

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
January 11, 2023**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, January 11, 2023 at 6:00 p.m. at the Ascension Parish Courthouse, 607 East Worthey Road, Council Chambers – 1st Floor, Gonzales, Louisiana in 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:

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

The following members were absent:

None

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Jarius Carey – Information Technology (IT)

Spencer Long – Parish Attorney

Jerome Fournier – Director, Planning and Development

Eric Poche – Asst. Director, Planning and Development

V. Election of Officers

A. Election of Chairman for 2023

Mr. Randy Clouatre, Jr. nominated Mr. Max Nassar for Chairman. There were no other nominations.

Mr. Max Nassar was elected Chairman of the Planning Commission for 2023 by unanimous vote.

B. Election of Vice-Chairman for 2023

Mr. Mark Villa nominated Mr. Nicholas Miller for Vice-Chairman.

Mr. Randy Clouatre, Jr. nominated Mr. Wade Schexnaydre for Vice Chairman.

The following roll call vote was taken for Mr. Nicholas Miller for Vice-Chairman:

YEAS: Todd Varnado, Nicholas Miller, Mark Villa

NAYS: Randy Clouatre, Jr., Wade Schexnaydre, Max Nassar, Tommy Noel

ABSTAINED: None

ABSENT: None

3 YEAS; 4 NAYS, 0 ABSTAINED, 0 ABSENT

The following roll call vote was taken for Mr. Wade Schexnaydre for Vice-Chairman:

YEAS: Randy Clouatre, Jr., Wade Schexnaydre, Max Nassar, Tommy Noel

NAYS: Todd Varnado, Nicholas Miller, Mark Villa

ABSTAINED: 0

ABSENT: 0

4 YEAS; 3 NAYS; 0 ABSTAINED; 0 ABSENT

Mr. Wade Schexnaydre was elected Vice-Chairman for 2023 by majority vote.

VI. Chairman's Comments

The Chair had no comments.

VII. Public Comment on any Agenda Item

No comments.

VIII. Staff Report

A. Subdivision Status – January 2023

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

- B.** Mr. Jerome Fournier announced that Mr. Brian Mabry with Kendig Keast Collaborative would be present at the next meeting to give a presentation on the ordinance modifications done thus far. He also mentioned there would be a Citizens Advisory Committee meeting on February 7, 2023 regarding those ordinance changes.

IX. Minutes

A. Approval or Denial of the Minutes of November 9, 2022 Planning Commission Meeting

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Todd Varnado and unanimously adopted, to approve the minutes of November 9, 2022 Planning Commission meeting as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

Glen D. Guedry – Lot H-2 (16385 Chris Dr, Prairieville, LA)

B. Affidavit of Mortgage Declaration

Blaine M. Jones and Jessica Bishop Jones – Lot 7 (43260 Maple Grove Dr, Gonzales, LA)

C. Affidavit of Mortgage Declaration

Daniel L. Savoy – Lot 4 (12120 Buster Rd, St. Amant, LA)

D. Affidavit of Mortgage Declaration

Walter E. Sheese – Lot 1-B-1 (18270 Van Broussard Rd, Prairieville, LA)

E. Affidavit of Mortgage Declaration

FTS Land Company, LLC – a Portion of Tract 1-A (13128 Hwy 44, Gonzales, LA)

F. Affidavit of Mortgage Declaration

Furnace and Tube Services, Inc. – a Portion of Tract 1-A and Tract 1-B (13130 Hwy 44, Gonzales, LA)

Commission Action: Moved by Mr. Nicholas Miller, 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 Partitions:

A. Maple Grove Subdivision – Lot 7-A, 7-B and 7-C

The subject property is located on the south side of Maple Grove Dr. approximately ¼ mile from Stevens Rd. in Council District 6 and is zoned Medium Intensity Residential (RM). The application is on behalf of Blaine Jones by Quality Engineering & Surveying, LLC.

The Applicant is proposing a family partition of Lot 7 (11.51 acres) into Lot 7-A (5.41 acres), Lot 7-B (3.03 acres) and Lot 7-C (3.07 acre). Lot 7-A is being retained by the applicant, Lot 7-B is being donated to a son and Lot 7-C is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to Quality Engineering & Surveying, LLC on 12/07/2022.

1. Side setback for Medium Intensity (RM) zoned property is 5ft; rear setback is 20ft.
2. Separate the method of sewage disposal note from the sewer development and traffic impact fees note.
3. From here back, applicant has to dedicate a 30' Servitude of Passage and 12' Utility Servitude or ask for a waiver from the PC to extend as it is existing.
4. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. This family partition is creating two (2) new lots. Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mr. Brad Casso and Ms. Samantha Miller 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. Wade Schexnaydre and unanimously adopted, to approve this family partition as presented.

B. Della Keown Property – Tract C-1 and C-2

Earles and Associates, LLC
(Council District 9)

This item was removed from the agenda prior to the meeting by Staff.

C. Riley Denham Property – Tract 5-C-6-A, 5-C-6-B and 5-C-6-C

The subject property is located at the north end of R and V Way off of Robert Road, and on the west side of George Lambert Rd. approximately 950' north of LA Hwy. 429 in Council District 6 and is zoned Rural (R). The application is on behalf of Regan Denham by Earles and Associates, LLC.

The Applicant is proposing a family partition of the remaining portion of Tract 5-C-6 (1.352 acres) into Tract 5-C-6-B (.805 acres) and Tract 5-C-6-C (.547 acres) after an exchange of property with Tract 5C4-B (creating Tract 5-C-6-A, 1.885 acres). Tract 5-C-6-B is being donated to the applicant's grandmother and Tract 5-C-6-C is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC, on 11/10/2022.

1. Records show ref. map no. 3 to be Instrument #929427. Verify and correct if necessary.
2. 'Property Exchange' in title sheet as there are no lots fronting public roads.
3. The private servitude note does address the correct lot designations. Review and revise as necessary.
4. Label as existing 12' utility servitude.
5. Setback lines, utility servitude? are confusing off of the end of the SOP. Clarify.

6. Existing Tract is 5-C-6.
7. 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 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.

Mr. Shaun Thibodaux with Earles and Associates, 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. Randy Clouatre, Jr. and unanimously adopted, to approve this family partition as presented.

D. John T. Hodgeson Property – Lot 2-A-1-B (Lot 2-A-1-A & 2-B-1-A is a Simple Division)

The subject property is located on the south side of Oak Harbor Road approximately 6 tenths of a mile from the intersection with Muddy Creek Road in Council District 7 and is zoned Medium Intensity Residential (RM). The application is on behalf of Lynward Steve Christ by McLin-Taylor, Inc.

The Applicant is proposing a family partition on a portion of Lot 2-A-1 into Lot 2-A-1-B (1.097 acres) after an exchange of property between a remaining portion of Lot 2-A-1 and Lot 2-B-1 into Lot 2-A-1-A (0.404 acres) and Lot 2-B-1-A (6.734 acres). Lot 2-A-1-B is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to McLin-Taylor, Inc on 11/18/2022.

1. 'Date' needs to be moved to the right.
2. Revise building lines as shown as Lot 2-A-1-B must front and be addressed off of Christ Lane.
3. Drainage servitude must be tied to property lines or tethered by bearing and distances.
4. Since the partition is not creating 3 or more lots, notes 2 and 3 are not necessary.
5. 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 any 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. Mark Villa, this family partition was approved as presented by the following roll call vote:

YEAS: Tommy Noel, Mark Villa, Nicholas Miller, Max Nassar, Randy Clouatre, Jr., Todd Varnado

NAYS: None

ABSTAINED: Wade Schexnaydre (business conflict)

ABSENT: None

(6) YEAS; (0) NAYS; (1) ABSTAINED; (0) ABSENT and motion carried.

E. Theodore Rivault Property – Lot B-3-A through B-3-D

The subject property is located on the west side of LA Hwy. 73 approximately 750' from the intersection of Rivault Lane and LA Hwy. 73 in Council District 4 and is zoned Medium Intensity Residential (RM). The application is on behalf of Shane Recile by McLin-Taylor, Inc.

The Applicant is proposing a family partition of Lot B-3 (4 acres) into Lot B-3-A (1.00 acre), Lot B-3-B (1.00 acre), Lot B-3-C (1.00 acre) and Lot B-3-D (1.00 acre). Lot B-3-A is being donated to a daughter, Lot B-3-B is being donated to the applicant's mother, Lot B-3-C is being retained by the applicant and Lot B-3-D is being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to McLin-Taylor, Inc. on 11/18/2022.

1. Label 15' Drainage Servitude as 'Existing'.
2. Drive must be extended approx. 275' to the end of Lot B-3-D according to parish regulations prior to the first building permit being issued.
3. Signature line must read as legal name 'Joseph Shane Recile'.
4. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. This family partition is creating three (3) new lots and, as such, must comply with Paragraph 17-4026.D.2.a, and extend the existing drive to the end of applicant's property approximately 275'. 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.

The following spoke:

- 1 – Daniel Furman – Neutral
- 2 – James Kennison – Not in Support

Public hearing was closed.

Commission Action: Moved by Mr. Randy Clouatre, Jr. seconded by Mr. Todd Varnado, this family partition was approved as presented by the following roll call vote:

YEAS: Tommy Noel, Nicholas Miller, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr., Todd Varnado

NAYS: Mark Villa

ABSTAINED: None

ABSENT: None

(6) YEAS; (1) NAY; (0) ABSTAINED; (0) ABSENT and the motion carried.

F. Peter Stephens Subdivision – Lot 1-A and 10-B

The subject property is located on the south side of Kling Ext. approximately 800' from the intersection of Kling Ext. and New River Canal Road in Council District 3 and is zoned Conservation (C). The application is on behalf of Arthur J. James by McLin-Taylor, Inc.

The Applicant is proposing a family partition of Lot 10 (11.251 acres) into Lot 10-A (10.251 acres) and Lot 10-B (1.00 acre). Lot 10-A is being retained by the applicant and Lot 10-B is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to McLin-Taylor on 11/18/2022.

- 1. Since the partition is not creating 3 or more lots, notes 2 and 3 are not necessary.
- 2. Kling Ext. is shown as having a 30' ROW.
- 3. 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. Wade Schexnaydre, seconded by Mr. Mark Villa and unanimously adopted, to approve this family partition as presented.

XII. Old Business

A. Smitty J. Lee Estate – Lot SJL-1-A-1 through SJL-1-A-4 and Lot SJL-2-4 Family Partition (Original Meeting, August 11, 2021)

The subject property is located on the west end Fontenot Road approximately 1.75 miles west of LA Hwy. 22 in Council District 2 and is zoned Rural (R). The application is on behalf of the heirs of Smitty J. Lee by B E I Surveying, LLC.

The Applicant is proposing a family partition of Lot SJL-1-A (5.576 acres) into Lot SJL-1-A-1 (0.775 acres), Lot SJL-1-A-2 (1.419 acres), Lot SJL-1-A-3 (1.390 acres), Lot SJL-1-A-4 (1.577 acres) and Lot SJL-2-A (1.438 acres). Lot SJL-1-A-1 is being donated to a granddaughter, Lot SJL-1-A-2 is being donated to a daughter, Lot SJL-1-A-3 is being donated to a son, Lot SJL-1-A-4 is being donated to a daughter and Lot SJL-2-A is owned by a daughter.

STAFF REVIEW COMMENTS

Comments sent to B E I Surveying, LLC on 7/14/2021.

1. Private Access Servitude dedication statement must specifically state which lots are to be granted access.
2. The existing 25' drainage servitude from the top of bank of Bayou Francois must also be labeled as the rear building line. 20' rear building line cannot be within the 25' drainage servitude.
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.

UPDATE

The reason the applicant is back before the Planning Commission is that there was confusion with the surveyor on procedure. Each assumed the other was to provide the transfer documents. The donation documents have been filed and recorded, and they are before you to ask that they be allowed to move forward without having to reapply and go through the process again.

Mr. Eric Poche presented and explained why this family partition has been brought back before the Planning Commission.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Wade Schexnaydre and unanimously adopted, to approve this family partition by allowing the applicant to move forward without having to reapply and go through the process again.

XIII. Adjourn

Moved by Mr. Wade Schexnaydre, seconded by Mr. Tommy Noel, the meeting adjourned at 6:38 p.m.

Max Nassar, Chairman

ATTACHMENT A

<i>January, 2023</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	In Construction	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	In Construction	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	In Construction	Lawsuit Dismissed	Quality Engineering& Surveying	Lynn Levy, LLC	Yes
Moss Side Villas*	N Side-LA Hwy 74-Immediately West of IH-10 Overpass	36				Pplat-On February, 2023 Planning Comm Agenda		MR Engineering & Surveying	Inline Construction	No-Private
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	Final Plat Applied for 9/13/2022	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	Final Plat Applied for 9/1/2022	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