

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
June 14, 2023**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, June 14, 2023 at 6:00 p.m. at the Ascension Parish Courthouse, 607 E. Worthey Road, Council Chambers – 1st Floor, Gonzales, Louisiana in regular session convened.

I. Called to Order

Meeting was called to order by Commissioner Julio Dumas.

II. Roll Call of Members

The following members were present:

Tommy Noel, Mark Villa, Nicholas Miller, Randy Clouatre, Jr., Julio Dumas

The following members were absent:

Max Nassar, Wade Schexnaydre

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. Chairman's Comments

Chair had no comments.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – April 2023

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

(SEE ATTACHMENT A)

Mr. Nicholas Miller stated he has questioned several times Moss Side Villas Stage 4 park acreage reduction. He stated he would like to see the specific amenities listed on the plat. Mr. Poche stated he would get them to amend the preliminary plat to include the amenities for the Stage 4 park.

VIII. Engineering Staff Report

Engineering had no report.

IX. Minutes

A. Approval or Denial of the Minutes of May 10, 2023 Planning Commission Meeting

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Mark Villa and unanimously adopted, to approve the minutes of May 10, 2023 Planning Commission meeting as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

Gose-Allen Investments, LLC – Lot 2, Copperhead – an Industrial Subd (6150 Copperhead Rd, Geismar, LA)

~~B. Affidavit of Mortgage Declaration~~

~~Carols Prettelt – Lot at 43177 Hwy 621, Gonzales, LA~~

This item was removed from the agenda prior to the meeting by staff due to a letter of objection received from the applicant's lien holder.

C. Final Plat Approval

Copperhead, Phase II – an Industrial Subdivision

The proposed subdivision is located on the north side of LA Hwy. 30 approximately 1.4 miles west of LA Hwy. 73 in Council District 3 and is zoned Light Industrial (LI). The application is on behalf of Gose-Allen Investments, LLC by MR Engineering & Surveying, LLC.

The applicant is proposing a final plat for the second phase of a minor subdivision. Copperhead Industrial Subdivision was originally approved by the Planning Commission at its November 19, 2018 meeting and a major revision to the preliminary plat was approved by the Planning Commission at its September 9, 2019 meeting to create 2 phases. The second phase will consist of approximately 850 linear feet of street with the round-a-bout required with the original preliminary plat approval. A temporary cul-de-sac was required at the end of the street in the first phase. There is one lot in the second phase.

Project Timeline:

- November 19, 2018 – Planning Commission approves preliminary plat
- March 20, 2019 - Construction plans approved.
- September 11, 2019 – Major Revision to the preliminary plat approved by the Planning Commission
- May 27, 2020 – Planning Commission approves final plat for 1st Phase
- September 13, 2022 – Staff Level Minor Revision approved.
- May 4, 2023 - Final Inspection(s) Performed-2nd Phase

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 RECOMMENDATIONS

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:

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

D. Final Plat Approval

Belle Savanne – Phase 3B

The subject property is located on Hwy 73 approximately 2,800 feet North of Hwy 74 in Council District 8 and is zoned Medium Intensity Residential (RM). The application is on behalf of Engquist-Level Development, LLC by Quality Engineering & Surveying, LLC.

The property in Phase 3 consists of +/-41.3 acres out of an overall property size of 104.8 acres. The applicant is seeking approval of Phase 3B of a major subdivision containing 74 lots on 12.844 acres out of a total of 96 lots in Phase 3. This is the final portion of an overall plat for a major subdivision to contain 285 single-family residential lots with a minimum size of 6,625 square feet. The proposed subdivision of Phase 3 provides a total of 4.2 acres of upland park space with 4.6 acres of detention. This complies with the major subdivision regulations and all open space/park requirements have been met. Approximately 95% of the property is within the X flood zone and out of the 100-year flood plain. The project drains to the Jim Bayou and into Bluff Swamp to the west. The applicant is proposing to send sewer influent to the existing sewer treatment plant owned and operated by Ascension Parish.

Project Timeline:

- December 9, 2015 -Planning Commission approves the preliminary plat.
- March 14, 2018 – Planning Commission approves final plat for Phases 1 and 2A.
- July19, 2018, Staff Level Minor Preliminary Plat Revision Approved
- September 6, 2018- Construction plans approved.
- November 18, 2020-Major Revision to the Preliminary Plat approved by Planning Commission.
- December 1, 2022-Infrastructure Development District for Phase 3 passed by Ascension Parish Council
- January 20, 2023-Minor Staff Level Revision to separate Phase 3 into Phase 3A and 3B Approved.
- No Final Inspection Necessary. All public infrastructure was previously inspected, tested and approved in Phase 3A.

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

ENGINEERING DEPT/ERA OUTSTANDING ITEMS:

STAFF ANALYSIS

This final plat complies with all code requirements. This plat is subdividing final lots in Lots BS1-BS4 from the Phase 3A final plat ONLY. There is no public infrastructure within Phase 3B. 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.

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 streets will be accepted into the Parish maintenance system and maintained by Ascension Parish. An infrastructure development district was approved by the Parish Council on December 1, 2022 to provide road maintenance funds.

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

Mr. Jerome Fournier expressed his thanks to the Commission and stated it would be his last meeting he would be attending as he is retiring.

Mr. Mark Villa said Mr. Fournier has done a lot good for the people and this parish. He said every time he spoke it was genuine and the good of everyone. He thanked him for his efforts.

XI. Adjourn

A motion was made by Mr. Randy Clouatre, Jr., meeting adjourned at 6:05 p.m.

Commissioner Julio Dumas

ATTACHMENT A

<i>June, 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	No-Private
Belle Savanne-Ph. 3B*	LA Hwy 73 just north of Dutchtown High	96 Total 74-Ph3B	12/9/2015 1/20/2023	7/10/2020	4/22/2021	Final Plat Applied for 5/15/2023	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
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	2/8/2023	5/31/2023		Preliminary Plat Approved February, 8 2023	Off-site drainage work to be completed prior to subdivision	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
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

June 6, 2023

Mr. Eric Poche
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, LA 70707

**RE: Copperhead Industrial Subdivision Phase II
Final Plat Review**

Mr. Poche,

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. Provide signature block including line for planning commission file number and date. Place as near the lower right edge of the sheet as possible. **Comment has been addressed.**
2. Add original Preliminary Plat Approval Date(s): "Original Approval, 11/14/2018". **Comment has been addressed.**
3. Revise number of lots in the general notes to 1 as evidenced on this plat. **Comment has been addressed.**
4. "Plat" is misspelled under reference map no. 1. Add instrument no., 997336. **Comment has been addressed.**
5. Provide Location, Description, Elevation, and Datum of Permanent Benchmarks Within the Subdivision. Benchmarks are to be set on Permanent Drainage, Sewer, or Water Structures. **Comment has been addressed.**
6. Remove existing contour lines. **Comment has been addressed.**
7. Show/label existing detention pond(s). **Comment has been addressed.**
8. Show location of sewer discharge (if required by DHH). **Comment has been addressed.**
9. Add note, "This project is subject to traffic impact fees in accordance with Ascension Parish ordinances. **Comment has been addressed.**
10. Add general note to read, "This project is subject to sewer development fees in accordance with Ascension Parish ordinances and will be negotiated at building permit." **Comment has been addressed.**
11. Remove 'Sewage Disposal' note at bottom right corner of sheet. Note 10 under 'General Notes' is sufficient. **Comment has been addressed.**
12. Add note, "All lots are subject to the Declaration of Covenants and Restrictions filed as an adjunct hereto. Ascension Parish does not enforce private deed and/or subdivision restrictions. However, the approval of this plat does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plat." **Comment has been addressed.**
13. Add note, "All developers, builders and homeowners are required to adhere to the provisions of the approved drainage plan for this subdivision, the Ascension Parish Drainage Ordinance, and all applicable provisions of the Ascension Parish ULDC, including but not limited to Sections 17-4044.B and 17-5014.A." **Comment has been addressed.**

14. Revise 'Public Dedication' to read, "...shown hereon, unless specifically designated as private, and if not previously dedicated..." **Comment has been addressed.**
15. Submit Jurisdictional Determination from the COE as required. **Comment has been addressed.**
16. Revise Major Revision date to September 11, 2019 and ADD Staff Level Revision approved September 13, 2022 in addition to the original approval date. **Comment has been addressed.**
17. Submit Jurisdictional Determination from the COE as required. **Comment has been addressed.**
18. Borrow Pit on Tract A-2-B-2-A-1-E is no longer adjacent. Revise plat as required. **Comment has been addressed.**

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

Sincerely,

CSRS

Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

CC: Chris Phelps, Quality Engineering & Land Surveying, LLC

May 9, 2023

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

**RE: Copperhead Industrial (Ph. 2)
Final Inspection Letter**

Dear Mr. Fournier:

The final inspection for the above referenced project was held on 5/4/2023 at 9:30 am. The contractor, project engineer's representative, inspection department, planning department, and various utility departments were present. By electronic copy of this letter, we are transmitting compiled comments received from all parties to the engineer. The engineer or contractor will contact subdivision inspection department when these items are ready for a re-inspection:

Project Closeout

1. Provide the following closeout items if not already provided:
 - a. As-builts for the storm drainage system that satisfy section 17-4010C of the UDC. All servitudes should be clearly denoting the distinction between public and private maintenance (see drainage section of this letter for more information) Engineer should consult with the Drainage Department for identification of proposed public servitudes.
 - b. All testing reports if not already submitted.
 - c. Maintenance bond agreement for public items.
 - d. Updated engineer certification if not already submitted.
 - e. The signed testing lab certification if not already submitted.

Final Plat Items

1. (See final plat review letter from review process).

Drainage

1. Riprap should be placed at outfall E within the ditch per the plans. It is currently only placed on the bank.
2. Verify that all pre-cast lifting wires have been removed from all drainage structures and that the holes are grouted back in.
3. The ditch downstream of outfall E has several washout locations that need to be re-graded and seeded.
4. The regraded section at outfall E should be re-seeded.
5. The ditch section at Outfall E appears to be holding water. Regrade as needed.
6. Regrade the riprap at outfall F to not block the pipe.

Roadway

1. No comments.

Erosion Control

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

Do not hesitate to contact me should you have any questions.

Engineering Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

CC: Mickey Robertson, PLS, PE, MR Engineering & Land Surveying, LLC

June 7, 2023

Mr. Eric Poche
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, LA 70707

**RE: Belle Savanne 3rd Filing (Phase 3B)
Final Plat Review**

Mr. Poche,

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. Revise 'General Subdivision Notes' no. 1 to Phase 3B and NOT Phase 2B. **Comment has been addressed.**
2. Revise Public Dedication to read, "...shown hereon, unless specifically designated as private, are hereby dedicated..." **Comment has been addressed.**
3. Revise 'General Subdivision Notes' no. 8 to read, "The Sewer Development Fee has been waived by Parish Council." **Comment has been addressed.**
4. Revise 'General Subdivision Notes' no. 6 to read, "All structures shall be constructed a minimum of one foot above FEMA BFE or nearest adjacent FEMA BFE and a minimum of one foot above top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure, if applicable. This preliminary plat was approved with the one foot requirement. However, if the developer wishes to use two feet, that is up to them. **Comment has been addressed.**
5. Add note, "One Class 'A' tree must be planted prior to certificate of occupancy being issued for each lot." **Comment has been addressed.**
6. Title Block states, "(Lots 212-263) and should read, "(Lots 212-285)" **Comment has been addressed.**

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

Sincerely,

CSRS
Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

CC: Samantha Miller, Quality Engineering & Land Surveying, LLC