

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

**MINUTES
PLANNING COMMISSION
January 12, 2022**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, January 12, 2022 at 6:00 p.m. at the Ascension Parish Courthouse, 607 East Worthey Street, Council Chambers – 1st Floor, Gonzales, Louisiana 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:

Wade Schexnaydre, Ken Firmin, Julio Dumas, Matthew Pryor, Aaron Chaisson

The following member was absent:

Todd Varnado

III. Pledge of Allegiance

IV. Introduction of Staff

Jamaica Banker – Zoning Secretary

Spencer Long – Legal Counsel

Jerome Fournier – Director, Planning and Development

Eric Poche – Sr. Planner, Planning and Development

Lance Brock – Zoning Official

V. Chairman's Comments

Chairman Pryor announced that this would be his last meeting on both the Planning and Zoning Commissions. He stated he spoke with the chairman and vice chairman of the Parish Council and gave his reasons for stepping down. Chairman Pryor went on to say he had the privilege of serving on these two commissions for the last seven (7) years and it has been a true honor. Chairman Pryor recognized several staff members that he worked with along the way while being on the Commission.

Due to several openings on the Commission, the election of chairman and vice chairman is being postponed until a full commission is appointed.

In the interim, Vice Chairman Julio Dumas will take over the meetings.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

a. Subdivision Status – January 2022

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

- b.** Mr. Jerome Fournier announced that Planning Consultant Kendig Keast would be in town next week. He said they would be going through each of the Council member's districts with them, making observations. He said they would also be making a presentation to the Joint Council and Planning Commission at approximately 5pm, Thursday, January 20, 2022 prior to the Council meeting. The meeting will be held by Zoom.

VIII. Engineering Staff Report

No report.

IX. Minutes

a. Approval or Denial of the Minutes of the December 8, 2021 Planning Commission Meeting

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve the December 8, 2021 Planning Commission minutes as presented.

X. Consent Agenda

a. Affidavit of Mortgage Declaration

Michael and Stacy Montgomery – Lot A-1-A-1-A (10312 Hwy 937, St. Amant, LA)

b. Affidavit of Mortgage Declaration

Sound Holdings, LLC – Lot A-2-A (10302 LA Hwy 937, St. Amant, LA)

c. Affidavit of Mortgage Declaration

Michael Alan Tompkins – Lot 74 (39383 Woodrun Circle, Gonzales, LA)

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

XI. Old Business

a. Albert Howard Property – Lots EH-2-C-1 thru EH-2-C-6 Family Partition

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.

Mr. Eric Poche stated the applicants are having trouble getting some of the family members to finish necessary items needed therefore; they are requesting a 90-day extension to get the Acts of Donation completed.

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Ken Firmin and unanimously adopted, to approve a 90-day extension to the approval of this family partition.

XII. Adjourn

Motion was made by Mr. Wade Schexnaydre, meeting was adjourned.

Matthew Pryor, Chairman

ATTACHMENT A

<i>January, 2022</i> Subdivision Name	Location	Number of Lots	Prelim. Plat Approved	CD Submitted	CDs Approved	Current Status	PP Conditions	Subject to I.D.D.
Belle Maison	William Ficklin Rd., approx. 900' east of Braud Rd.	54	5/14/2014	2/19/2015	12/15/2015	Pre-Con meeting held 7/26/2017	No Conditions	Yes
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	Revised CDs 8/20/2021	10/13/2021	Pre-Con meeting held 11/02/2021	No Conditions	Yes
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	9/30/2021	In Construction	No Conditions	Yes
Delaune Estates (fka Antebellum Pointe)	West Side of LA Hwy 73 at Duplessis Road	237	7/14/2021	11/2/2021		CDs Submitted 11/02/2021	Lawsuit Dismissed	Yes
Pelican Crossing 6th Filing*	LA Hwy 44, 1/2 mile north of LA Hwy. 22	66	5/13/2015	9/8/2021	12/20/2021	CDs Approved 12/20/2021	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-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-3rd-5th Filings	LA Hwy 22-1 mile west of LA Hwy 44	220	3/9/2016	12/23/2020		CDs Submitted 12/23/2020	As stated in Planning Commission Meeting Minutes	Yes
Windsor Park	S. Side of LA Hwy 42 east of John Broussard Rd.	92	11/18/2020	3/18/2021	9/24/2021	In Construction	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	10/7/2021	12/15/2021	CDs Approved 12/15/2021	Cannon Rd expanded to 20' width from Roddy Rd to LA 44 prior to f-plat	Yes

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