

The below minutes and written decisions 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 and written decisions 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 AND WRITTEN DECISIONS
PLANNING COMMISSION
July 14, 2021

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, July 14, 2021 at 6:00 p.m. at the Ascension Parish Courthouse, 607 East Worthey Street, Council Chambers - 1st Floor, Gonzales, LA in a regular session convened.

I. Meeting was Called to Order

Meeting was called to order by Chairman Matthew Pryor.

II. Roll Call of Members

The following members were present:

Ken Firmin, Julio Dumas, Matthew Pryor, Todd Varnado, Aaron Chaisson

The following member was absent:

Shannon Hutchings

III. Pledge of Allegiance

***Chairman Pryor announced that the scheduled Zoning Commission and Joint Planning and Zoning Commission meetings that were to take place after this meeting are cancelled due to notification issues and will be rescheduled for next month.*

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Spencer Long – Legal Counsel

Jerome Fournier – Director, Planning and Development

Eric Poche – Sr. Planner, Planning and Development

Shaun Sherrow - Engineering Review Agent

Ricky Compton - Director of Planning and Facility Management

V. Chairman's Comments

Chairman Pryor expressed he has been very distraught about the vitriol that he has seen at the recent public hearings. He said there are several public hearings on tonight's agenda, everyone will have a right to speak within the parameters that are set forth. He expressed he will give fair notice that he will conduct the meeting in order and decorum. He said that means you may not like what someone else is saying, and you may not agree with their opinion but they will respect you when you are giving your opinion and you should respect them.

VI. Public Comment on any Agenda Item

The following spoke:

1 – Sonny Edwards – Not In Support (ULDC)

VII. Staff Report

Mr. Jerome Fournier announced that last month the Council passed a moratorium that will affect the development and application of subdivision of property in the parish. The moratorium is for nine (9) months. It begins July 15, 2021. It includes major and minor subdivisions, simple divisions and family partitions. The moratorium exempts property that is zoned light, medium and heavy industrial. Any completed application prior to July 15th will move forward.

a. Subdivision Status – July 2021

Mr. Eric Poche presented and explained the attached report on subdivisions.
(ATTACHEMENT A)

b. Notification of Expiration of Subdivision Preliminary Plat approval (6 months with no construction document (CD) submittal)

1) Buzzard Roost (Industrial Park) 1st Filing

Mr. Deric Murphy with Quality Engineering and Surveying, LLC spoke on behalf of the Buzzard Roost, 1st Filing project.

Mr. Murphy stated the conditions that were put on the approval of the preliminary plat were detrimental to the project itself and they do not wish to move forward with what was approved. He stated they are in acceptance with the plat being rescinded. He said they are looking to come back before the Planning Commission in the future with something different.

VIII. Engineering Staff Report

No report.

IX. Minutes

a. Approval or Denial of the Minutes and Written Decisions of the June 9, 2021 Planning Commission Meeting

Commission Action: Moved by Mr. Aaron Chaisson, seconded by Mr. Julio Dumas and unanimously adopted, to approve the minutes and written decisions of the June 9, 2021 Planning Commission meeting as presented.

X. Consent Agenda

a. Affidavit of Mortgage Declaration

Felicia Beaubouef Bourque – Lot A (13029 K.C. Rd, Gonzales, LA)

b. Affidavit of Mortgage Declaration

Furnace and Tube Service, Inc. – Lot 1 and an Unnamed Tract (13130 Hwy 44, Gonzales, LA)

c. **Affidavit of Mortgage Declaration**

John V. McGrew and Jena L. Duplessis – 2.376 acres at 18106 Muddy Creek Rd, Prairieville, LA

d. **Final Plat Approval**

Forestwood Subdivision

The subdivision is located on the east side of S. St. Landry Road approximately 900' south of the West Edenbourne Parkway intersection and across from The Lamar Dixon Expo Center in Council District 3 and is zoned Medium Intensity Residential (RM). The application is on behalf of America Homeland, LLC by Quality Engineering & Surveying, LLC.

The applicant is seeking approval of a major subdivision final plat on +/-33.17 acres with an overall property size of +/-61.15 acres, +/-28 acres of which are owned by the developer but not part of the development and consist mostly of wetlands. The subdivision contains 98 lots with a minimum lot size of 6,250 square feet. The proposed subdivision will contain 4.6 acres of park space, which is 2.6 acres more than the required park space of 2.0 acres. One acre of the required total is upland space and, as such, complies with the major subdivision regulations. There were approximately 7.6 acres mitigated wetlands resulting from this development. The project discharges to a lateral of Boyle Bayou to the northeast.

Project Timeline:

- October 5, 2017 – Zoning Commission rezones property from Conservation (C) to Medium Intensity Residential (RM).
- February 14, 2018 – Planning Commission approves preliminary plat
- January 21, 2019 - Construction plans approved.
- March 25, 2020 – Staff Level minor revision to the preliminary plat approved
- April 29, 2021 - Final Inspection Performed

STAFF/ERA FINAL PLAT REVIEW COMMENTS (see attached Final Plat Comments) (ATTACHMENT B)

ENGINEERING DEPT/ERA OUTSTANDING ITEMS: (see attached punch list/inspection letter from final inspection) (ATTACHMENT C)

STAFF ANALYSIS

This final plat complies with all code requirements. Should the Planning Commission approve this final plat, Staff will provide for Chairman signature and recording upon satisfactory completion of any outstanding punch list items, posting of the required maintenance bond(s) for infrastructure and any payment by the developer or credit offset being approved by the utilities department for their portion of the sewer development fee according to parish ordinances as well as the previously agreed upon traffic impact fees and final signoff by the following Parish Departments:

1. Inspections
2. Roads
3. Stormwater
4. Drainage
5. Utilities

Note: Signature by the Planning Commission Chairman and the recording of the plat shall be withheld until all items have been completed as noted. Only after all items

have been completed will the developer be able to sell lots and/or begin construction of homes. This is a public development and the applicant petitioned the Parish Council to create an Infrastructure Development District that was approved on May 6, 2021. The streets will be accepted into the Parish maintenance system upon final inspection at the end of the maintenance period.

e. Final Plat Approval

Jamestown Crossing – First Filing

The proposed subdivision is located on the east side of LA Hwy. 930 at the intersection of LA Hwy. 930 and Parker Road in Council District 11 and zoned Medium Intensity Residential (RM). The application is on behalf of Dantin-Bruce Development, LLC by Quality Engineering & Surveying, LLC.

The property in this application consists of +/-28.9 acres. The applicant is coming before the commission for a major public subdivision second filing final plat containing 86 lots with a minimum size of 7,250 square feet. There are 59 lots at 60' width and 27 lots at 70' width. The proposed subdivision will contain 1.72 acres of park space, with at least 50% being upland space complying with the major subdivision regulations and overall park/open space of 7.29 acres. Approximately 3%-5% of the property is within the A Flood Zone with a Base Flood Elevation of 21'. However, only 10 of the 86 proposed lots are within any portion of the flood zone. Sewer will discharge to Muddy Creek and must comply with the recent DEQ TMDL requirements for discharge into the Bayou Manchac watershed. The applicant has constructed a sewer treatment plant/lift station in the 2nd filing (on the west side of Hwy 930 with final plat recorded on April 9, 2020) that will accept sewer influent from this filing. The collection system along with customers in this, 1st filing, will be dedicated to Ascension Parish.

Project Timeline:

- May 9, 2018 - Planning Commission approves the preliminary plat.
- November 27, 2018 – Staff Level approved minor preliminary plat revision.
- June 24, 2019 - Construction plans approved.
- June 28, 2021 - Final Inspection Performed, 1st Filing

STAFF/ERA FINAL PLAT REVIEW COMMENTS (see attached Final Plat Comments)
(ATTACHMENT D)

ENGINEERING DEPT/ERA OUTSTANDING ITEMS: (see attached punch list/inspection letter from final inspection) **(ATTACHMENT E)**

STAFF ANALYSIS

This final plat complies with all code requirements. Should the Planning Commission approve this final plat, Staff will provide for Chairman signature and recording upon satisfactory completion of any outstanding punch list items, posting of the required maintenance bond(s) for infrastructure and any payment by the developer or credit offset being approved by the utilities department, for their portion of the sewer development fee according to parish ordinances and final signoff by the following Parish Departments:

6. Inspections
7. Utilities
8. Roads
9. Stormwater
10. Drainage

Note: Signature by the Planning Commission Chairman and the recording of the plat shall be withheld until all items have been completed as noted. Only after all items have been completed will the developer be able to sell lots and/or begin construction of homes. This is a public

development and the applicant petitioned the Parish Council to create an Infrastructure Development District that was approved on November 21, 2019. The streets will be accepted into the Parish maintenance system upon final inspection at the end of the maintenance period.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Ken Firmin and unanimously adopted, to approve the consent agenda as presented.

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

a. Riverside Estates Subdivision – Lots 6-A and 6-B

The subject property is located on the east side of Savoy Road approximately 1,850' north of LA Hwy. 429 (Weber City Road) in Council District 5 and is zoned Rural (R). The application is on behalf of Jeanene T. Robb by RW Krebs & Associates, LLC.

The Applicant is proposing a family partition of Lot 6 (2.913 acres) into Lot 6-A (1.913 acres), and Lot 6-B (1.000 acres). Lot 6-A is being retained by the applicant and Lot 6-B is being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to RW Krebs & Associates, LLC on 6/8/2021.

1. Verify owner's first name spelling. Parish records show Jeanne.
2. Side yard setback in Rural zoning category is 10' and not 5'.
3. Name and relation to applicant or 'applicant' must be stated on map.
4. Private access servitude cannot go beyond top of bank of existing ditch. Will cause drive conflict.
5. Note, a 12' Utility Servitude is not required along the western boundary of Lot 6-B.
6. A 12' Utility Servitude must be placed, parallel to all road frontage.
7. Verify that any recipient has not received property previously through the family partition process.
8. Add Private Use and Maintenance note from Final Plat Review Submittal Checklist.
9. Monuments, 'set' or 'found' must be labeled or noted in sheet legend.
10. Centerline or tops of bank of existing ditches must be noted with bearing and distances with required drainage servitude placed from top of bank.
11. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division currently meets the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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. Jesse Robb, applicant, presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Todd Varnado, seconded by Mr. Ken Firmin and unanimously adopted, to approve this family partition as presented.

b. George Babin, Jr. Property – Tracts A, B and C

The subject property is located on the north side of Gold Place Road approximately 1.2 miles east of Beco Road in Council District 6 and is zoned Rural (R). The application is on behalf of George Babin, Jr. by Alvin Fairburn & Associates, LLC.

The Applicant is proposing a family partition of an unnamed Tract (11.34 acres) into Tract A (1.00 acres), Tract B (1.00 acres) and Tract C (9.34 acres). Tract A is being donated to a granddaughter, Tract B is being donated to a grandson and Tract C is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to Alvin Fairburn & Associates, LLC on 5/25/2021.

1. Current zoning is Rural (R) with 10' side setbacks.
2. The 50' private servitude of passage has to touch Tract B at some point. Note: only a 30' servitude of passage is required.
3. Parish records list Gold Place Road as a 40' ROW.
4. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes and show/make statement of such on final plat. Plat will not be signed and recorded without this information.
5. Utility servitude must be increased to 12' across southern property line of Tract A.
6. Add 'applicant' under Mr. Babin's name on Tract C label.
7. 'Private Access Servitude' note references 'Lots', when 'Tracts' is referenced throughout rest of map. Revise as necessary.
8. Note base flood elevation under 'Flood Certification' note.
9. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division currently meets the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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.

No one was present to present this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Aaron Chaisson, seconded by Mr. Julio Dumas and unanimously adopted, to approve this family partition as presented.

c. Judith F. Watson Property – Lots 3-A-1-A, 3-A-1-B and 3-A-1-C

The subject property is located on the east side of Joe Sevario Road approximately 700' north of Germany Road in Council District 5 and is zoned Medium Intensity Residential (RM). The application is on behalf of Judith F. Watson by Quality Engineering and Surveying, LLC.

The Applicant is proposing a family partition of Lot 3-A-1 (4.155 acres) into Lot 3-A-1-A (1.154 acres), Lot 3-A-1-B (1.000 acres) and Lot 3-A-1-C (2.001 acres). Lot 3-A-1-A is being donated to a granddaughter, Lot 3-A-1-B is being donated to a granddaughter and Lot 3-A-1-C is retained by the Owner.

STAFF REVIEW COMMENTS

Comments sent to Quality Engineering and Surveying, LLC on 6/1/2021.

1. Add note, "This project is subject to sewer development and traffic impact fees in accordance with Ascension Parish ordinances."
2. Remove, "Proposed" from 12' Utility Servitude label.
3. Since there is room and placement within Lot 3-A-1 is not desirable, add 12' utility servitude from ROW to access all newly created lots.
4. Rename 'All Purpose Servitude' as 'Servitude of Passage'.
5. Revise Private Dedication note to state, 'Private Servitude of Passage'.
6. 'Parish Council Meeting' block is unnecessary.
7. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division currently meets the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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. Deric Murphy with Quality Engineering & Surveying, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Todd Varnado, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve this family partition as presented.

d. Lillie B. Morris Property – Lots 4-A, 4-B, 4-C and 4-D

The subject property is located on the west side of George Rouyea Road approximately 775' north of Cannon Road in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of Lillie B. Morris by B. M. Aguiard and Associates, LLC.

The Applicant is proposing a family partition of Lots 4 & 5 (2.016 acres) into Lot 4-A (0.548 acres), Lot 4-B (0.490 acres), Lot 4-C (0.489 acres) and Lot 4-D (0.489 acres). Lot 4-A is being donated to a daughter, Lot 4-B is being donated to a daughter, Lot 4-C is being donated to a daughter and Lot 4-D is being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to B. M. Aguillard and Associates, LLC on 6/21/2021.

1. The basis of bearing does not appear to apply to this map. Verify and correct as necessary.
2. All lots must be a minimum of ½ acre. Note donee on each lot and relation to applicant.
3. Note adjacent Tract 1 to the west of the subject property.
4. According to instrument no. 886520, there is an existing 15' drainage servitude along the ditch at the southern property boundary of existing Lot 5 that must be shown.
5. According to instrument no. 886521, there is an existing 15' drainage servitude along the ditch at the western property boundary of existing Lots 4 & 5 that must be shown.
6. The existing 10' utility servitude along George Rouyea must be increased to 12'.
7. Label the existing structures on new lot 4-B as, 'existing and non-conforming.'
8. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes and show/make statement of such on final plat. Plat will not be signed and recorded without this information.
9. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division currently meets the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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. Brian Aguillard with B.M. Aguillard & Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve this family partition as presented.

e. Charles Brown Property – Lots 7-B-1-A-1 and 7-B-1-A-2

The subject property is located on the north side of LA Hwy 933 approximately 200' west of Keystone Blvd. in Council District 5 and is zoned Rural (R). The application is on behalf of Cheri Vaughn by Earles and Associates, LLC.

The Applicant is proposing a family partition of Lot 7-B-1-A (2.001 acres) into Lot 7-B-1-A-1 (1.401 acres) and Lot 7-B-1-A-2 (0.600 acres). Lot 7-B-1-A-1 is being retained by the applicant and Lot 7-B-1-A-2 is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 6/25/2021.

1. NO COMMENTS.
2. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division currently meets the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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 Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

The following spoke:

- 1 – Stacey Brown Palmer – Not In Support
 - *Chairman Pryor asked Legal Counsel for his opinion of a legal document (Docket No. 17438 Stacey Brown Palmer vs. Succession of Charles Lee Brown, Sr) that Ms. Brown spoke of in her comment.*
 - *Legal Counsel stated the Parish does not do legal searches on anyone but if evidence is being presented that there is a questionable ownership, and there is a court document, he thinks legal would need to review that before going forward with approving this partition.*

The following was Not In Support but did not speak:

- 1 - Charles L. Brown Jr.

Public hearing was closed.

Commission Action: Moved by Mr. Aaron Chaisson, seconded by Mr. Julio Dumas, to defer this family partition based on the developer's request. Motion was approved by the following roll call vote:

YEAS: Ken Firmin, Julio Dumas, Matthew Pryor, Aaron Chaisson

NAYS: Todd Varnado

ABSENT: Shannon Hutchings

(4) YEAS; (1) NAY; (1) ABSENT and motion CARRIED.

f. Thad L. Denham Property – Lots Z-1-A and Z-1-F

The subject property is located on the south side of LA Hwy. 429 (Weber City Road) at Cessna Drive approximately 425' east of E. Lanoux Road in Council District 10 and is zoned Medium Intensity Residential (RM). The application is on behalf of Dustin and Blair Cloutre by Earles and Associates, LLC, Professional Land Surveyors.

This family partition was originally heard and approved at the September 9, 2020 Planning Commission meeting. The applicant is before you tonight because the time limit of one hundred eighty (180) days to execute and record the acts of donation have expired, and according to the subdivision regulations, a new application must be submitted.

The Applicant is proposing a family partition of Lot Z-1 (7.299 acres) into Lot Z-1-A (1.780 acres), Lot Z-1-B (1.365 acres), Lot Z-1-C (1.150 acres), Lot Z-1-D (1.000 acres), Lot Z-1-E (1.002 acres) and Lot Z-1-F (1.002 acres). Lot Z-1-A is being retained by the applicant(s), Lot Z-1-B is being donated to a grandfather, Lot Z-1-C is being donated to a parent, Lot Z-1-D is being donated to a parent, Lot Z-1-E is being donated to a grandparent and Lot Z-1-F is being donated to a parent.

STAFF REVIEW COMMENTS

Comments sent to Earles and Assoc., LLC, Professional Land Surveyors on 6/09/2021:

1. NO COMMENTS.
2. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division does currently meet the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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 Falgout presented this family partition.

Mr. Aaron Chaisson recused himself from this agenda item.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Julio Dumas, seconded by Mr. Ken Firmin and unanimously adopted, to approve this family partition as presented.

g. Lonnie P. Diez Property – Lots Z-2-A-1-A, Z-2-A-1-B and Z-2-A-1-C

The subject property is located on the north side of Cornerview Road (LA Hwy 429) approximately 1,675' west of Boudreaux Road at the end of Lon Mow Lane in Council

District 10 and is zoned Medium Intensity Residential (RM). The application is on behalf of Lonnie P. Diez by Earles and Associates, LLC.

The Applicant(s) are proposing a family partition of Lot Z-2-A-1 (19.151 acres) into Lot Z-2-A-1-A (18.150 acres), Lot Z-2-A-1-B (0.501 acres) and Lot Z-2-A-1-C (0.500 acres). Lot Z-2-A-1-A is being donated to a son, Lot Z-2-A-1-B is being donated to a son and Lot Z-2-A-1-C is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 6/25/2021.

1. NO COMMENTS.
2. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division currently meets the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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 Falgout presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Ken Firmin, seconded by Mr. Julio Dumas and unanimously adopted, to approve this family partition as presented.

h. Steve Joffrion Property – Lots 1 thru 6

The subject property is located on the south side of LA Hwy. 429 (Weber City Road) at Cessna Drive approximately 425' east of E. Lanoux Road in Council District 10 and is zoned Medium Intensity Residential (RM). The application is on behalf of Steve Joffrion by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Tract B-2-B-1-A-2 (11.322 acres) into Lot 1 (1.730 acres), Lot 2 (1.00 acre), Lot 3 (1.00 acre), Lot 4 (1.000 acre), Lot 5 (1.00 acres) and Lot 6 (5.592 acres). Lot 1 is being donated to a granddaughter, Lot 2 is being donated to a grandson, Lot 3 is being donated to a son, Lot 4 is being donated to a grandson, Lot 5 is being donated to a daughter and Lot 6 is being donated to a granddaughter.

STAFF REVIEW COMMENTS

Comments sent to Earles and Assoc., LLC, Professional Land Surveyors on 6/09/2021:

1. NO COMMENTS.
2. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division does currently meet the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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 Falgout presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Aaron Chaisson, seconded by Mr. Ken Firmin and unanimously adopted, to approve this family partition as presented.

i. Muddy Creek Acres – Lots 4-C-1 and 4-C-2

The subject property is located on the east side of Little Prairie Road approximately ½ mile north of LA Hwy. 42 in Council District 7 and is zoned Medium Intensity Residential (RM). The application is on behalf of Aaron Woods by Earles and Associates, LLC.

The Applicant is proposing a family partition of Lot 4-C (1.625 acres) into Lot 4-C-1 (0.811 acres) and Lot 4-C-2 (0.811 acres). Lot 4-C-1 is being retained by the applicant and Lot 4-C-2 is being donated to the applicant's father.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 6/17/2021.

1. Note waiver requested for 20' servitude of passage.
2. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes and show/make statement of such on final plat. Plat will not be signed and recorded without this information.
3. Both lots have the same lot designation, 4-C-1. Please revise.
4. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division currently meets the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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 Falgout presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Todd Varnado and unanimously adopted, to approve this family partition with the waiver requested for 20' servitude of passage as presented.

j. Brent Schexnayder Property – Lots 1-A-3-A-1 and 1-A-3-A-2

The subject property is located on the north side of Lamar Moran Road approximately 2,000' north of LA Hwy. 42 in Council District 6 and is zoned Conservation (C). The application is on behalf of Brent Schexnayder by Earles and Associates, LLC.

The Applicant is proposing a family partition of Lot 1-A-3-A (51.893 acres) into Lot 1-A-3-A-1 (50.893 acres) and Lot 1-A-3-A-2 (1.00 acre). Lot 1-A-3-A-1 is being retained by the applicant and Lot 1-A-3-A-2 is being donated to the applicant's son.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 6/18/2021.

1. Add Instrument no. 1025623 to reference map no. 5.
2. The 12' utility servitude, as shown, does not allow access to new lot 1-A-3-A-2.
3. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes and show/make statement of such on final plat. Plat will not be signed and recorded without this information.
4. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division currently meets the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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 Falgout presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Ken Firmin, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve this family partition as presented.

~~k. **Billie Strother Property Tracts A-1, A-2 and A-3**
Earles and Associates, LLC
(Council District 6)~~

This item was removed from the agenda prior to meeting pending receipt of required documents.

l. Webb Estates – Lots 4 and 5

The subject property is located on the east side of Perdue Lane approximately 775' north side of LA Hwy 42 and approximately 90' west of Lake Harbor Lane in Council District 7 and is zoned Medium Intensity Residential (RM). The application is on behalf of Walter W. Perdue by Earles and Associates, LLC.

The Applicant(s) are proposing a family partition of an unnamed tract (4.126 acres) into Lot 4 (3.014 acres) and Lot 5 (1.112 acres). Lot 4 is being donated to a daughter and Lot 5 is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 6/28/2021.

1. Add, 'Source of Water Supply...' note, as required.
2. Private Access Servitude dedication lists Lots 1 & 2 when it should read Lots 4 & 5 as per map.
3. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division currently meets the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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 Falgout presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Ken Firmin and unanimously adopted, to approve this family partition as presented.

m. Willard and Lucille Dunigan Property – Lots 4-F-3-A, 4-F-3-B and 4-F-3-C

The subject property is located on the west side of Split Log Road approximately 1,500' south of LA Hwy. 937 in Council District 2 and is zoned Rural (R). The application is on behalf of Lucille Dunigan by McLin-Taylor, Inc.

The Applicant(s) are proposing a family partition of Lot 4-F-3 (13.459 acres) into Lot 4-F-3-A (3.192 acres), Lot 4-F-3-B (4.192 acres) and Lot 4-F-3-C (6.075 acres). Lot 4-F-3-A is being donated to a son, Lot 4-F-3-B is being donated to a daughter and Lot 4-F-3-C is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to McLin-Taylor, Inc. on 6/21/2021.

1. NO COMMENTS.
2. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division currently meets the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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.

Mrs. Ellen Jackson with McLin Taylor, Inc. presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Ken Firmin, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve this family partition as presented.

n. Albert Howard Property – Lots EH-2-C-1 thru EH-2-C-6

The subject property is located on the south side of Cornerview Road (LA Hwy. 429) approximately 1,300' west of LA Hwy. 73 in Council District 3 and is zoned Medium Intensity Residential (RM). The application is on behalf of the heirs of Arthur Howard by McLin-Taylor, Inc.

The Applicant(s) are proposing a family partition of Lot EH-2-C (13.810 acres) into Lot EH-2-C-1 (2.029 acres), Lot EH-2-C-2 (2.000 acres), Lot EH-2-C-3 (4.029 acres), Lot EH-2-C-4 (2.723 acres), Lot EH-2-C-5 (1.000 acre) and Lot EH-2-C-6 (2.029 acres). Each lot is being donated to a legal heir of the estate.

STAFF REVIEW COMMENTS

Comments sent to McLin-Taylor, Inc. on 6/21/2021.

1. Label all existing servitudes as, 'existing.'

2. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes and show/make statement of such on final plat. Plat will not be signed and recorded without this information.
3. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division currently meets the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. 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.

Mrs. Ellen Jackson with McLin Taylor, Inc. presented this family partition.

Public hearing was opened.

The following were Not In Support but did not wish to speak:

- 1 – Raymond Jackson
- 2 – Donald Jackson

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve this family partition as presented.

XII. Public Hearing to Approve or Deny the Following Preliminary Plats:

a. Delaune Estates – 1st, 2nd and 3rd Filings

The proposed subdivision is located on the west side of LA Hwy. 73 approximately 750' south of White/Duplessis Rd. in Council District 4 and is zoned Medium Intensity Residential (RM). The application is on behalf of Lynn Levy Land Co., LLC by Quality Engineering & Surveying, LLC.

The property consists of +/-86.42 acres. The applicant is proposing a subdivision containing 237 lots with a minimum size of 6,940 square feet. There are 118 lots at a 50' range, 82 lots at a 60' width range and, 37 lots at a 70' width range. The proposed subdivision of 237 lots requires 4.74 acres of park space and the developer is proposing a 2.85 acre site for a pool and pavilion for a stage 3 park. This space will have to contain a pool commensurate with the size of the development, a clubhouse, lighting, seating equivalent to 3 benches and 3 trash receptacles to allow the reduction in park space to comply with the major subdivision regulations. Approximately 95% of the property is within the X flood zone and out of the 100-year flood plain. The project drains to the upper end of Bayou Goudine located on the eastern end of the property. The applicant is proposing sewer lift stations and a sewer treatment plant within the development to be owned and operated by a 3rd party utility provider, if approved by the parish council.

Note: Per State regulations, no certificate of occupancy can be issued prior to sewer treatment availability.

STAFF REVIEW COMMENTS

All elements of the subdivision as per ordinance have been provided and addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

The developer is proposing to provide new sewer lift station(s) and sewer treatment plant owned and operated by a 3rd party utility provider. The streets will be public and require the creation of an infrastructure development district to provide funds for maintenance prior to acceptance into the parish maintenance system. A supplement to the original traffic study has been provided addressing signal timing, which was at issue in the previous submittal. All other comments have been addressed by the consultant as noted in ERA Review Letter.

ENGINEER REVIEW COMMENTS

Preliminary Plat:

The Preliminary Plat has been reviewed by Staff and the Engineer Review Agent (ERA) Comments are attached. (*ATTACHMENT F*)

Drainage impact study:

The drainage impact study has been reviewed by the Engineer Review Agent (ERA) Comments are attached. (*ATTACHMENT F*)

Traffic impact study:

The traffic impact study, and supplement, has been reviewed by the Engineer Review Agent (ERA) Comments are attached. (*ATTACHMENT F*)

STAFF ANALYSIS

The proposed plat submittal meets all guidelines for a major subdivision per current ordinance. Questions from the previous submittal with regard to the treatment of sewer influent have been addressed with the addition of a treatment plant and traffic comments referenced in CSRS analysis, dated July 6, 2021 and included in this packet.

Mr. Jeff Shane, Attorney for the Delaune family and Lynn Levy Land Co., spoke on their behalf regarding this preliminary plat.

Mr. Shane made comments with regards to the report of the ERA dated July 6. He said as it relates to the comments made by the ERA regarding the preliminary plat there were five (5) items, and there is a confirmation that the consultant or developer will address all of these items with full agreement and perform them.

With regard to the drainage study, there were eleven (11) comments. He stated the staff report suggests, and they confirmed, that every one of those comments would be addressed and the developer is in full agreement.

With regard to the sewer discussions of the past, although the staff report confirms that those matters have been resolved, let it be stated that they understand that the community treatment system that they put in initially will have to meet all necessary federal, state

and local standards. He expressed that it is their full intention to tie into the public system, which already has a trunk line in Hwy 73 when that capacity becomes available.

Mr. Shane read from the Preliminary Plat Submittal Review by CSRS dated June 6, 2021, page 2 and 3.

Regarding Drainage....

"The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Policy included in the Subdivision Regulations."

Regarding Traffic....

"There are multiple approaches in the existing condition that operate at a LOS lower than a D. the mitigating measures to get all movements to LOS D or higher and/or to maintain LOS between Build and No-Build scenarios are timing changes that would have to be approved and implemented by DOTD."

"DOTD has stated that they would make necessary timing as needed and to optimize the traffic signals and that they do not feel that the proposed development will overburden the roadway."

He said he is suggesting at this time there is a strong statement from the Parish's ERA of compliance subject to the possibility of timing adjustments approved by DOTD.

Mr. Shane also read from an email that was sent to the president of the Parish Council in April of 2021 from Christopher J. Ewing, with DOTD. Mr. Shane quoted from the first and second paragraph:

"I have no objection to the development and do not think the added traffic will degrade the capacity of LA 73 to anything we can't handle with some timing modifications"

"We can easily accommodate for that with timing."

He said he maybe suspected an issue of discussion, what is the standard when talking about acceptable LOS. He expressed the scope of the LOS for this project included three (3) signalized intersections on Hwy 73 and also the two (2) driveway connections, one on LA 73 and one on White Road that are proposed for the development.

At this time, Mr. Shane read a portion from the TIA Policy, in his opinion is a pertinent part, and what he believes the standard to be.

Contents and Format

8. Capacity analysis .

(Paragraph 2)

The objective of the APPLICANT shall be to maintain or improve the existing LOS. An overall LOS "D" shall be considered acceptable.

Mr. Jeff Shane stated the first time they came before the Commission with this project the widening of I-10 was not completed. Since then, the two (2) lanes have been opened onto Hwy 621 and Hwy 73. New traffic counts have been done. Every intersection that the scope required to be studied indicates that the overall LOS is not only a D but in most cases B's and C's with no failing mark.

Mr. Shane stated that if this preliminary plat approval is granted, the lawsuit (Antebellum Pointe) would immediately be dismissed.

Public hearing was opened.

The following spoke:

- | | |
|--|--|
| 1 – Susan Jordan – Not In Support | 2 – Tim Babin – Not In Support |
| 3 – Randy Clement – Not In Support | 4 – Marcus A Bardwell – Not In Support |
| 5 – Pam Alonso - Not In Support | 6 – Kathryn Goppelt – Not In Support |
| 7 – Theresa Robert – Not In Support | 8 – Lisa LeBouef – Not In Support |
| 9 – Phillip Bellan – Not In Support | 10 – William Bryant III – Not In Support |
| 11 – Brenda Whitney – Not In Support | 12 – Ely M Brooks – Not In Support |
| 13 – Suzette Hoffmann – Not In Support | 14 – Tony Landry – Not In Support |
| 15 – Kelly Couture – Not In Support | 16 – Gary Lessard – Not In Support |
| 17 – Lynn Witmer – Not In Support | 18 – Lauren McGrew – Not In Support |
| 19 – Shelby Ballard – Not In Support | 20 – Denise Drago – Not In Support |
| | <i>(Handouts were given to Commissioners, see Attachment G)</i> |
| 21 – Rachel Campo – Not In Support | 22 – Verna Carmouche – Not In Support |
| 23 – Ricky Carmouche – Not In Support | 24 – Nadine Smith – Not In Support |
| 25 – Catrina Bonondo – Not In Support | 26 – Rebecca Mabile – Not In Support |
| 27 – Denise K Emmons – Not In Support | 28 – Pam Delaune – In Support |
| 29 – Bill Delaune – In Support | |

The following were present but did not wish to speak:

- | | |
|---|--|
| 1 – Patricia M Peno – Not In Support | 2 – Mark Taylor – Not In Support |
| 3 – Stacey Villenurve – Not In Support | 4 – Brian Villenurve – Not In Support |
| 5 – Tim Banker – Not In Support | 6 – Janis Hernandez – Not In Support |
| 7 – Billy Riley – Not In Support | 8 – Ray Lapeyrouse – Not In Support |
| 9 – Christy Lapeyrouse – Not In Support | 10 – Jason Guillory – Not In Support |
| 11 – Matthew LaFort – Not In Support | 12 – Patricia Cook – Not In Support |
| 13 – Donna Jones – Not In Support | 14 – Diane Boone – Not In Support |
| 15 – Pat Lipoma – Not In Support | 16 – Lisa Michelle Rivere - Not In Support |
| 17 – Chris Hebert – Not In Support | 18 – Paige Lowry – Not In Support |
| 19 – Frank Lowry – Not In Support | 20 – Faith Carmouche – Not In Support |
| 21 – Matthew Hernandez – Not In Support | 22 – Carrie Brown – Not In Support |
| 23 – Patricia A Manuel – Not In Support | 24 – Jaise Templet – Not In Support |
| 25 – Wendy Bryant – Not In Support | 26 – Craig Duplessis – Not In Support |
| 27 – Rustin Carmouche – Not In Support | 28 – Benny Drago – Not In Support |
| 29 – Patricia D Vicknair – Not In Support | 30 – Bryon D Vicknair – Not In Support |
| 31 – Scott Witmer – Not In Support | 32 – Jennie Allen – Not In Support |
| 33 – Jacqueline Ward – Not In Support | 34 – Phil Melancon – Not In Support |
| 35 – Sheri McLaurin – Not In Support | 36 – December Ledet – Not In Support |
| 37 – Danny Ledet – Not In Support | 38 – Randall J Allen – Not In Support |
| 39 – Elena Ruiz – Not In Support | 40 – Rachee Bourgeois – Not In Support |
| 41 – Katherine Melancon – Not In Support | 42 – Darrin Melancon – Not In Support |
| 43 – Jennifer Blunschi – Not In Support | 44 – Ashley Bourgeois – Not In Support |
| 45 – Donna Gisclair – Not In Support | 46 – James Sanford – Not In Support |
| 47 – Sande Bardwell – Not In Support | 48 – Teresa Bourgeois – Not In Support |
| 49 – Scharmion Pape – Not In Support | 50 – Matthew Bercegeay – Not In Support |
| 51 – Richard Jordan – Not In Support | 52 – Stacey Brown Palmer – Not In Support |
| 53 – Ricky Garon – Not In Support | 54 – Kathy Delatte – Not In Support |
| 55 – Gordon Kernan – In Support | |

Public hearing is closed.

Mr. Aaron Chaisson said if there is a motion to approve this project he thinks there needs to be a requirement that the lawsuit be dismissed with prejudice since you cannot do both in his opinion, the appeal and lawsuit, and would not be binding if it is not a condition of approval.

Mr. Chaisson had a lengthy discussion with the ERA regarding the traffic study.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Ken Firmin, to approve this preliminary plat with the condition that the lawsuit be dismissed.

A substitution motion was made by Mr. Aaron Chaisson to deny this preliminary plat. Substitute motion failed for lack of a second.

Original motion to approve this preliminary plat with the condition that the lawsuit be dismissed was approved by the following roll call vote.

YEA: Ken Firmin, Julio Dumas, Matthew Pryor

NAY: Todd Varnado, Aaron Chaisson

ABSENT: Shannon Hutchings

(3) YEAS; (2) NAYS; (1) ABSENT and motion CARRIED.

Windermere Crossing – Major Revision

The proposed subdivision is located on the north side of Cannon Rd. approximately 400' west of Roddy Rd. in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of Dantin-Bruce Development, LLC by Quality Engineering and Surveying, LLC.

The property consists of +/-35.7 acres. The applicant is proposing a subdivision containing 103 lots with a minimum size of 7,280 square feet. This application is for a major revision to the approved preliminary plat from January of 2021. The applicant has redesigned the subdivision to remove the access on to Roddy Road. There are 50 lots at a 50' width range, 51 lots at a 60' width range and 2 lots at a 70' width range. The proposed subdivision will require 2 acres of park space and the developer is providing 2 acres of upland park space with an additional 6 acres not included in the upland category. This complies with the major subdivision regulations. Approximately 75%-80% of the property is within the X flood zone and out of the 100-year flood plain. There are approximately 7 acres of wetlands contained within the site, some of which will require mitigation. The project drains to Black Bayou located just to the north of the property. The applicant is proposing to provide a lift station and sewer treatment plant within this development to be either dedicated to Ascension Parish or a third, private party with a Council approved waiver. All sewer discharge permitting is subject to approval from LDH.

The property will gain access to the public road system via Cannon Rd. The developer is proposing to provide street improvements to Cannon Rd. including widening to a 20' total pavement width from Roddy Rd. to LA Hwy. 44. This proposal has been approved by the parish council who has accepted Cannon Rd. into the traffic impact fee street

network. This will allow the developer to claim traffic impact fee credits, covering a portion of the costs of road improvements.

STAFF REVIEW COMMENTS

All elements of the subdivision as per ordinance have been provided and addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

All other comments have been addressed by the consultant as noted in ERA Review Letter.

ENGINEER REVIEW COMMENTS

Preliminary Plat:

The Preliminary Plat has been reviewed by Staff and the Engineer Review Agent (ERA) Comments are attached. (***ATTACHMENT H***)

Drainage impact study:

The drainage impact study has been reviewed by the Engineer Review Agent (ERA) Comments are attached. (***ATTACHMENT H***)

Traffic impact study:

The traffic impact study has been reviewed by the Engineer Review Agent (ERA) Comments are attached. (***ATTACHMENT H***)

STAFF ANALYSIS

The proposed plat meets all guidelines for a major subdivision per current ordinance and should the commission concur with staff's analysis and approve this subdivision preliminary plat, staff will ensure any comments and/or conditions are noted.

At this time Mr. Ricky Compton, on behalf of the Administration, made the following statement:

“First off, this Administration is, and has been opposed to most large-scale developments including Windermere; not because we oppose growth at all costs but rather, we oppose growth that is unbalanced and favors developers and their developments more than the quality of life of the surrounding neighborhoods. It has always been this Administration’s belief that under our current development policies, developer’s profit margins are put ahead of the public’s needs. The fact is, the instant a development is finalized, it becomes a financial liability to Parish government.

The pack ‘em and stack ‘em mentality has got to stop and this is why this Administration pushed to have the moratorium enacted. We need to change our approach and the culture of development in Ascension Parish. It needs to be more balanced. WE need it to be more balanced. Our development policies and ordinances need to show more respect for current residents and the quality of life we enjoy.

Every developer needs to realize that it is an absolute privilege to develop in Ascension Parish. Low crime and a great school system make this an attractive place to live and raise a family. However, many, the Parish President included, think that our quality of life has begun to erode because we have developed too fast and without much thought of the consequences outside of each development’s footprint. Things like the upstream and downstream impact of drainage, impacts on police or fire services and the impact on our school system by the increasing of individual school populations. How many millions has been spent by our school system over the

past 10 or 20 years building new schools designed just to keep up with the growth as opposed to getting ahead on curriculum, providing our teachers pay raises or improving technology.

In fact, according to Congressman Garret Graves, if you take every census block group on both sides of Bayou Manchac in East Baton Rouge and Ascension and every census block on both sides of the Amite River from north Baton Rouge / Livingston border through Ascension...this region only represents .7 percent of the entire states' landmass, yet since 1990 it has represented 20% of the entire states net new population increase. Nobody in this room with a clear conscious and a concern about the quality of life in Ascension Parish can honestly say that this magnitude of growth is not in some way part of our current flooding problems. Growth impacts everything from drainage to traffic.

This Administration will not rest until we have ordinances in place to protect the quality of life in Ascension Parish and require growth to pay for growth. It is done elsewhere and it can be done here.

As to Windermere, this Administration agrees that the Planning Commission meeting where it was approved, left a lot to be desired and fell short on many fronts. However, the subdivision was approved under our current ordinances and passed muster with our current policies. The Administration has zero legal ground to stand on to block this development moving forward as currently approved; we wish we did because we would. However, we did meet with the developer afterward to discuss if there was more they could do to mitigate the impact that this development will have on our transportation infrastructure and correct some of the mistakes we believe were made when approved.

First off, our long-term goal is to minimize new entry/exit points on Roddy Road to minimize conflict points and improve traffic flow. Long term we have plans to replace each intersection along Roddy Road with a roundabout.

This development proposes an entry/exit on Roddy Road in a low-lying area that could complicate drainage and is located so close to the bridge at Black Bayou that it is simply unsafe to turn left and will only serve to direct all of its traffic to Cannon Rd. Secondly, the proposed approved improvement to Cannon Road falls well short of what is actually needed. Under the approved plan, the developer is required to widen Cannon Road to 18 feet from Roddy Road to O'Neal – about 50% of the total length to Hwy 44.

The agreement that was reached between the developer and the Administration is to eliminate the Roddy Road entrance/exit and in exchange, require the developer to widen Cannon Road from Roddy Road to Hwy 44 to 20 feet. This plan almost doubles the developer's investment in off-site transportation infrastructure. The Administration will ask the Council to approve in the upcoming budget the funds to expand Cannon Road from Roddy Road going east to the bridge near She-Lee Drive. When complete this will provide a safer east/ west corridor to move traffic.

Let me close by saying this Administration does not support this development, but if our only choices are what the Commission originally approved and what we negotiated then we support what we negotiated. "

Mr. Deric Murphy with Quality Engineering & Surveying, LLC presented this major revision to preliminary plat.

Public hearing was opened.

The following spoke:

1 – Theresa Robert – Not In Support
3 – William Bryant – Not In Support
5 – Patricia Penno – Not In Support

2 – Kathryn Goppelt – Not In Support
4 – Catrina Bonondo – Not In Support
6 – Brenda Whitney – Not In Support

- | | |
|--|---------------------------------------|
| 7 – Jaise Templet – Not In Support | 8 - Kelly Cuture – Not In Support |
| 9 – Deborah M Settoon – Not In Support | 10 - Celia Carpenter – Not In Support |
| 11 – Lauren McGrew – Not In Support | 12 - Denise Drago – Not In Support |
| 13 – Del Stafford – Not In Support | 14 – Susan Jordan – Not In Support |
| 15 – Tim Babin – Not In Support | 16 – Rebecca Mabile - Not In Support |
| 17 – Councilman Michael Mason – In Support | |

The following were present but did not wish to speak:

- | | |
|--|--|
| 1 – Mark Taylor – Not In Support | 2 – Marcus A Bardwell – Not In Support |
| 3 – Jacqueline Ward – Not In Support | 4 – Willie LeBouef III – No In Support |
| 5 – Ely M Brooks – Not In Support | 6 – Wade Laiche – Not In Support |
| 7 – Katherine Laiche – Not In Support | 8 – Scott Witmer – Not In Support |
| 9 – Jennie Allen – Not In Support | 10 – Ronald J Allen – Not In Support |
| 11 – Stanley Dixon – Not In Support | 12 – Rustin Carmouche – Not In Support |
| 13 – Benny Drago – Not In Support | 14 – Lynn Witmer – Not In Support |
| 15 – Ricky Carmouche – Not In Support | 16 – Verena Carmouche – Not In Support |
| 17 – Craig Duplessis – No In Support | 18 – Wendy Bryant – Not In Support |
| 19 – Rachel Campo – Not In Support | 20 – Phillip Bellan – Not In Support |
| 21 – Danny Ledet – Not In Support | 22 – December Ledet – Not In Support |
| 23 – Sheri McLaurin – Not In Support | 24 – Phil McLaurin – Not In Support |
| 25 – Matthew Hernandez – Not In Support | 26 – Janis Hernandez – Not In Support |
| 27 – Kay Crews – Not In Support | 28 – Stacey Villenurve – Not In Support |
| 29 – Tim Banker – Not In Support | 30 – Brian Villenurve – Not In Support |
| 31 – Gary Crystal – Not In Support | 32 – Lisa LeBouef – Not In Support |
| 33 – Donna Bourque – Not In Support | 34 – Wendy Kay Smith – Not In Support |
| 35 – Patricia A Manuel – Not In Support | 36 – Carrie E Brown – Not In Support |
| 37 – Ray Lupeyrouse Jr – Not In Support | 38 – Christy Lapeyrouse – Not In Support |
| 39 – Billy Riley – Not In Support | 40 – Jason Guillory – Not In Support |
| 41 – Troy Logarbo – Not In Support | 42 – Pam Alonso – Not In Support |
| 43 – Chris Hebert – Not In Support | 44 – Lisa Michelle Rivere – Not In Support |
| 45 – Pat Lipoma – Not In Support | 46 – Paige Lowry – Not In Support |
| 47 – Frank Lowry – Not In Support | 48 – Charles L Brown Jr – Not In Support |
| 49 – Donna Jones – Not In Support | 50 – Patricia Cook – Not In Support |
| 51 – Faith Carmouche – Not In Support | 52 – Donna Gisclair – Not In Support |
| 53 – Ashley Bourgeois – Not In Support | 54 – Jennifer Blunski – Not In Support |
| 55 – James Sanford – Not In Support | 56 – Sande Bardwell – Not In Support |
| 57 – Teresa Bercegeay – Not In Support | 58 – Scharmion Pape – Not In Support |
| 59 – Matthew Bercegeay – Not In Support | 60 – Stacey Brown Palmer – Not In Support |
| 61 – Richard Jordan – Not In Support | 62 – Ricky Garon – Not In Support |
| 63 – Kathy Delatte – Not In Support | 64 – Darrin Melancon – Not In Support |
| 65 – Katherine Melancon – Not In Support | 66 – Rachee Bourgeois – Not In Support |
| 67 – Elena Ruiz – Not In Support | |

Mr. Chaisson stated he has always been against not having two entrances to a subdivision and the LDC promotes street connectivity and multiple entrances. He expressed he does not like the look of trading off one entrance for the extra block of road widening.

Mr. Dumas expressed the slither of land available to connect to Roddy Road for an entrance for this subdivision in his opinion is too close to the bridge that is over the

bayou. It was presented to him with concern in the line of sights, which is why he had an issue with it. He said he would have liked having two entrances but thinks it would be a dangerous entrance to anyone coming out of the subdivision for southbound traffic on Roddy Road.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Ken Firmin, this major revision to preliminary plat was approved by the following roll call vote with the condition that Cannon Road be widened prior to the final plat being brought before the Planning Commission.

YEA: Julio Dumas, Ken Firmin, Matthew Pryor

NAY: Aaron Chaisson, Todd Varnado

ABSENT: Shannon Hutchings

(3) YEAS; (2) NAYS; (1) ABSENT and the motion CARRIED.

XIII. Adjourn

A motion was made and meeting adjourned at 9:58 p.m.

Matthew Pryor, Chairman

ATTACHMENT A

<i>July, 2021</i> Subdivision Name	Location	Number of Lots	Prelim. Plat Approved	CD Submitted	CDs Approved	Current Status	PP Conditions	Subject to I.D.D.
Belle Savanne-Ph. 3	LA Hwy 73 just north of Dutchtown High	96	12/9/2015 11/18/2020	7/10/2020	4/22/2021	In Construction	No Conditions	Yes
Black Bayou Estates	Black Bayou Rd. between Lobell Ln. & Hilbert Young Rd.	20	1/11/2017	2/7/2018	11/26/2018	Pre-Con meeting held 12/20/2018	No Conditions	No
Buzzard Roost-1st Filing*- <i>PP to expire with no CD submittal</i>	LA Hwy. 30 at Industriplex Dr.	48	1/13/2021			PP Approved 1/13/2021-Applied Major REV 5/5/2021	As noted in 1/13/2021 minutes	No
Christy Place	LA Hwy. 929 between Daigle and Aikens Road	48	5/9/2018	5/6/2019	10/16/2019	In Construction	No Conditions	Yes
Clare Court	Cornerview between Oak Run Dr. & Dutchtown Meadows Way	37	1/13/2021	3/21/2021		CDs Submitted 3/21/2021	No Conditions	Yes
Delaune Estates (fka Antebellum Pointe)*	West Side of LA Hwy 73 at Duplessis Road	237				Prelim. Plat Submitted 5/19/2021		Yes
Forestwood	S. St. Landry Road across from Lamar Dixon	95	2/14/2018	5/6/2019	12/18/2019	Final Plat Submitted 3/1/2021	Change T-Turnaround to Cul-de-Sac	Yes
Hidden Lakes	LA Hwy 931 at Tommy King Road	89	6/10/2020	9/22/2020	12/9/2020	In Construction	As noted in 6/10/20 minutes	No/Private
Jamestown Crossing	LA Hwy 930 and Parker Road	172	5/5/2018	12/20/2018	1st F-6/3/19 2nd F-6/24/19	1st-Final Plat Applied for 4/12/2021 2nd-Final Plat Signed 4/9/2020	1st Filing-No Conditions	Yes
Pelican Crossing 6th Filing*	LA Hwy 44, 1/2 mile north of LA Hwy. 22	66	5/13/2015			Pplat Maj Rev-Approved 3/10/2021	All Prior to Recording Final Plat-Pay \$750/Lot in TIF	Yes
Pelican Point-14th F-Phases 1 & 2 Plantation Commons*	LA Hwy 44, 1/2 mile north of LA Hwy. 22 off end of Green Tree Ave.	77	2/10/2021	1st-5/13/21		CDs Submitted 5/13/2021	No Conditions	Yes
Riverton Estates-2nd Filing	LA Hwy 22-1 mile west of LA Hwy 44	91	3/9/2016	2/16/18 2/28/18	9/4/2018	In Construction	As stated in Planning Commission Meeting Minutes	Yes
Riverton Estates-3rd-5th Filings*	LA Hwy 22-1 mile west of LA Hwy 44	220	3/9/2016	12/23/2020		In Plan Review	As stated in Planning Commission Meeting Minutes	Yes
PPGC-Victoria Court*	LA Hwy 44, 1/2 mile north of LA Hwy. 22 off end of Beau Douglas.	13	5/8/2019	6/1/2020	10/14/2020	Final Plat applied for 3/12/2021	No Conditions	Yes
Windsor Park*	S. Side of LA Hwy 42 east of John Broussard Rd.	92	11/18/2020	3/18/2021		CDs Submitted 3/18/2021	Const. streets to Wrenwood-Reserve at Willow Lake-no tie-in.	Yes
Windermere Crossing*	Roddy Road about 1,500' north of Cannon Rd.	103	1/13/2021			Prelim. Plat-MAJ REV Applied for 5/19/2021	Add entrance to Cannon, widening to 18' from Roddy to O'Neal	Yes

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

May 3, 2021

Mr. Jerome Fournier
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, La 70707

**RE: Forestwood
Final Plat Review**

Mr. Fournier:

As the Engineering Review Agency for the Ascension Parish Planning Commission, we have reviewed the Final Plat submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made by both the ERA and Ascension Parish staff to the Consulting Engineer as a result of the review of this project, as well as a description of their correction or response made to these comments (**shown in bold print**).

1. R.O.W. for S. St. Landry extends across the 'gap' to applicant's property line as passed by resolution dated 1/23/20 and recorded at instrument 986887. **Comment has been addressed.**
2. List variance granted by Planning Commission to allow sidewalks within the public ROW. **Comment has been addressed.**
3. List original preliminary plat approval date by the Planning Commission along with the latest staff level approval date. **Comment has been addressed.**
4. A portion of the property is within the AE flood zone with a BFE of 9.1' as per approved LOMR dated September of 2019. Note this in flood zone note as well as under general information and also delineate the current flood zone(s) on the map. This information can be obtained from Brian Martinez in the Parish GIS Department. **Comment has been addressed.**
5. Add instrument numbers to reference maps or state, "Not Recorded". **Comment has been addressed.**
6. Label ponds, as required. **Comment has been addressed.**
7. Provide lot areas, as required. **Comment has been addressed.**
8. Label locations and sizes of the park areas. **Comment has been addressed.**
9. Label drainage servitudes as public or private. **Comment has been addressed.**
10. Under General Notes, revise note 9 to read "There will be a \$1,250 per lot sewer development fee payable by the developer prior to signing and recording final plat and a \$1,250 per lot sewer development fee payable upon issuance of a building permit." **Comment has been addressed.**
11. Add notes 9 and 10 under Item G- "General Subdivision Notes" from the Final Plat Checklist, pertaining to trees and park space. **Comment has been addressed.**
12. Revise sewer note under "General Information" to read, "...to proposed Lot PS and existing Sewer Treatment Plant owned and operated by Ascension Parish." **Comment has been addressed.**
13. Include the park spaces (common areas) in the area tables. **Comment has been addressed.**
14. In the 'General Notes' section, note 14 is overlapping the neighboring text box; revise accordingly. **Comment has been addressed.**
15. Add note "There will be no fences allowed within any public drainage servitudes." **Comment has been addressed.**
16. Add note for variance for sidewalks within the ROW on the map. **Comment has been addressed.**

The following should be considered by the Planning commission in their analysis of the case:

1. No comments

Should you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Sincerely,

CSRS, Inc.

Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

CC: Seth Mosby, PLA, Quality Engineering & Land Surveying, LLC

May 4, 2021

Mr. Jerome Fournier
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, LA 70707

**RE: Forestwood
Final Inspection Letter**

Dear Mr. Fournier:

The final inspection process for the above referenced project was conducted through various department inspections starting on 4/29/2021. By electronic copy of this letter, we are transmitting compiled comments received from all parties to the engineer. The engineer or contractor should contact subdivision inspection department when these items are completed and ready for final approval by all the required departments:

Project Closeout

1. Provide the following closeout items if not already provided:
 - a. Provide as-builts for the storm drainage system that satisfy section 17-4010C of the LDC. All servitudes should be clearly denoting the distinction between public and private maintenance and should coincide with the final plat. Make sure as-builts have latest street names.
 - b. Provide as-builts for the sanitary sewer system that satisfies section 17-4010C of the LDC. All servitudes should be clearly denoting the distinction between public and private maintenance. Make sure as-builts have latest street names.
 - c. Provide all testing reports if not already submitted.
 - d. Provide maintenance bond agreement for public items
 - e. Any applicable sewer agreement with the Parish needs to be completed prior to the Final Plat being signed.

Final Plat Items

1. See final plat review letter from review process for any other comments.

Drainage

1. There is more fill in the back of some lots than what is shown on the construction plans. Provide as-built survey of fill and excavation to check fill mitigation balance.
2. At the time of the inspection the ponds were being pumped to allow for inspection of the drainage boxes. Therefore, we were unable to confirm the condition of normal pool elevation matches construction plans. Provide as-built elevation of the control outfall pipe and normal pool of pond and emergency weir. New fill mitigation calculations and pond model calculations may be needed if the outfall condition in the model does not match current conditions of the site.
3. The inspectors mentioned that the secondary weir has been used for some rain events. The secondary weir is to only be used for rain events greater than 25 year. Review outfall conditions and model and provide updates as needed to ERA for review to confirm that the project is still meeting the drainage ordinance.
4. Clean St Landry ditch as needed for positive drainage and to remove sediment
5. Complete installation of pyramat for the emergency weir.

Sanitary Sewer

1. Documentation is needed from sewer dept. to confirm that pump station has passed their inspection.
2. Provide forcemain water pressure tests.
3. A geo-referenced CAD file of the sanitary sewer as-builts should be submitted to the Utilities department. This is required prior to signing of final plat.

Roadway

1. There is a failure in the butter bean da Sweet Gum and Treeline
2. There is broken curb on Sweet Gum
3. The walk around the manhole on the north side of the entrance street is not poured according to the detail shown in the approved construction plans.

Landscape Requirements

1. Any required park trees must be installed before first CO is issued.

Erosion Control

1. The developer/owner must continue to maintain erosion control measures as stipulated by the owner's SWPPP throughout home building process
2. Complete cleaning of boxes on the first street.

Engineering Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

CC: (via email) William Purser, PE, QES, LLC

July 6, 2021

Mr. Jerome Fournier
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, La 70707

**RE: Jamestown Crossing 1st Filing
Final Plat Review**

Mr. Fournier:

As the Engineering Review Agency for the Ascension Parish Planning Commission, we have reviewed the Final Plat submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made by both the ERA and Ascension Parish staff to the Consulting Engineer as a result of the review of this project, as well as a description of their correction or response made to these comments (**shown in bold print**).

1. Note the Preliminary Plat original approval date and date of latest staff level approval. **Comments have been addressed.**
2. Omit street name text that is overlapping the 'Benchmarks' note. **Comments have been addressed.**
3. Provide completed benchmark information. **Comments have been addressed.**
4. Add waiver approved at Planning Commission to allow sidewalks within ROW. **Comments have been addressed.**
5. Label site and add north arrow to vicinity map. **Comments have been addressed.**
6. Label ponds. **Comments have been addressed.**
7. Depict ROW on all adjacent, offsite roadways. **Comments have been addressed.**
8. Under the 'Tree and Park Requirements' note section, revise Note 2 to read, "... Stage 1 requirement. The trees, common areas, park space, open space and ponds, etc. are to be installed according to Ascension Parish ordinances. All required park trees must be planted prior to..." **Comments have been addressed.**
9. Since all roads and streets are proposed to be public, add note: "The roads and streets shown on this plat are subject to an Infrastructure Development District created by ordinance of the Ascension Parish Council in accordance with the provisions set forth in La. R.S. 33:4690.13- Ascension Parish Road Infrastructure Development Districts. The creation of this District will result in a special ad valorem tax being assessed against all property located on this plat. Said tax shall be used for the maintenance of the public streets and street lighting placed on the property identified on this plat."
10. Show section line along Parker Road. **Comments have been addressed.**

The following should be considered by the Planning commission in their analysis of the case:

1. No comments

Should you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Sincerely,

CSRS, Inc.
Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.,PMP

CC: Seth Mosby, PLA, Quality Engineering & Land Surveying, LLC

June 30, 2021

Mr. Jerome Fournier
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, LA 70707

**RE: Jamestown, Phase 1
Final Inspection Letter**

Dear Mr. Fournier:

The final inspection process for the above referenced project was conducted through various department inspections on 6/28/2021. By electronic copy of this letter, we are transmitting compiled comments received from all parties to the engineer. The engineer or contractor should contact subdivision inspection department when these items are completed and ready for final approval by all the required departments:

Project Closeout

1. Provide the following closeout items if not already provided:
 - a. Provide as-builts for the storm drainage system that satisfy section 17-4010C of the LDC. All servitudes should be clearly denoting the distinction between public and private maintenance and should coincide with the final plat. Make sure as-builts have latest street names.
 - b. Provide as-builts for the sanitary sewer system that satisfies section 17-4010C of the LDC. All servitudes should be clearly denoting the distinction between public and private maintenance. Make sure as-builts have latest street names.
 - c. Provide all testing reports if not already submitted.
 - d. Provide maintenance bond agreement for public items
 - e. Any applicable sewer agreement with the Parish needs to be completed prior to the Final Plat being signed.

Final Plat Items

1. See final plat review letter from review process for any other comments.

Drainage

1. The third box at Parker Road needs to have the mud cleaned out of it.
2. The north swale by the catch basin is holding water. Grade ditch to drain.
3. There is a standing water along A N White roadside ditch. The area needs to re-graded to establish a roadside ditch in between the property and the edge of the roadway. Work needs to include removing the two large stumps that force the water to drain onto the A N White Road pavement.
4. Mud needs to be removed from the west end of the driveway culvert. Install erosion control to prevent sediment from entering culvert.
5. Provide as-built survey of fill and excavation to check fill mitigation balance. Make sure that the as-built survey includes shots of control pipes and emergency weirs.

Sanitary Sewer/Utilities

1. None

Roadway

1. There are some cracks that in the curb that need to be repaired. This will be identified for replacement before the bond period ends.

Landscape Requirements

1. A private park sign is needed at the private parks.

Erosion Control

1. The developer/owner must continue to maintain erosion control measures as stipulated by the owner's SWPPP throughout home building process

Engineering Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

CC: (via email) William Purser, PE, QES, LLC

July 6, 2021

Mr. Jerome Fournier
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, La 70707

**RE: Delaune Estates
Preliminary Plat Submittal Review**

Mr. Fournier:

The ERA and Ascension Parish staff have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (**shown in bold print**).

Preliminary Plat

1. Preliminary plat will need to address these comments prior to submission of construction plans: **Consultant will address these items.**
 - a) Sheet title on sht. 4 should read, "3rd Filing," and not, "3rd Filings."
 - b) Revise note 10 under 'General Notes' on all sheets: "...constructed a minimum of two feet above FEMA BFE...."
 - c) Pavement width of the roadway for White Rd. is 18' and NOT 46'. Have verification from parish staff that this is correct but listed incorrectly on preliminary plat.
 - d) In Tree and Park Requirement block, note that there must be lights in the park, seating (equivalent to 3 benches) and 3 trash receptacles for the pool and pool house/pavilion. In multiple filings, the park space/amenities must be completed prior to approval of the final plat for the second filing.
 - e) Add note, "No fences will be allowed within any public drainage servitude."

Drainage Study

1. Provide Hydrocad model. **Comment has been addressed.**
2. On both predeveloped conditions map and proposed conditions map, the ditch by node 1L shows flow towards the east while in the text of the DIS states the at area is flowing west. Confirm direction of flow. **Comment has been addressed**
3. On Post Developed map, show location of existing pond. **Comment has been addressed**
4. For Post Developed map, confirm that no fill will be placed within 10' of property line in accordance with Section 17-507.C.3. **Comment has been addressed**
5. Post Developed exhibit needs to show culverts at entrances. **Comment has been addressed**
6. Post Developed, show and label locations of all emergency weirs **Comment has been addressed**

7. Provide capacity analysis for all outfall ditches/swales, and entrance culverts. **Comment has been addressed**
8. In post developed conditions for the 25yr, it seems the weir is controlling the flow more than the primary structure for Pond 3. Revise accordingly. **Comment has been addressed**
9. Provide benchmark tied to the Ascension Parish benchmark system. **Comment has been addressed**
10. Confirm direction of flow at 1L between the I-10 cross-drain flowing west according to the DIS text and Ditch flowing east (according to arrows on Pre and Post developed maps). **Comment has been addressed**
11. Based on our review and Section 17-506.D.(b) of the current drainage ordinance, *"A developed condition water surface profile shall be modeled based upon the proposed condition and shall account for all existing features to remain, proposed culverts or storm drain systems, and any fill placed within the over bank flow section in the existing channel sections,"* Please contact the Planning Department and Ascension ERA to schedule a time to discuss the modeling requirements and scope. **Comment has been addressed.**

Traffic Study

See April 7, 2021 letter from Rebecca Lala regarding the history of the traffic studies for this project. See the Traffic Impact Study Summary section of this letter for the ERA comments.

Drainage Impact Study Summary:

Consulting Engineer:	Jeffrey Loup, P.E.
Date of Study:	June 2020
Size of Development:	86.5 acres
Existing Land Use:	Grass and Pasture
Receiving Basin:	Bluff Swamp to the West and Bayou Goudine to the East.
FEMA Flood Zone:	AE Elevation 21.0'
100-year Flood Elevation:	21.0 ft (nearest)
Record Inundation:	22.0' provided by Parish.
Offsite Drainage Area:	Approximately 180 acres
Fill Mitigation:	Fill mitigation is being addressed with the proposed ponds.

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Policy included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the impact study.

Traffic Impact Study Summary:

Consulting Engineer:	Rebecca Lala, PE, PTOE; QES Engineering and Surveying, LLC
Date of Traffic Counts:	November 2020. Counts were grown an extra 5% to account for Covid-19 impacts
Number of Proposed Lots:	Analyzed for 250 lots. (there are actually 237 lots on the plat)
Peak Hour Trips:	PM is peak. 245 Total trips
Study Threshold Level:	2
Offsite Intersections Studied:	LA 73/White Rd-Duplessis Rd, LA 73/Post Office Rd-Alice Braud, and LA 73/LA 621
Conclusion:	Southbound right turn lane required at LA 73 entrance.

	There are multiple approaches in the existing condition that operate at a LOS lower than a D. the mitigating measures to get all movements to LOS D or higher and/or to maintain LOS between Build and No-Build scenarios are timing changes that would have to be approved and implemented by DOTD.
Sight Distance Evaluation:	LA 73 and White Road sight distances were evaluated at the current condition and concluded that sight distances are adequate.
Additional Future Developments Considered:	None. School and BR General were already included in base counts and grown 5%.

The attached April 7, 2021 letter from Rebecca Lala, PE, PTOE provides a summary of the history of the traffic analysis for this project. To the ERA, the Traffic Impact Study Policy is not clear if all approaches and the overall intersection LOS or just the overall LOS are to be used as the criteria for approval. The ERA has always assumed the stricter interpretation in that both all the approaches and overall LOS are to be analyzed for both a drop in the LOS and if they are worse than a LOS D. There are multiple scenarios presented in in the April 7, 2021 letter and almost all of them show that at least one of the side streets have LOS E. However, the overall intersection LOS is a D or better.

DOTD has stated that they would make necessary timing as needed and to optimize the traffic signals and that they do not feel that the proposed development will overburden the roadway.

End of Traffic Summary

Should you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Respectfully,

Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, PE, PMP

CC: Deric Murphy, PE, Quality Engineering & Land Surveying, LLC



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

INTRADEPARTMENTAL CORRESPONDENCE

REFERRED TO

☐ REFERRED FOR ACTION
☐ ANSWER FOR MY SIGNATURE
☐ FOR FILE
☐ FOR YOUR INFORMATION
☐ FOR SIGNATURE
☐ RETURN TO ME
☐ PLEASE SEE ME
☐ PLEASE TELEPHONE ME
☐ FOR APPROVAL
☐ PLEASE ADVISE ME

MEMORANDUM

TO: Chad Winchester
 Edward Wedge
 Dan Magri
 Each District Administrator

FROM: Christopher P. Knotts, P.E. *CPK*
 Chief Engineer

Vincent C. Latino Jr., P.E. *VCL*
 Assistant Secretary of Operations

DATE: August 14, 2020

SUBJECT: Temporary Traffic Count Policy for Traffic Engineering Studies/Analysis Applicable to State Roads

BY _____ DATE _____
 BY _____ DATE _____
 BY _____ DATE _____

The following policy shall be in place until DOTD reevaluates the current situation due to COVID-19 Phase 2 restrictions. As always, if older counts exist and are correct, the DTOE may determine in writing if these counts can be used in a study or plan development. The DTOE will determine if the older counts need to be grown or not. Typically, if counts are only a few years old it is not necessary to grow to 2020. DOTD at this time will not be using any other sources for traffic counts due to the distributions of movements being different at intersections.

District Traffic Studies

The District receives requests daily to change phasing at a signal, install a signal, install an all way STOP, add pedestrian/bike facilities, build a turn lane at an intersection, or lengthen a turn lane at an intersection. Counts may be taken to respond to these requests at the judgement of the District Traffic Operations Engineer (DTOE). Any other geometric changes such as restricting movements at intersections/medians, RCUTS/JTurns, road reconfigurations (road diets) and roundabouts will have to be postponed.

Permits

DOTD will enact a mitigation payment for developments that qualify for Traffic Impact Studies according to our current Administrative Code. This will allow developments to keep moving forward and should not delay their process. This procedure will be as follows:

RECOMMENDED FOR APPROVAL	DATE
RECOMMENDED FOR APPROVAL	DATE
RECOMMENDED FOR APPROVAL	DATE
APPROVED	DATE

- 1) The Developer will provide a layout of the proposed development including business types, square footage of buildings, number of fields, number of lots etc.
- 2) The DTOE will determine if and what improvements need to be made at opening or if the developer pays a mitigation payment.
- 3) The mitigation payment will be determined as follows:
 - a. The DTOE will use the latest edition of the ITE Trip Generation Manual to determine number of weekday trips for all business' excluding sports facilities. Sports facilities will use Saturday trips.
 - b. The DTOE will take the number of trips and multiply by \$131.
- 4) The developer will be required to sign a Letter of Compliance agreeing to construct the improvements or pay a mitigation payment. The mitigation payment must be made via check made payable to the Louisiana Department of Transportation and Development delivered to the District Administrator prior to processing the final access permit.
- 5) This Letter of Compliance will become part of the access permit.
- 6) If the developer disagrees with the Letter of Compliance, they may appeal via DOTD's appeal process.

All other projects/plan development/studies that require traffic engineering analysis
New traffic counts will not be allowed under Phase 2.

Please forward to appropriate staff and if you have any questions or concerns feel free to contact us or Jody Colvin.

CK:VL:JC:ag



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

INTRADEPARTMENTAL CORRESPONDENCE

REFERRED TO

☐ REFERRED FOR ACTION
☐ ANSWER FOR MY SIGNATURE
☐ FOR FILE
☐ FOR YOUR INFORMATION
☐ FOR SIGNATURE
☐ RETURN TO ME
☐ PLEASE SEE ME
☐ PLEASE TELEPHONE ME
☐ FOR APPROVAL
☐ PLEASE ADVISE ME

MEMORANDUM

TO: Chad Winchester
 Edward Wedge
 Dan Magri
 Each District Administrator

FROM: Christopher P. Knotts, P.E. *ERW*
SC Chief Engineer

Vincent C. Latino Jr., P.E. *VEL*
 Assistant Secretary of Operations

DATE: October 13, 2020

SUBJECT: Temporary Traffic Count Policy for Traffic Engineering Studies

This policy amends the August 14, 2020 Temporary Traffic Count Policy for Traffic Engineering Studies/Analysis Applicable to State Roads. This policy shall remain in effect until DOTD reevaluates changes to COVID-19 Phase 3 restrictions and/or when schools, colleges and universities update their schedules.

DOTD's concern is determining a design for a project or mitigation for economic development. If intersection distribution is off, then the design/mitigation may be over or under designed because the morning, noon and afternoon peak periods are distributed differently. This is due to a large number of people still working from home, primary and secondary schools still not reporting 100% for classroom instruction and colleges/universities limiting class sizes and mandating virtual classes.

Most universities/colleges have a large effect on traffic especially in the morning and afternoon commutes that stem from surrounding parishes. For example, with people staying home to work or kids not going to school, we don't see a morning peak until around lunch time because people are still going out to lunch, which can cause different turning movements at intersections.

RECOMMENDED FOR APPROVAL

DATE

RECOMMENDED FOR APPROVAL

DATE

RECOMMENDED FOR APPROVAL

DATE

APPROVED

DATE

UPDATE POLICY

Follow August 14, 2020 policy for MPO areas with major colleges or universities. If the area in question is outside of an MPO area where traffic is not influenced by a college or university and pre-Covid turning movement counts exist, then new turning movement counts can be compared to these pre-Covid counts to determine if the distributions are similar.

The DTOE will decide to proceed with traffic data collection. If not, then the August 14, 2020 policy is followed.

Please forward to appropriate staff and if you have any questions or concerns feel free to contact us or Jody Colvin.

CK:VL:JC:ag



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

INTRADEPARTMENTAL CORRESPONDENCE

REFERRED TO

☐ REFERRED FOR ACTION
☐ ANSWER FOR MY SIGNATURE
☐ FOR FILE
☐ FOR YOUR INFORMATION
☐ FOR SIGNATURE
☐ RETURN TO ME
☐ PLEASE SEE ME
☐ PLEASE TELEPHONE ME
☐ FOR APPROVAL
☐ PLEASE ADVISE ME

MEMORANDUM

TO: Chad Winchester
 Edward Wedge
 Dan Magri
 Each District Administrator

FROM: Christopher P. Knotts, P.E. *CPK*
 DOTD Chief Engineer

Vincent C. Latino Jr., P.E. *VCL*
 Assistant Secretary of Operations

DATE: March 17, 2021

SUBJECT: Updated Temporary Traffic Count Policy for Traffic Engineering Studies

This policy supersedes all previous Temporary Traffic Count Policies for Traffic Engineering Studies/Analysis applicable to State Roads. This policy shall remain in effect until DOTD reevaluates changes to COVID-19 Phase 4 restrictions and/or when schools, colleges and universities update their schedules.

DOTD's concern is determining a design for a project or mitigation for economic development. If intersection distribution is off, then the design/mitigation may be over or under designed because the morning, noon and afternoon peak periods are distributed differently. This is due to a large number of people still working from home, primary and secondary schools still not reporting 100% for classroom instruction and colleges/universities limiting class sizes and mandating virtual classes.

Most universities/colleges have a large effect on traffic, especially in the morning and afternoon commutes that stem from surrounding parishes. For example, with people staying home to work or kids not going to school, the morning peak may not begin until lunch time because people are still going out to lunch, which can cause different turning movements at intersections.

RECOMMENDED FOR APPROVAL _____ DATE _____

RECOMMENDED FOR APPROVAL _____ DATE _____

RECOMMENDED FOR APPROVAL _____ DATE _____

APPROVED _____ DATE _____

Chad Winchester, Ed Wedge, Dan Magri & Each District Administrator
March 17, 2021
Page 2

UPDATED POLICY

Intersection Studies:

The District Offices receive requests daily to change phasing at a signal, install a signal, install an all way STOP, add pedestrian/bike facilities, build a turn lane at an intersection, or lengthen a turn lane at an intersection. Counts may be taken to respond to these requests at the judgement of the District Traffic Operations Engineer (DTOE).

If older Turning Movement Counts (TMCs) exist, the DTOE may determine in writing if these counts can be used in a study to make other geometric or traffic control decisions to an intersection.

Corridor Studies:

If there are No Pre-COVID TMCs available along a corridor that is influenced by schools, college and/or a university, then new data shall not be collected for the use of geometric design or traffic control changes along a corridor.

However, if a corridor's traffic is influenced by schools, college and/or a university and older Pre-COVID TMCs do exist along the corridor, then the following shall apply:

- The DTOE will decide if there is enough acceptable Pre-COVID Turning Movement Counts along the corridor and determine if further traffic data is needed and can be collected to fulfill the remaining data gaps near these intersections.
- The DTOE will have to validate that the new collected data balances well with the older Pre-COVID TMCs along the corridor. The DTOE shall approve the overall balanced corridor TMC map with its documentation.
- There will be a risk on data collectors if the new collected data along the corridor cannot be validated/balanced with the older Pre-COVID data.

Permits:

If the Study area of the development has Pre-Covid Turning Movement Data as stated in the previous sections, then the permittee must get approval from the DTOE of their existing TMCs map, before continuing their Traffic Impact Study(TIS).

Otherwise:

DOTD will enact a mitigation payment for developments that qualify for Traffic Impact Studies according to current Administrative Code, Title 70, Part 1, Chapter 15. This will allow developments to keep moving forward and should not delay their process. This procedure will be as follows:

Chad Winchester, Ed Wedge, Dan Magri & Each District Administrator

March 17, 2021

Page 3

- 1) The Developer will provide a layout of the proposed development including business types, square footage of buildings, number of fields, number of lots etc.
- 2) The DTOE will determine if and what improvements need to be made at opening or if the developer pays a mitigation payment.
- 3) The mitigation payment will be determined as follows:
 - a. The DTOE will use the ITE Trip Generation Manual to determine number of weekday trips for all business' excluding sports facilities. Sports facilities will use Saturday trips.
 - b. The DTOE will take the number of trips and multiply by \$131.
- 4) The developer will be required to sign a letter of compliance agreeing to construct the improvements or pay a mitigation payment. The mitigation payment must be made to the District Administrator prior to processing the final access permit.
- 5) This letter of compliance will become part of the access permit.
- 6) If the developer disagrees with the letter of compliance, they may appeal via DOTD's appeal process.

Please forward to appropriate staff and if you have any questions or concerns feel free to contact us or Ryan Hoyt at ryan.hoyt@la.gov or at 225-379-1370.

CPK & VCL:RH:cwd

July 7, 2021

Mr. Jerome Fournier
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, La 70707

**RE: Windermere Crossing (Major Revision)
Preliminary Plat Review Summary**

Mr. Fournier:

The ERA and Ascension Parish staff have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study, originally approved January 13, 2021, for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the most recent comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (**shown in bold print**).

Preliminary Plat

1. Note should be added to the plat stating the willingness of the applicant to widen Cannon Rd. to 20' total width from Roddy Rd. to LA Hwy. 44 (under whatever conditions they agreed to in their discussions with the Parish).
Consultant will revise if not done at the time of the planning commission meeting.

Drainage Study

1. No additional comments.

Traffic Study

1. No comments. Project is dependent upon widening Cannon Road.

Drainage Impact Study Summary:

Consulting Engineer:	Jeff Loup, P.E.
Date of Study:	December 2020
Size of Development:	33.7 acres
Existing Land Use:	Pasture, Woodland
Receiving Basin:	Black Bayou
FEMA Flood Zone:	AE and X
100-year Flood Elevation:	8.0 ft
Record Inundation:	None provided by Parish
Offsite Drainage Area:	Approximately 5690 acres
Fill Mitigation:	Fill is mitigated with a detention pond

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Procedure included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the study.

Traffic Impact Study Summary:

Consulting Engineer:	Rebecca Lala, PE, PTOE, QES, LLC
Date of Report:	May 19, 2021
Date of Traffic Counts:	September 27, 2018 (Counts were increased to account for future growth)
Number of Proposed Lots:	103
Peak Hour Trips:	PM is peak; 104 total
Study Threshold Level:	2
LOS D Analysis:	The studied intersections and roadway did not have any existing condition level of services worse than a LOS D.
Offsite Intersections Studied:	Roddy at Black Bayou and Cannon at Roddy
Conclusion:	• Roddy at Black Bayou: All future level of services at this intersection remained the same for both the AM and PM peak hours for both the restricted and full access scenarios of the subdivision entrance. • Cannon Road at Roddy Road: All future level of services at this intersection remained the same for both the AM and PM peak hours for both the restricted and full access scenarios of the subdivision entrance. • Cannon Road at O'Neal: All future level of services at this intersection remained the same for both the AM and PM peak hours for both the restricted and full access scenarios of the subdivision entrance. • Cannon Road: All future level of services at this roadway remained the same for both the AM and PM peak hours for both the restricted and full access scenarios of the subdivision entrance. • Cannot Road is required to be widened from previous conditioned approval.
Sight Distance Evaluation:	Sight distance was evaluated at the current condition and concluded that sight distance is adequate.

Below are summary tables of the Traffic Analysis:**Table 3: Roddy Road at Black Bayou Road (LA 934)**

Hour	Scenario	LA 934 EB LOS (Delay, s)	LA 934 WB LOS (Delay, s)	Roddy Rd NB LOS (Delay, s)	Roddy Rd SB LOS (Delay, s)	Overall LOS (Delay, s)
AM Peak	Existing	B (12.4)	C (21.1)	B (13.7)	C (22.4)	C (19.2)
	Future	B (12.5)	C (21.4)	B (13.9)	C (23.0)	C (19.5)
PM Peak	Existing	D (30.4)	C (15.7)	D (31.9)	C (17.1)	D (26.1)
	Future	D (31.3)	C (15.9)	D (33.5)	C (17.4)	D (27.0)

Table 4: Cannon Road at Roddy Road

Hour	Scenario	Cannon Rd EB LOS (Delay, s)	Cannon Rd WB LOS (Delay, s)	Roddy Rd NB LOS (Delay, s)	Roddy Rd SB LOS (Delay, s)	Overall LOS (Delay, s)
AM Peak	Existing	A (8.5)	A (9.3)	A (9.3)	B (12.5)	B (11.1)
	Future	A (8.8)	A (9.4)	A (9.5)	B (12.9)	B (11.4)
PM Peak	Existing	A (9.3)	A (9.3)	B (13.4)	B (10.9)	B (11.9)
	Future	A (9.8)	A (9.7)	B (14.5)	B (11.4)	B (12.6)

Table 5: Cannon Road at Oneal Road

Hour	Scenario	Cannon Rd EB LOS (Delay, s)	Cannon Rd WB LOS (Delay, s)	Oneal Rd NB LOS (Delay, s)	Oneal Rd SB LOS (Delay, s)	Overall LOS (Delay, s)
AM Peak	Existing	A (7.4)	A (7.3)	A (7.1)	A (7.3)	A (7.3)
	Future	A (7.5)	A (7.5)	A (7.2)	A (7.4)	A (7.5)
PM Peak	Existing	A (7.3)	A (7.3)	A (7.3)	A (7.3)	A (7.3)
	Future	A (7.6)	A (7.4)	A (7.4)	A (7.4)	A (7.5)

Table 6: Cannon Road at proposed driveway

Hour	Scenario	Cannon Road EBL	Driveway SB
		LOS (Delay)	LOS (Delay)
AM Peak	Future	A (7.4)	A (9.0)
PM Peak	Future	A (7.4)	A (9.4)

Table 7: Cannon Roadway Level of Service

Hour	Scenario	Eastbound		Westbound	
		LOS	Follower Density (fol/mi/ln)	LOS	Follower Density (fol/mi/ln)
AM Peak	Existing	A	0.2	A	0.7
	Build	A	0.4	A	1.5
PM Peak	Existing	A	0.7	A	0.3
	Build	A	1.5	A	0.7

End of Traffic Summary

The following items should be considered by the Planning Commission in their analysis of the case:

- No comments

Should you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Respectfully,

Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow P.E., PMP

CC: Joe Labbe, PLA, QES, LLC