

The 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
July 13, 2022**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, July 13, 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. Call to Order

Meeting was called to order by Chairman Max Nassar.

II. Roll Call of Members

The following members were present:

Mark Villa, Nicholas Miller, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr.,
Todd Varnado

The following member was absent:

Dwayne Bailey

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary

Spencer Long – Legal Counsel

Jerome Fournier – Director, Planning and Development

Eric Poche – Sr. Planner, Planning and Development

Lance Brock – Zoning Official – Planning and Development

Jarius Carey – Information, Technology

V. Chairman's Comments

Chair had no comments.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A) Subdivision Status – July 2022

Mr. Eric Poche presented and explained the attached report on subdivisions.

(SEE ATTACHMENT A)

VIII. Engineering Staff Report

No report.

IX. Minutes

A) Approval or Denial of the Minutes of the June 8, 2022 Planning Commission Meeting

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Mark Villa, the June 8, 2022 Planning Commission minutes were approved as presented by the following roll call vote:

YEAS: Mark Villa, Nicholas Miller, Wade Schexnaydre, Randy Clouatre, Jr., Todd Varnado

NAYS: None

ABSENT: Dwayne Bailey

ABSTAINED: Max Nassar

(5) YEAS; (0) NAYS; (1) ABSENT; (1) ABSTAINED and motion CARRIED

X. Consent Agenda

A) Affidavit of Mortgage Declaration

The Triche Team, LLC – Tract A-4 (9173 W Hwy 936, St. Amant, LA)

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Randy Clouatre, Jr. and unanimously adopted, to approve the consent agenda as presented.

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

A) Woodroe J. Hebert Estate – Lots 5-D-1-A-1, 5-D-1-A-2 and 5-C-1-A-1

The subject property is located on the east side of LA Hwy. 928 (Bluff Road) approximately 450' south of Miller Road in Council District 8 and is zoned Medium Intensity Residential (RM). The application is on behalf of Michael W. Lambert by McLin-Taylor, Inc.

The Applicant is proposing a family partition of Lot 5-D-1-A (4.003 acres) into Lot 5-D-1-A-1 (1.270 acres) and Lot 5-D-1-A-2 (2.733 acres). Lot 5-D-1-A-2 is being retained by the applicant and Lot 5-D-1-A-1 is being donated to a daughter. Lot 5-C-1-A is an existing lot, and is exchanging property with Lot 5-D-1-A creating Lot 5-C-1-A-1 (1.947 acres).

STAFF REVIEW COMMENTS

Comments sent to McLin-Taylor, Inc. on 6/15/2022.

1. Revise 'Private Dedication' to state as per checklist and designate lot(s) covered by dedication.
2. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. This family partition is creating one (1) new lot. 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.

Ms. 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. Randy Clouatre, Jr., seconded by Mr. Nicholas Miller and unanimously adopted, to approve this family partition as presented.

XII. Adjourn

Moved by Mr. Wade Schexnaydre, seconded by Mr. Nicholas Miller, the meeting adjourned at 6:06 p.m.

Max Nassar, Chairman

ATTACHMENT A

<i>July, 2022</i> Subdivision Name	Location	Number of Lots	Prelim. Plat Approved	CD Submitted	CDs Approved	Current Status	PP Conditions	Engineer	Developer	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 3/03/2022	No Conditions	Quality Engineering& Surveying	KD Development Group	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	Quality Engineering& Surveying	Engquist-Level Development, LLC	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	Quality Engineering& Surveying	BSC Industries, LLC	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	Quality Engineering& Surveying	American Homeland, LLC	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	McLin-Taylor Engineering	H I Associates	Yes
Delaune Estates (fka Antebellum Pointe)*	West Side of LA Hwy 73 at Duplessis Road	237	7/14/2021	11/2/2021	3/4/2022	Pre-Con meeting held 6/28/2022	Lawsuit Dismissed	Quality Engineering& Surveying	Lynn Levy, LLC	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	In Construction	All Prior to Recording Final Plat-Pay \$750/Lot in TIF	Quality Engineering& Surveying	Engquist-Level Development, LLC	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	Ferris Engineering	Doug Diez	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	Quality Engineering& Surveying	SLC, LLC	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	Quality Engineering& Surveying	SLC, LLC	Yes
Windsor Park*	S. Side of LA Hwy 42 east of John Broussard Rd.	92	11/18/2020	3/18/2021	9/24/2021	Final Plat Applied for 6/21/2022	Const. streets to Wrenwood- Reserve at Willow Lake-no tie-in.	Quality Engineering& Surveying	Dantin-Bruce	Yes
Windermere Crossing	Roddy Road about 1,500' north of Cannon Rd.	103	1/13/2021	10/7/2021	12/15/2021	In Construction	Cannon Rd expanded to 20' width from Roddy Rd to LA 44 prior to f-plat	Quality Engineering& Surveying	Dantin-Bruce	Yes

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