

**PLANNING & ZONING COMMISSION
SPECIAL MEETING**

Sept. 16, 2013
6:30PM

Meeting was called to order and a quorum established. Prayer Joseph Cyprian led Prayer and Pledge.

Present: Chairman Joseph Cyprian
Commissioner Art Arnold
Commissioner Bettye Boggs
Commissioner Janice Burris
Commissioner John Ehrlich

Also Present: P & Z Secretary, Diane Sanders

New Business

Item No. I Request to build a one (1) block street w/cul-de-sac off Greenwood Rd.

Chairman opened floor for first item to be presented. Mr. Jack Mendheim representative for Barney Core of Smith & Core Realtor began presenting his case stating that Mr. Core is the owner of five (5) Lots facing St. Claude Street between Willow and St. John Streets. Mr. Core is now in a position to obtain access to this property in order to build either single family residential houses or a duplex. In order to make these Lots commercially reasonable he needs access. In order to have access he requests that St. Claude be opened between Greenwood Rd. and its intersection with St. John Street. St. John presently is unopened and St. Claude is wooded. A portion of St. Claude in front of Mr. Core's Lots is a dead street with no access or clear path to any other open street. Mr. Mendheim concluded stating that Mr. Core respectfully requests that this street (St. Claude) be opened at all expense to him, that it would be gravel with a cul-de-sac in order to have a turn around exit.

After chairman opened floor for Commissioners to comment, Mrs. Boggs stated that she did want to clarify that it is presently a dedicated street. Mr. Mendheim stated that it is. Mrs. Boggs also clarified with him that it is zoned A-3 Single Family Lot. Mr. Arnold then spoke stating that according to the improvement standards of the Ordinance all streets within the Village now have to be paved and that the Village of Folsom will not be responsible of any street that is not up to standards. Mr. Arnold continued stating that the Village is trying to get away from gravel streets within the Village all together, and there is specific ways of putting a street down, so there has to be a plan laid out by a civil engineer showing how it will be put down, Mr. Mendheim began again stating that due to the fact this street does not access any other area, the adjacent land owner to east of property does not have any intention of being involved with any street, it is only to serve one purpose and that is to serve only those people to whom would live in the buildings that Mr. Core would build. Mr. Mendheim argued that it was their understanding that with some exceptions, the Village to some extent has allowed construction of gravel streets, stating that they were told that whatever specs the Village require that the Village rely on the same specs that the Parish does in order for the Parish to resume maintenance of street in accordance with whatever agreement the Village have with the Parish. To be honest it would be absolutely commercially unfeasible for Mr. Core to go in and asphalt that 300 strip of ground to build this street Mr. Mendheim stated. After a lengthy discussion concerning street name changes and a 2007 Ordinance that was presented by Mrs. Boggs stating that all streets within the city limits of Folsom has to be paved, Mrs. Boggs stated that they may not be able to make a motion to approve this request contingent upon Mr. Talley's advice on the type of street that can be constructed there. Mr. Mendheim then presented to them from the Ordinance a statement that there is a variance in the Ordinance stating that under certain circumstances the Board has the ability to grant request. Mrs. Boggs read out loud from the Ordinance in which it stated that "because of the topographical and other conditions peculiar to the sight a departure may be made without destroying the content of the provision then the Planning Commission can recommend the variance". After further discussion among Board members, and taking the variance in consideration, Board decided to vote.

Chairman Cyprian then made motion for Board to vote on request by Mr. Barney Core. Ms. Burris made motion to accept and it was seconded by Mrs. Boggs. (2 Yeas and 2 Nays, motion did not carry). Chairman Cyprian then proceeded and voted "Yes" breaking the Tie. Motion carried.

Item No. II Request for Village to open up Sabine Street – Chairman Cyprian opened floor for second item to be presented. Mrs. Deanna Mingo began explaining their (husband Brian Mingo also present) request to have the northside of Sabine St. opened to access square 24 & Lot #7 off Greenwood Road stating that they are not requesting to have the street completed all the way through, but just the part to access their property to build a home. Chairman Cyprian spoke stating that the property is located between C. J. Brown's property and a shed previously used for auto mechanical work. Mr. Arnold asked who would be paying for it, and Chairman Cyprian stated that evidently the Town,

considering it is already a dedicated street. Mrs. Boggs then explained that it has not been decided who will pay for it considering it has come up in the General Meeting the last two months, but it was explained to her several years ago, that there was a contract between the Parish and the Municipalities, the Parish would come in and open up streets for Municipalities. She continued stating that because of budgetary cuts the Parish is no longer opening streets in Municipalities, and if you were right outside the city limits the Parish would pick up the cost of that street, but for inside city limits there is a new agreement with all Municipalities in St. Tammany, so as for as who will take over the cost of construction of the street it will have to go back to the Board of Aldermen. Mrs. Boggs stated that she know that Mr. Talley the Town Attorney has researched it and made a recommendation to the Board of Aldermen, and continued stating that all P & Z Board can do and have authority to do is grant the opening of the street. After looking at the plans again the Board established that the opening would be 300 Ft., from Greenwood Rd. to Waco Street.

After no further discussion, Chairman Cyprian opened floor to make motion on request. Mr. Arnold made motion to accept request, but not libeling the Town to fund the construction. It was seconded by Mrs. Boggs. (4Yeas 0 Nays) motion carried.

Chairman motioned to Adjourn meeting, motion moved to Adjourn by Ms. Burris and seconded by Mrs. Boggs.

Respectfully submitted,

Joseph Cyprian, Chairman