

Council (Persons to address the Council); Pt R (Sept. 8) (Des Allemands Park site)

2004-0392

PETITION TO ADDRESS THE COUNCIL

St Charles Parish Council Chairman Today's Date: 9/27/04

P. O. Box 302
Hahnville, LA 70057
(985) 783-5000

Dear Chairman:

Please place my name to address the Council on:

DATE: OCTOBER 4, 2004

SPECIFIC TOPIC: REQUEST FOR WRITTEN ANSWERS TO PETITION QUESTIONS SUBMITTED ON one subject only 8/27/04 AND PROS/CONS RELATING TO THE BALLPARK

(*see specific guidelines on reverse and refer to

Parish Charter-
Article VII., Sec. 1.)

DOCUMENTS, IF ANY: YES/NO

NAME: PAUL HOGAN

ADDRESS: P.O. BOX 250
DES ALLEMANDS, LA 70030

PHONE: 504-615-4862

SIGNATURE:

Dear Constituent:

Thank you for your active participation. Your views and comments will be considered by the Council in making our decisions. The Council has a considerable amount of business to conduct in a limited amount of time, therefore, please note the following items that are expected of you:

The Home Rule Charter provides for citizens to address the Council. It makes no provision for initiating debate, discussion, or question and answer sessions with Councilmembers or Administration Officials. Your right is also guaranteed to examine public documents as you prepare your presentation. Should you have any questions for Councilmembers and/or Department Heads as you prepare, please forward such inquiries to the Council Office to insure a timely response. Should you wish to speak to any Official or Department personally, a complete list of contact information will be furnished at your request.

Please be brief and limit your comments to the specific subject matter on which you have requested to address the Council.

Please forward supporting documents to the Council Secretary for distribution to the Parish Council before your scheduled appearance in order for the Council to prepare themselves, if necessary.

Upon completion of your allotted time to address the Council, please respect the time given to Councilmembers to respond to your comments by not interrupting or interjecting remarks.

Slanderous remarks and comments will not be tolerated. If slanderous remarks or comments are made, your opportunity to address the Council will end, regardless of the remaining time left to address the Council.

Repetitious comments and subject matter will be strictly limited.

A confirmation letter will follow when your name is placed on the agenda.

Sincerely,

LANCE MARINO
COUNCIL CHAIRMAN

RIGHT TO DIRECT PARTICIPATION
COUNCIL GUIDELINES

No person shall be denied the right to observe and, within Council guidelines, to

<http://www.st-charles.la.us/council/Righttoletter.html>

9/7/04

EEN ROAD SITE (JBG)

CONS

NOT AS DEEP
+/- FT ON LT SIDE / +263' ON RT SIDE
2.0 ACRES
1/2 AN ACRE SMALLER

CLOUDED

COMPLETELY WOODED

NEEDS TO BE CLEARED, FILLED AND ESTABLISHED WITH VEGETATION

M-1 (LIGHT INDUSTRIAL) ACROSS THE STREET

HAS NO SEWER UTILITIES

CHLORINATED TANK ACROSS J.B. GREEN RD.

1.5 FEET LOWER THAN OST BALLPARK SITE

DETESTED BY THE COMMUNITY

FLOODS WITH MODERATE RAINFALL

UNEVELOPED, NEVER BEEN IN COMMERCE

NOT AS CENTRALLY LOCATED

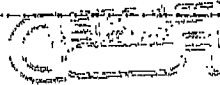
490 CUBIC YARDS NEEDED TO MAKE SITE USEABLE AT THE SAME GRADE AS THE OST

CONSIDERED A DRUG AREA

PLAYGROUND, WALKING AND BIKES PER PREVIOUS DISTRICT COUNCILMAN

HAS ADJACENT WOODS, HAS SPARSE RESIDENTIAL USES AND A PARISH WATER TOWER SITE LOCATED ACROSS J.B. GREEN

NEEDS GRASS CUTTING WHEN GRASS GETS TOO TALL



PROPOSED DES ALLEMANDS BALLPARK COMPARISON

	OLD SPANISH TRAIL SITE (OST)		J.B. GREEN ROAD SITE (JBG)	
	PROS	CONS	PROS	CONS
DEVELOPMENT	WIDE AND DEEP 4-287' WIDE X 4-400' DEEP 2.58 ACRES 1/2 AN ACRE LARGER	-	WIDER 4-314 FT	NOT AS DEEP 4-187' ON LT. SIDE / 4-283' ON RT. SIDE 2.0 ACRES 1/2 AN ACRE SMALLER
PRICE	\$31,400 (\$20,000 PER ACRE)	-	\$40,000 (\$20,000 PER ACRE)	-
TITLE	CLEAR	-	CLEAR	COMPLETELY WOODED
GENERAL SITE CONDITION	CLEARED WITH FEW SHADE TREES	-	-	NEEDS TO BE CLEARED, FILLED, AND ESTABLISHED WITH VEGETATION
IMPROVEMENTS NEEDED FOR USE	NO IMPROVEMENTS REQUIRED	-	-	-
NEIGHBORING ZONINGS	R-1(M) ON EACH SIDE	C-2 AT REAR (IF GRANTED)	R-1(M) ON EACH SIDE AND REAR	M-1 (LIGHT INDUSTRIAL ACROSS THE STREET)
UTILITIES	HAS ACCESS TO ALL UTILITIES	-	-	HAS NO SEWER UTILITIES
POTENTIAL LOCAL HAZARDS	-	-	-	CHLORINATED TANK ACROSS J.B. GREEN RD.
GROUND ELEVATION	1.5 FEET HIGHER THAN JBG	-	-	1.5 FEET LOWER THAN OST BALLPARK SITE
COMMUNITY	DESIRED BY COMMUNITY PER PETITION	-	-	DETESTED BY THE COMMUNITY
FLOODING	DOES NOT FLOOD	-	-	FLOODS WITH MODERATE RAINFALL
SITE HISTORY	PREVIOUSLY USED BY THE COMMUNITY AS A BALLPARK FOR OVER 50 YRS	-	-	UNDEVELOPED, NEVER BEEN IN COMMERCE
LOCALITY	CENTRALLY LOCATED	-	-	NOT AS CENTRALLY LOCATED
FILL NEEDED IF BOTH SITES WERE TO BE COMPETITELY FILLED TO COST HEIGHT	NO FILL REQUIRED FOR IMMEDIATE USE	1082 CUBIC YARDS TO FILL LOW AREA	-	4800 CUBIC YARDS NEEDED TO MAKE SITE USEABLE AT THE SAME GRADE AS THE OST
AREA REPUTATION	-	-	-	CONSIDERED A DRUG AREA
PROPOSED SITE USAGE	BALLPARK/WALKING, PICNICS, ETC.	-	-	PLAYGROUND, WALKING AND PICNICS PER PREVIOUS DISTRICT COUNCILMAN
SURROUNDING USES	HAS ADJACENT RESIDENTIAL USES THAT WILL DETER LEGAL ACTIVITIES AND WOULD MONITOR THE SITE	-	-	HAS ADJACENT WOODS, HAS SPARSE RESIDENTIAL USES AND A PARISH WATER TOWER SITE LOCATED ACROSS J.B. GREEN
CURRENT MAINTENANCE NEEDS	-	NEEDS GRASS CUTTING WHEN GRASS GETS TOO TALL	REQUIRES NO MAINTENANCE IN ITS CURRENT WOODED CONDITION	-
FUTURE MAINTENANCE NEEDS	-	NEEDS GRASS CUTTING WHEN GRASS GETS TOO TALL	-	NEEDS GRASS CUTTING WHEN GRASS GETS TOO TALL

