

The minutes below are taken from the meeting to represent items addressed and actions taken by this board. All meetings are recorded with video and audio for our records. In the event these minutes are ever in question or controversy, the audio/video archive shall be used to determine the actual item or action taken by individuals present at this meeting.

**MINUTES  
PLANNING COMMISSION  
JUNE 10, 2026**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, June 10, 2026, at 6:00 p.m. at the Ascension Parish Courthouse, 607 E. Worthey Road, Council Chambers – 1<sup>st</sup> Floor, Gonzales, Louisiana in a regular session convened.

**I. Called to Order**

The meeting was called to order by Chairman Nicholas Miller.

**II. Oath of Office**

**A. Newly Appointed Commissioner**

Parish Attorney Spencer Long swore in Mr. Cross Marchand, newly appointed Planning and Zoning Commissioner.

**III. Roll Call of Members**

*The following members were present:*

Michele Unitas, Mark Villa, Erik Jones, Nicholas Miller, Max Nassar, Cross Marchand, Wade Schexnaydre,

*The following members were absent:*

None

**IV. Pledge of Allegiance**

**V. Introduction of Staff**

Stacie Webb – Recording Secretary, Planning Commission

Jarius Carey – Information Technology (IT)

Spencer Long – Parish Attorney

Eric Poche – Director, Planning and Development

Lance Brock – Zoning Official, Planning and Development

**VI. Chairman's Comments**

Chair had no comments.

Mr. Max Nassar gave a summary of what the By-Laws Committee has come up with so far. He stated the committee, of three Commissioners, was chosen to look at and potentially make changes to some of the by-laws. He reported some of the things that they discussed. He expressed, first and foremost, there was nothing wrong with the existing By-Laws. There were no fatal flaws in them, and they all knew that. But there were some things that they thought needed some clarification. The changes discussed so far were:

- Reviewed the State Legislation and the Parish Ordinance, by which the Planning and Zoning Commissions were created. Started out with a strategy that

will create two sets of by-laws. One set for Planning Commission and one set for Zoning Commission, which would also govern any Joint Planning and Zoning Commission meetings. The reasoning is that they are enacted under different Louisiana Revised Statutes and the two commissions have separate duties, responsibilities and powers.

- Created a template for the By-Laws. Laid out some sections of what they think might look like so that they address all the things, as a group, need to consider.
- Discussed some clarification of the election process and the schedule for the elections.
- Talked about making some modifications to the agenda and making it easier to reference the compendium from the cover agenda so that they can find the materials more easily. He said right now everything just comes in and it's pretty much in a bundle and they must sort it through to find it and understand it. They want to make it easier for them and the public to understand and research as necessary.

Mr. Nassar stated these will be recommendations to the Commission and will be open to public discussion and decision for adoption or change.

## **VII. Public Comment on any Agenda Item**

No comments.

## **VIII. Staff Report**

### **A. Subdivision Status – June 2026**

Mr. Eric Poche presented and explained the attached report on subdivisions.  
(*SEE ATTACHMENT A*)

## **IX. Minutes**

### **A. Approval or Denial of the Minutes of May 13, 2026, Planning Commission Meeting**

**Commission Action:** Moved by Mr. Mark Villa, seconded by Mr. Erik Jones and unanimously adopted, to approve the May 13, 2026, Planning Commission minutes as presented.

## **X. Consent Agenda**

### **A. Affidavit of Mortgage Declaration**

Thomas F. Willis – 1.17-acre lot (43030 Weber City Rd, Gonzales, LA)

### **B. Affidavit of Mortgage Declaration**

David J. Orgeron – Lot D (16447 Emory Ficklin Rd, Prairieville, LA)

**Commission Action:** Moved by Mr. Wade Schexnaydre, seconded by Ms. Michele Unitas and unanimously adopted, to approve the consent agenda as presented.

**XI. Public Hearing to Approve or Deny the following Family Partitions:**

**A. Gerard D. Cryer Property – Lot B-3-A-1, B-3-A-2 & B-3-A-3**

The subject property is located on the south side of Clouatre Road approximately ¼ mile east of Hodgeson Road at the southeast end of Cryer Road in Council District 2 and is zoned Rural (R). The application is on behalf of Brian Bateman by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot B-3-A (2.458 acres) into Lot B-3-A-1 (0.814 acres), Lot B-3-A-2 (0.819 acres) and Lot B-3-A-3 (0.825 acres). **Lot B-3-A-1** is being retained by the applicant, **Lot B-3-A-2** is being donated to a son and **Lot B-3-A-3** is being donated to a parent.

**STAFF REVIEW COMMENTS**

Comments sent to Earles and Associates, LLC on 5/13 & 18/2026.

1. Label mobile home, 'Existing Non-Conforming'.
2. Label cover, 'Existing Non-Conforming'.
3. Any existing ditch must provide appropriate drainage servitude according to Section 17-5014.E of Appendix V-Drainage Regulations. Provide average top bank width of ditch.
4. Cryer Rd. needs to be labeled on the vicinity map.
5. Maintained' is misspelled.
6. Lot in title block should be 'B-3-A'.
7. Since property has been transferred back in Brian Bateman's name, put his name in the title block.
8. Names that the property is being transferred to are no longer on the plat. Revise and resubmit please.
9. Submit final plat in CAD prior to final plat being signed.

**STAFF ANALYSIS**

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating two (2) new lots.

Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mr. James Falgoust with Earles and Associates, LLC, presented this family partition.

*Public hearing was opened.*

The following spoke:

1. Grace Cryer – (Unbiased)

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Mark Villa, seconded by Mr. Wade Schexnaydre and unanimously adopted, to approve this family partition as presented.

**B. J. N. James Property – Tract 7-A-1, 7-A-2 & 7-A-3**

The subject property is located on the south side of Patty Jo Lane, approximately 1,250' east of LA Hwy 929 in Council District 11 and is zoned Medium Intensity Residential (RM). The application is on behalf of Stephen J. Wickboldt, Sr. by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Tract 7-A (4.70 acres) into 7-A-1 (3.70 acres), Tract 7-A-2 (0.50 acres) and Tract 7-A-3 (0.5 acres). **Tract 7-A-1** is being retained by the applicant, **Tract 7-A-2** is being donated to a daughter and **Tract 7-A-3** is being donated to a son.

**STAFF REVIEW COMMENTS**

Comments sent to Earles and Associates, LLC on 5/13/2026.

1. A 12' Utility Servitude must be dedicated parallel to all road frontages.
2. Revise zoning district, 'Medium Intensity Residential'
3. This note, '**Within the private access servitude, ....**' can be deleted. This family partition does not require said note.
4. Submit final plat in CAD prior to final plat being signed.

**STAFF ANALYSIS**

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating two (2) new lots. Lot 7-A-1 has public road frontage.

Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mr. James Falgoust with Earles and Associates, LLC, presented this family partition.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Erik Jones, seconded by Mr. Max Nassar and unanimously adopted, to approve this family partition as presented.

**C. Louis Tureau Subdivision – Lot D-1, D-2 & D-3**

The subject property is located on the west side of Emory Ficklin Road, approximately 600' north of Spellman Wall Road in Council District 6 and is zoned Conservation (C). The application is on behalf of David and Tammy Orgeron by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot D (4.695 acres) into Lot D-1 (2.023 acres), Lot D-2 (1.336 acres) and Lot D-3 (1.336 acres). **Lot D-1** is being retained by the applicant, **Lot D-2** is being donated to a daughter and **Lot D-3** is being donated to a daughter.

#### **STAFF REVIEW COMMENTS**

Comments sent to Earles and Associates, LLC on 5/14 & 18/2026.

1. Reference map no. 2 has an incorrect instrument no. Verify and correct as necessary.
2. Property is also covered by FEMA Map 0055E.
3. Reference map no. 1 shows power line r/w as being 100' and should be labeled as such.
4. The names that the property is being transferred to are no longer on the plat. Revise and resubmit.
5. Site depicted on vicinity map is in the wrong location. Revise as necessary.
6. Submit final plat in CAD prior to final plat being signed

#### **STAFF ANALYSIS**

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating two (2) new lots. Lot D-1 has public road frontage.

Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mr. James Falgoust with Earles and Associates, LLC, presented this family partition.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Mark Villa, seconded by Mr. Wade Schexnaydre and unanimously adopted, to approve this family partition as presented.

## **XII. Adjourn**

A motion was made by Mr. Erik Jones, the meeting adjourned at 6:27 p.m.

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**Nicholas Miller, Chairman**

ATTACHMENT A

| <i>June, 2026</i><br>Subdivision Name                                      | Location                                                              | Number of<br>Lots | Prelim. Plat<br>Approved | CD<br>Submitted          | CDs Approved | Current Status                           | PP Conditions                                                                          | Engineer                       | Developer                    | Subject to<br>I.D.D. |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------|--------------------------|--------------------------|--------------|------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------|------------------------------|----------------------|
| Arrowhead Industrial Park*                                                 | LA Highway 30 approx.<br>3,000' W of LA Hwy 73                        | 12                |                          |                          |              | Preliminary Plat Submitted<br>5/13/2026  |                                                                                        | CSRS/Westwood                  | Harvest Companies of LA, LLC | No                   |
| Black Bayou Estates                                                        | Black Bayou Rd. between Lobell<br>Ln. & Hilbert Young Rd.             | 20                | 1/11/2017                | Revised CDs<br>8/20/2021 | 10/13/2021   | In Construction                          | No Conditions                                                                          | Quality Engineering& Surveying | BSC Industries, LLC          | Yes                  |
| Gateway Farms                                                              | S Side-LA 74, E of I-10 at end of<br>Fauchaux Rd.                     | 77                | 12/11/2024               |                          |              | Preliminary Plat Approved-<br>12/11/2024 | Fauchaux Rd. widened to 20'<br>Hwy. 74 2-way turn lane to DOTD<br>and Parish Standards | Quality Engineering& Surveying | KD Development Group         | Yes                  |
| Harvest Fields*                                                            | W Side of LA Hwy. 44 approx.<br>1/2 Mile North of Germany Rd.         | 115               |                          |                          |              | Preliminary Plat Submitted<br>5/12/2026  |                                                                                        | MR Engineering & Surveying     | Dantin-Bruce                 | Yes                  |
| Moss Side Villas                                                           | N Side-LA Hwy 74-Immediately<br>West of IH-10 Overpass                | 36                | 2/8/2023                 | 5/31/2023                | 2/2/2026     | In Construction                          | Off-site drainage work to be<br>completed prior to subdivision                         | MR Engineering & Surveying     | Inline Construction          | No-Private           |
| Pelican Point-14th F-Phases 1 &2<br>Sunset Bend (FKA Planation<br>Commons) | LA Hwy 44, 1/2 mile north of LA Hwy.<br>22 off end of Green Tree Ave. | 77                | 2/10/2021                | 1st-5/13/21              | 6/12/2025    | CDs Approved 6/12/2025                   | No Conditions                                                                          | Quality Engineering& Surveying | Doug Diez                    | Yes                  |
| Riverton-3rd-5th Filings                                                   | LA Hwy 22-1 mile west of LA Hwy<br>44                                 | 220               | 3/9/2016                 | 12/23/2020               |              | CDs Submitted 12/23/2020                 | As stated in Planning Commission<br>Meeting Minutes                                    | Quality Engineering& Surveying | SLC, LLC                     | Yes                  |
| Stone Valley Farm                                                          | LA Hwy. 429 (W. Cornerview Rd.)<br>at Thurston McCrory                | 117               |                          |                          |              | Preliminary Plat Submitted<br>2/11/2026  |                                                                                        | Quality Engineering& Surveying | Tower Capital                | Yes                  |

An asterisk (\*) denotes a status change from last month's report