B1049 P401 B1080 P703

Map Info

Map ID No. 07T7R80000041

Location

Ward	7Z				
Physical Address	41537 NORTH CHARBONNET ROAD				
Subdivision	Lot	Block	Section	Township	Range
			7	T7S	R8E

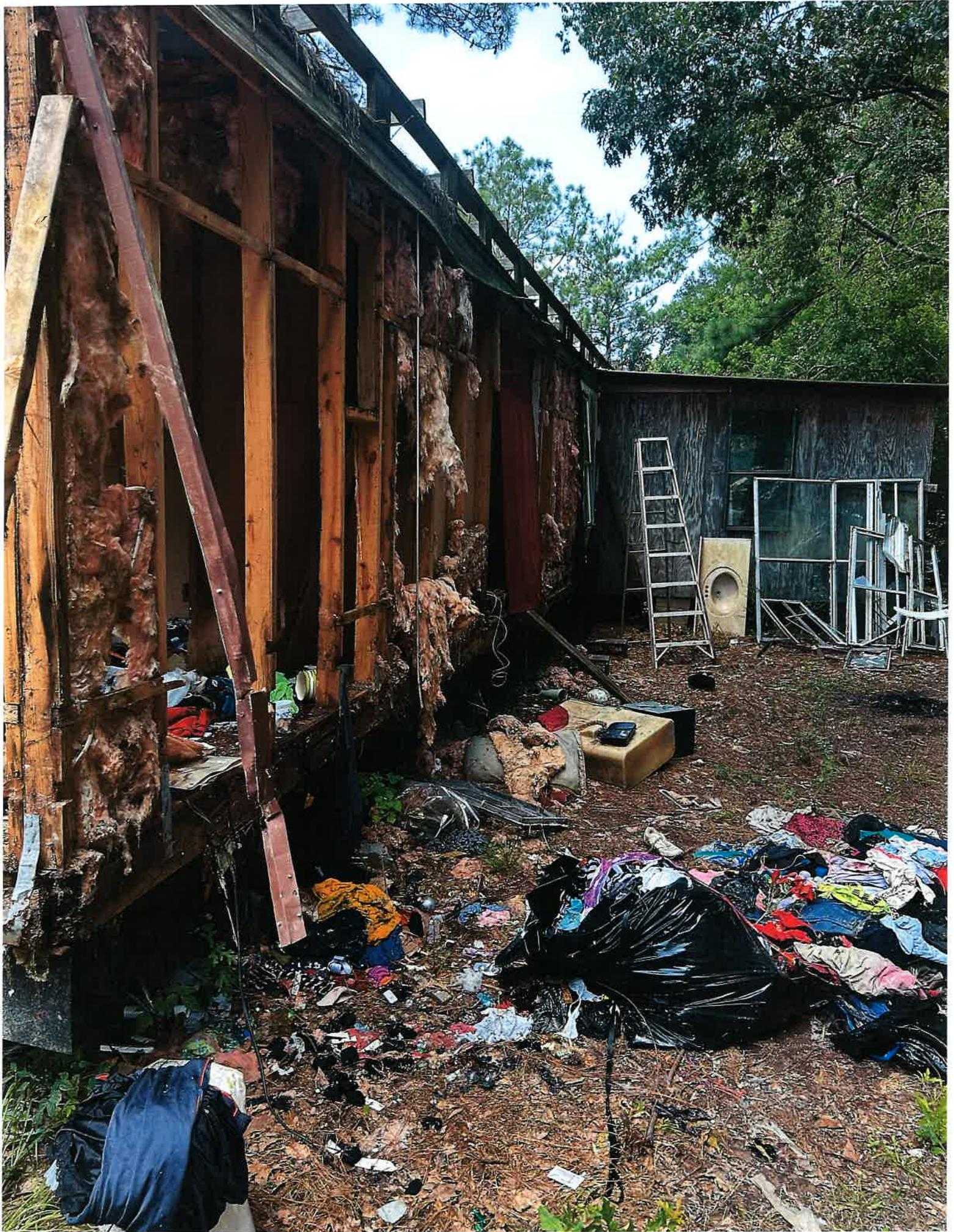
Class Description













**TANGIPAHOA PARISH
CERTIFICATE OF SUBSTANTIAL COMPLETION**

PROJECT NAME:
East Minnesota Park Pedestrian
Improvements

PROJECT NUMBER: N/A
INSTRUMENT NUMBER: 1108452
DATE OF RECORDATION: 09/07/2022
CONTRACT DATE: 09/07/2022

OWNER:
Tangipahoa Parish Government
206 E. Mulberry Street
Amite City, LA 70422

CONTRACTOR:
Kort's Construction Services, Inc.

The Work performed under this Contract has been reviewed and found, to the Architect/Engineer's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of the Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective \$ 7,500.00

The Contactor will complete or correct the Work on the list of items attached hereto **within Forty-five (45) days** from the above date of Substantial Completion.

<u>Kort's Construction Services, Inc.</u> Contractor	_____	_____
	Signature	Date
<u>Richard C. Lambert Consultants, LLC</u> Architect/Engineer	_____	_____
	Signature	Date

The Owner accepts the Work or designated portion as substantially complete
July 6, 2023 (date of substantial completion).

<u>Tangipahoa Parish</u> Owner	_____	_____
	Misty Evans, Parish Engineer	Date
<u>Tangipahoa Parish</u> Owner	_____	_____
	Robby Miller, Parish President	Date



P. O. BOX 215 • AMITE, LOUISIANA 70422
(985) 748-3211 • FAX (985) 748-8994
www.tangipahoa.org

Rodeo / Music Festival

Special Event: SM Enterprise, LLC
Date: Saturday, September 30, 2023
Location: 42489 Chapman Road, Hammond, LA – District 8

This event has met the below requirements:

- Paid the required \$250 filing fee to the Sheriff's Department
- Contracted with TPSO for Security
- Received a letter of no objection from TPSO and applied for an Alcohol Permit with ATC
- Registered this event with the Tangipahoa Parish Sales Tax Division
- Returned all documentation to the Council Clerk

I certify this event has met the special event requirements to be placed on the agenda for consideration of Council approval.


Jill DeSouge
Council Clerk

COUNCIL

TRENT FORREST
DISTRICT 1
EMILE "JOEY" MAYEAUX
DISTRICT 6

JOHN INGRAFFIA
DISTRICT 2
LIONELL WELLS
DISTRICT 7

LOUIS "NICK" JOSEPH
DISTRICT 3
DAVID P. VIAL
DISTRICT 8

CARLO S. BRUNO
DISTRICT 4
BRIGETTE HYDE
DISTRICT 9

H. G. "BUDDY" RIDGEL
DISTRICT 5
KIM LANDRY COATES
DISTRICT 10



206 East Mulberry Street
 Amite, LA 70422
 councilclerk@tangipahoa.org
 Telephone: (985)748-3211

SPECIAL EVENT PERMIT APPLICATION

Name of Organization, Group, or Association Sm Enterprise LLC
 Name of Authorized Representative Nestor Martinez Rojas Non-Profit/Tax-Exempt # _____
 Mailing Address 1057 Whitlow ct
 City Laplace State LA Zip 70068
 Applicant Phone # 504-231-5178 Alt. Phone # 985-215-3424
 E-mail Nestor.rojas2009@icloud.com

Name of Event Festival
 Date (s) of Event 9-30-23 Time of Event 3pm
 Event Location: 42489 Chapman RD Hammond LA 70403

Type of Event: New Annual Fundraiser Concert Race/Run/Walk Parade
 Festival, Carnival or Market Other _____

Description/Purpose of Event There will be beer sale, open rodeo
there will be live music open enough Security open food
Sale Estimated Attendance 1500 people

EVENT DETAILS – Check all that apply:

1	Are patron admission, entry or participant fees exchanged whether implied or required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
2	Is the event open to the public?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
3	Will alcohol be consumed, distributed and/or sold at this event?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
4	Will food be distributed, prepared, or sold at this event?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
5	Will there be canopies or tents?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
6	Will there be vendor booths? Merchandise or product sales?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
7	Are you planning to have inflatable attractions, games, or rides?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
8	Will there be bleachers, stages, fencing or other structures?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
9	Do you plan to provide portable toilets?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
10	Are you planning to have amplified sound?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
11	Will there be riding of UTV, ATV, Dirt Bikes or Horses? Specify:	<input checked="" type="radio"/> YES	<input type="radio"/> NO
12	Will there be any signs, banners, decorations, stages or special lighting?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
13	Have you or your spouse ever been convicted of a felony?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
14	Will the event be held within a structure with walls and a roof?	<input type="radio"/> YES	<input checked="" type="radio"/> NO



206 East Mulberry Street
Amite, LA 70422
councilclerk@tangipahoa.org
Telephone: (985)748-3211

Location of Special Event:

Address or legal description of premises: 42489 Chapman RD
Hammond LA 70403

Owner of premises: Sm enterprise llc Phone # 601-810-8277

A signed statement by the property owner indicating consent that the site be used for the proposed amusement must be submitted with completed Special Event Application.

Any event at which **alcoholic beverages** will be consumed and which requires its guests, patrons, or attendees to pay for admittance into the facility or immovable property or pay for consumption shall obtain a Louisiana State ATC Special Event License prior to approval by the council and issuance of a TPSO special event permit.

Upon signing of this application, I certify that all information contained in this application is correct. I understand that to falsify information is a crime.

Nash Mte
Signature of Applicant

08-4-23
Date Submitted

FOR OFFICIAL USE ONLY

Other agency approval required:

Parish Health Department Public Works State Fire Marshal TPSO Tangipahoa Sales Tax Division

Public Hearing Date: _____

Approved

Denied

Additional Council imposed conditions and/or requirements:

Council Clerk Signature _____

Date: _____

T. P. Ordinance No. 23-52

**AN ORDINANCE TO DESIGNATE AND DECLARE CERTAIN
TANGIPAHOA PARISH ASSETS TO BE SURPLUS**

WHEREAS, the Tangipahoa Parish Council-President Government has the listed assets that are no longer needed for public purposes; and

20503	300KW Generator	850328
24113	Gas Countertop Griddle	Vulemsa60
24187	Hot Box	Crescor
21950	200KW Generator	00040980

THEREFORE BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana, that the assets listed are hereby declared surplus.

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 11th day of September, 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: August 28, 2023

PUBLISHED: September 7, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: September 11, 2023

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

APPROVED BY PRESIDENT: _____
Robby Miller Date

VETOED BY PRESIDENT: _____
Robby Miller Date

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

T. P. Ordinance No. 23-53

**AN ORDINANCE AMENDING AND ENACTING CHAPTER 10 – ANIMALS,
ARTICLE II – LIVESTOCK**

**Chapter 10 ANIMALS
ARTICLE II. LIVESTOCK¹**

Sec. 10-25. Definitions.

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

Livestock means any animal of the species of horse, mule, ass, cattle, swine, sheep or goat.

Owner of livestock means any person owning or having control of livestock.

State law reference(s)—Similar provisions, R.S. 3:3002.

Sec. 10-26. Running at large prohibited.

- (a) It shall be unlawful for horses, mules, asses, cattle, swine, sheep and goats to roam at large. Any such livestock found roaming at large may be impounded as provided in this article.
- (b) No person owning livestock shall knowingly, willfully or negligently permit his livestock to go at large.

Sec. 10-27. Impoundment; notice to owner; redemption fee.

- (a) All sheriffs, deputy sheriffs, constables, justices of the peace, state police and the 7th Ward Marshal shall, and any other person may, take possession of and impound any livestock found at large in any ward where livestock is presently prohibited from roaming at large or may hereafter be prohibited from roaming at large as hereinafter provided for. Any livestock so taken and impounded shall be impounded in the parish in which taken and when taken by a sheriff, deputy sheriff, constable, justice of the peace or state police the owner thereof shall be notified personally or by leaving written notice at the place of his residence within 24 hours after taking possession of such livestock. Any person other than a sheriff, deputy sheriff, constable, justice of the peace, state police or 7th Ward Marshal taking possession of and impounding livestock shall immediately notify the sheriff of the parish in which the livestock is taken and the sheriff shall within 24 hours of such notification notify the owner in the manner hereinabove provided.
- (b) The owner of livestock so taken shall have the right to secure his livestock upon the payment to the officer or person taking up the livestock a fee of \$50.00 for each head of livestock taken. He shall also pay to the person taking and impounding such livestock the cost of feeding and caring for such livestock at the rate of ~~\$5.00~~ **\$10.00** per day for each animal of the species of horse, mule, ass, cattle, swine, sheep or goat.

State law reference(s)—Similar provisions, R.S. 3:3004.

Sec. 10-28. Advertisement of impoundment when owner unknown.

- (a) If the owner of any livestock found at large in any ward where the roaming at large of livestock is prohibited is unknown, or if the owner has no residence in the parish where the livestock is taken, a statement shall be filed with the sheriff of the parish in which the livestock is taken setting forth the following information:
 - (1) The name and address of the person taking up the livestock.
 - (2) A description of the livestock as to kind, sex, marks, brand, color and apparent age.
 - (3) The place of taking up and the place where the livestock is impounded.
 - (4) The amount of the charges due for feeding and caring for the livestock.
 - (5) The amount of the fee for taking the livestock.
- (b) The sheriff shall then give notice by advertising in a newspaper of general circulation within the parish **and may advertise through digital media** setting forth the fact of the taking of possession, a description of the livestock, that the owner is unknown, or, if known, that he cannot be located. This advertisement shall notify any person claiming to be the owner of such livestock to appear before the sheriff at a place named and at a time not less than three days nor more than six days from the date of notice to prove such claim or ownership. If the owner appears and proves to the satisfaction of the sheriff that he is the owner of the stock impounded, the sheriff shall require the owner to pay the fee of the person taking the stock, the cost of feeding and caring for the stock at the rates specified in section 10-27 and the cost of advertisement.

State law reference(s)—Impounding livestock, R.S. 3:3004; advertisement of impounding, R.S. 3:3005.

Sec. 10-29. Sale of unclaimed livestock.

If, after the notice provided for in sections 10-27 and 10-28, the owner does not appear at the time specified, the sheriff shall proceed to sell such impounded livestock in the following manner: The sheriff shall advertise in a newspaper of general circulation in the parish where the sale is to take place, the facts of such sale, the date and place of the sale. The place of the sale shall be at the courthouse or at some other public place in the vicinity of the courthouse and the sale shall be made not less than ten nor more than 20 days after publication of one notice of the sale. The sale shall be by auction to the last and highest bidder for cash. From the price of the sale the sheriff shall deduct the fee of the person impounding the livestock, the cost of feeding and caring for the livestock at the rates specified in section 10-27 and all expenses incurred in the sale. He shall pay the person taking up the livestock the fee due him and the person feeding and caring for the livestock the fees provided for such services and the remainder shall be paid into the state treasury.

State law reference(s)—Sale of unclaimed livestock, R.S. 3:3006.

Sec. 10-30. Additional prohibitions, Ward 2.

- (a) No person, either as owner, agent or employee, shall permit animals to roam at large in Ward 2 of the parish.

(b) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning: *Agents oremployees* means any person other than an owner of animals having the care and control of animals.

Animals means any animal of the species of horses, mules, donkeys, cattle, swine, sheep or goats.

Owner means any person owning animals.

Ward 2 of the parish means the area designated by the official records of the parish as embracing Ward 2.

Sec. 10-31. Pigs running at large prohibited.

(a) It shall be unlawful and no person owning hogs, shoats, sows, pigs and/or swine shall knowingly, willfully or negligently permit his swine to run at large upon the public properties or upon private property of another person.

(b) Any person convicted of violating the provisions of this section shall be subject to criminal penalties as provided by section 1-13.

State law reference(s)—Swine prohibited from running at large, R.S. 3:2891.

Sec. 10-32. Sheep and goats running at large prohibited.

(a) No person owning any goat or sheep shall knowingly, willfully or negligently permit his goat or sheep to run at large upon public property or upon the public property of another person.

(b) Any person convicted of violation of this section shall be subject to criminal penalties as provided for by section 1-13.

Sec. 10-33. Destruction of hogs depredating on property of others.

Any hog depredating on the property of any citizen may be killed without liability therefor.

Sec. 10-34. Destruction of sheep and goats depredating on property of others.

Any goat or sheep depredating on the property of any citizen may be killed without liability therefore.

Secs. 10-35—10-56. Reserved.

¹State law reference(s) – authority to regulate the running of livestock at large, R.S. 33:1236(5); local regulation of livestock on public highways, R.S. 3:3001 et seq.

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:

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 25th day of September, 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: September 11, 2023

PUBLISHED: September 21, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: September 25, 2023

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

APPROVED BY PRESIDENT: _____
Robby Miller Date

VETOED BY PRESIDENT: _____
Robby Miller Date

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

T. P. Ordinance No. 23-55

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 –
PLANNING AND DEVELOPMENT, ARTICLE IV – STANDARDS FOR
SUBDIVISION OF PROPERTY, SECTION 36-90 – MINOR SUBDIVISION
STANDARDS – FAMILY PARTITIONS

Chapter 36 PLANNING AND DEVELOPMENT

ARTICLE IV. STANDARDS FOR SUBDIVISION OF PROPERTY

Sec. 36-90. Minor subdivision standards.

- (a) *General standards for minor subdivisions pertaining to the division and partition of property.*
- (1) *Generally.* Minor subdivisions are considered the following:
- a. Residential minor partitions known as mini partitions, **family partitions**, and small partitions.
 - b. Minor commercial partitions.
 - c. These types of divisions can be administratively approved and must be submitted on 11-inch by 17-inch sheets for review. These subdivisions shall follow the following requirements unless otherwise specified in this subsection.
- (2) *Frontage.* Lots shall have a minimum road frontage of 125 feet on a publicly maintained road or existing private road as recorded with the parish's 911 office prior to the date of the adoption of the ordinance on January 23, 2023.
- (3) *Total square footage.*
- a. *Residential minor partitions.* Lots shall have a minimum total square footage of 21,780 square feet or one-half acre.
 - b. *Minor commercial partitions.* Lots shall have a minimum total square footage of 43,560 square feet or one acre.
- (4) *Residential minor partitions.* A minimum 60-foot width must be provided for any new right-of-way or private road for road access, drainage, utilities and sewage. This must be provided for any new lots not fronting on an existing publicly-maintained road, or existing private road. Lots may be allowed on existing publicly maintained roadways or on existing private recorded with the 911 office prior to the date of the adoption of the ordinance (January 23, 2023) from which this chapter is derived, provided each type meets the minimum infrastructure requirements. Future divisions proposed within 10 years of original approval must follow all major subdivision regulations including planning commission approval.
- a. *Mini partitions fronting on a public road.* Shall have 125' road frontage on an existing publicly maintained right-of-way, minimum total square footage of 21,780 or one half acre.
 - i. A minimum of 3 acres will be allowed to be divided with a 60' access servitude with a maximum of 2 lots. Minimum front of 125' is required.
 - b. *Mini partitions fronting on a private road.* A private road can be existing with a minimum of 60 foot width in accordance with Chapter 42 and Appendix C. The road must be recognized by 911 and public works.

A 20 foot wide easement dedicated for sewer leading to a publicly maintained waterway shall be required to be identified on an existing private road. These proposed subdivisions as defined in this subsection shall meet the standards of section 36-89(d), subsection (a) of this section.

The survey must include a note saying, "After this property division, no further division is allowed within 10 years or until the private road is upgraded to parish construction standards." Roads in this type of partition may be paved or gravel surfaced. Prospective owners must be advised of public service restrictions as stated in section 36-89(d).

Previous Planning Department approved divisions of property must have lapsed 10 years from approval date to allow any future divisions.

 - i. A tract of land consisting of four (4) to ten (10) acres and fronting on a private road may be subdivided into parcels of 80,000 square feet with 200 feet minimum of frontage on the private road. (lots are approximately 1.8 acres)
 - ii. A tract of land consisting of ten (10) to twenty (20) acres and fronting on a private road may be subdivided into no more than five parcels of at least four (4) acres with each parcel having a minimum of 200 feet of frontage on the private road
 - iii. A tract of land consisting of twenty (20) to thirty-five (35) acres and fronting on a private road may be subdivided into no more than seven (7) parcels of at least (5) acres with each parcel having a minimum of 250 feet of frontage on the private road.
 - iv. A tract of land consisting of thirty-five (35) to sixty (60) acres and fronting on a private road may be subdivided into no more than ten (10) parcels of at least six (6) acres with each parcel having a minimum of 300 feet of frontage on the private road.

- v. A tract of land consisting of sixty (60) acres or more fronting on a private road may be subdivided into no more than ten (10) parcels of at least ten (10) acres with each parcel having a minimum of 400 feet of frontage on the private road.
 - vi. The survey must include a note saying, "After this property division, no further division is allowed until the private road is upgraded to parish construction standards."
 - vii. Road in this type of partition may be paved or gravel surfaced. Prospective owners must be advised of public service restrictions as stated in section 36-89(d).
- c. *Small Partitions.* Creating new 60 foot rights-of-way or private roads for property division are not allowed. Any new lots created by these partitions must have frontage on existing roads. If not on an existing right-of-way (public or private) then the partition must follow the major subdivision regulations.
- d. *Family Partitions.* These divisions are intended to be divisions between family members as stated in this section.
1. Family members include ascendants and descendants of the first degree and siblings, including step and half blood relation.
 2. Legal ownership must be provided with the application.
 3. Affidavit that is provided by the Parish must be notarized and provided at the time of application.
 4. 35' access servitude will be allowed, and lots must at least be 125' frontage on servitude of an existing public right of way.
 5. No extension of an existing servitude to create said division is allowed.
 6. The maximum number of lots will be determined by the family partition definition. Any future divisions beyond the maximum number per the family partition definition shall not be granted until 10 years has passed from the original approval date. Any additional divisions can be requested that have higher standards (i.e.: small partition, major subdivision, or planning commission approval).
 7. The following statements shall be added to the property deed and survey plats:
 - a) "After the maximum property divisions have been given, no further divisions are allowed within 10 years or until the servitude is brought up to parish road right of way standards."
 - b) "Any creation of an access servitude, private right of way will be noted as private and will not be maintained or accepted into the parish maintenance system."
 8. There shall be no fee collected for this type of division.
 9. Divisions must meet the minimum lot size and frontage requirements set forth in Section 36-90 (a) (1) (2) and (3).
- (5) *Residential minor partition setbacks.* Side and rear setbacks shall be ten feet from the property line. The front setback shall be a minimum of 25 feet from public right-of-way lines. In cases when the right-of-way lines cannot be determined, the setback line will begin 18 inches behind the back slope of the drainage ditches.
- (6) *Minor commercial partition setbacks.* Minor commercial setbacks shall follow all prescribed setbacks and buffer area requirements as set forth in this chapter.
- (7) *Residential minor partitions.* Any partition seeking administrative approval and not meeting the standards of this subsection shall be required to seek planning commission approval.
- a. Planning commission approval for minor partitions must meet current lot size and frontage requirements as identified in section 36-91(d)(3) and (4); and b.
 - b. The applicant may be required to provide any other information requested by the planning commission.
- (8) *Exceptions.*
- a. Divisions for utility placement do not have specific size requirements.
 - b. Residential minor partition lots that obtain access at the dead end of a road shall have no minimum frontage required.
- (9) *Planning commission approval; when required.* Amendments to any required statements on minor partitions require planning commission approval.
- (10) All minor subdivisions point of egress and ingress shall be upon a public right of way with a minimum average paved surface width of sixteen feet. If the average width of the paved surface is less than sixteen feet, the developer shall be responsible for obtaining the necessary right of way expansions and shall bear the costs of any expansion of the right of way and widening of the paved surface. In the event an expansion is necessary, the widening shall be performed the full length of the frontage road to the next major intersection of a publicly maintained right of way.
- (11) *Structures.* All surveys must show any structures that are as close as 10 feet of said setbacks set herein.

- (b) *Mini partitions.*
- (1) A mini partition creates a minimum of two but no more than four new lots of record.
 - (2) A 60-foot right-of-way or private road dedicated for road access, utilities and sewage leading to a parish-maintained road is allowed to be created if the original parcel to be divided is a minimum of three acres or more.
 - (3) The following statements shall be added to the property deed and plats of mini partitions, as applicable and recorded:
 - a. Any newly created right-of-way or private road dedicated for a mini partition that does not meet parish specifications for road construction will not be accepted into the parish maintenance system.
 - b. Future divisions proposed within 10 years of original approval must follow any additional regulations based on total number of lots including original partition. For example: additional divisions (including original partition) of lots over 4 but no more than 8 must be considered a small partition and those regulations would apply. Additional lots (including original partition) over 8 would be a major subdivision.
- (c) *Small partitions.*
- (1) A small partition creates a minimum of five lots, but no more than eight new lots of record.
 - (2) Lots may be allowed on existing publicly maintained roadways or on existing private roadways recorded with the 911 office prior to the date of the adoption of the ordinance (January 23, 2023) from which this chapter is derived, provided each type meets the minimum infrastructure requirements and provides all the following:
 - a. A wetlands jurisdictional determination, in writing from the corps of engineers, is obtained;
 - b. A comprehensive drainage plan is presented, detailing where sewer effluent will be received by a public, maintained waterway and any major utilities;
 - c. Such small partitions may be approved by the parish engineer and a representative of the office of community development, without having to be presented to the planning commission;
 - d. All such small partitions must be filed with the parish clerk of court before any permits will be issued. The appropriate checklist shall be completed and submitted with four copies of the plat, drawn on a sheet measuring 24 inches by 36 inches; and
 - e. The same regulations apply to a private small partition except the lots may front on an existing private road with each lot consisting of four acres or more. Lots fronting on a cul-de-sac must have no less than 60 feet of frontage. Roads in a private small partition may be paved or gravel surfaced. Prospective owners must be advised of public service restrictions as stated in the gated and private communities regulations.
- (d) *Minor commercial partitions.* General minor commercial partitions result in the creation of two lots, but not exceeding four (4) lots fronting on an existing road for access with the intended purpose of commercial developments being constructed on these lots.
- (1) Lots sizes meet the minimum 125 feet of road frontage.
 - (2) Each lot must be a minimum of one acre each.
 - (3) These subdivisions are considered minor subdivisions and may be approved administratively upon signature by the Planning Department.
 - (4) All such partitions must be filed with the parish clerk of court before any commercial development permits will be issued.
 - (5) A wetlands jurisdictional determination, in writing from the Corps of Engineers, is obtained.
 - (6) Sewerage discharge verification is not required for the approval of these subdivisions. Details concerning where sewer effluent will be received by a public, maintained waterway will be required at the time of the commercial development plan.
 - (7) The survey plat shall state that the lots are for the intended purpose of commercial development. No single-family residential houses or multifamily residential developments shall be allowed on parcels.

BE IT 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:

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 25th day of September, 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: September 11, 2023

PUBLISHED: September 21, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: September 25, 2023

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

APPROVED BY PRESIDENT: _____
Robby Miller Date

VETOED BY PRESIDENT: _____
Robby Miller Date

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

T. P. Ordinance No. 23-56

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 – PLANNING AND DEVELOPMENT, ARTICLE VI – ADDITIONAL AGENCIES’ REQUIREMENTS, SECTION 36-143 – GENERAL INFRASTRUCTURE REVIEWS AND APPROVALS, (1) – FIRE MARSHAL/FIRE DISTRICT REVIEW, (C) – DRY HYDRANTS

**Chapter 39 PLANNING AND DEVELOPMENT
ARTICLE VI. ADDITIONAL AGENCIES’ REQUIREMENTS**

Sec. 36-143. General infrastructure reviews and approvals.

(1) *Fire marshal/fire district review*

- c. *Dry Hydrants.* The purpose of this ordinance is to provide specifications on dry hydrants supplied by static water sources that have adequate water capacity such as ponds, lakes, and reservoirs. To allow for supplemental water for fire departments not to be included in needed fire flow. But an extra source of water in an emergency.

Tangipahoa Parish will calculate or allow a Louisiana licensed engineer to calculate the flow rate using NFPA 1142 (Current Edition). However, the minimum water capacity for a static water source (other than a fire protection water tank) shall be 60,000 gallons to accommodate for some evaporation.

Dry Hydrant Design Criteria per NFPA 1142:

1. As a minimum, 6” Schedule 40 pipe and component fittings shall be used.
2. All dry hydrant systems shall be designed and constructed to provide a minimum flow of 1000 gpm at draft
3. All exposed surfaces and underground metal surfaces shall be protected to prevent deterioration.
4. Dry hydrant connection shall have 5” national standard threads with suction gaskets and a cap.
5. Dry hydrant systems, including piping, shall be supported and/or stabilized using approved engineering design practices. Stabilization or equivalent protection shall be employed at elbows and other system stress points.
6. All systems must be designed by a Louisiana-licensed engineer. All plans submitted for approval must bear the seal and signature of the engineer.
7. Construction plans for a dry hydrant system must be filed as part of the development application.
8. All connections shall be clean, and the appropriate sealing materials shall be used according to the manufacturer’s specifications to ensure that all joints are airtight.
9. System strainers shall be constructed to permit the required fire flow.
10. A working space of not less than 36 inches in width, 36 inches in depth and 78 inches in height shall be provided and maintained around the circumference of the free-standing dry hydrant, except as otherwise required or approved by the fire code official.
11. Dry hydrants shall be located such that they are accessible under all weather conditions.
12. Dry hydrants shall be located a minimum of 100 feet (30 m) from any structure.
13. Dry hydrants shall be located within two (2) feet and a maximum of seven (7) feet from the gutter face of the curb or painted edge of an emergency (fire) apparatus access road which meets the requirements of the adopted fire code.
14. Fire Lane signage meeting the requirements of the adopted fire code shall be installed on the fire lanes serving the dry hydrant. No parking or other obstacles shall be allowed within the fire lane per Louisiana statute and the adopted fire code.
15. Dry hydrants shall be protected from damage by vehicles
16. Dry hydrant locations shall be made visible using signage above the connection with the words “Dry Hydrant for Fire Department Use only.”
17. The dry hydrant shall be always kept free from vegetation and are for fire department use only.
18. There shall not be less than four (4) feet of water above the strainer and not less than two (2) foot of water below the strainer.
19. The hydrants shall be flow tested by the local fire department at least annually with an approved pump to ensure that the minimum design flow is maintained.
20. Dry hydrants shall be inspected by the local fire department annually and maintained as necessary to keep them in good working order.
21. Hydrant risers shall be protected from ultraviolet (UV) degradation by painting or other measures.
22. The local fire department shall maintain, in a safe location, maps and records of each dry hydrant installation and the subsequent test, inspections, maintenance, and repairs to the hydrant.

- 23. All maintenance and repairs shall be done by the property owner and/or homeowners' association.
- 24. The parking pad for the fire truck must meet all access road requirements as laid out by NFPA or the Parish Engineer and Fire Administrator for fire trucks. Minimum of 20ft width, 40ft length, and 13.5ft unobstructed vertical clearance and an appropriate radius for turns in the road and dead ends.

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:

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 25th day of September, 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: September 11, 2023

PUBLISHED: September 21, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: September 25, 2023

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

APPROVED BY PRESIDENT: _____
 Robby Miller Date

VETOED BY PRESIDENT: _____
 Robby Miller Date

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

T. P. RESOLUTION NO. R23-28

A RESOLUTION OF THE TANGIPAHOA PARISH COUNCIL-PRESIDENT GOVERNMENT TO APPROVE TO MOVE FORWARD WITH CONDEMNATION PROCEEDINGS OF A STRUCTURE LOCATED AT 41537 N. CHARBONNET ROAD, PONCHATOULA, LA 70454, ASSESSMENT #5541204 IN DISTRICT 8

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 41537 Charbonnet Road, Ponchatoula, LA 70454, Assessment #5541204 in District 8.

On motion by _ and seconded by _, the foregoing resolution was hereby declared adopted on this the 11th day of September 2023, by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

David P Vial, Chairman
Tangipahoa Parish Council

Jill DeSouge, Council Clerk
Tangipahoa Parish Council

Robby Miller, President
Tangipahoa Parish