

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
August 9, 2023**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, August 9, 2023 at 6:00 p.m. at the Ascension Parish Courthouse, 607 E. Worthey Road, Council Chambers – 1st Floor, Gonzales, Louisiana in a regular session convened.

I. Called 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.

The following members were absent:

Julio Dumas

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Jarius Carey – Information Technology (IT)

Spencer Long, Parish Attorney

Eric Poche – Director, Planning and Development

V. Chairman's Comments

Chairman Nassar announced that there would not be a Zoning Commission meeting tonight to following the Planning Commission meeting.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – August 2023

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

VIII. Engineering Staff Report

Engineering had no report.

IX. Minutes

A. Approval or Denial of the Minutes of July 12, 2023 Planning Commission Meeting

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Mark Villa and unanimously adopted, to approve the minutes of the July 12, 2023 Planning Commission meeting as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

Leroy and Brenda Kern Boudreaux – Lot 1A-1 (1011 Hwy 1 S, Donaldsonville, LA)

B. Affidavit of Mortgage Declaration

Clint P. Chachati – Lot 1A-2 (34397 Jules Dr, Donaldsonville, LA)

C. Affidavit of Mortgage Declaration

Ray J. Decareaux II and Jami Marchand Decareaux – Lot B-1 (41477 Hwy 621, Gonzales, LA)

D. Affidavit of Mortgage Declaration

Terrell & Melissa Moran – Lot X-1 (42188 Churhpoint Rd, Gonzales, LA)

E. Affidavit of Mortgage Declaration

Lauren Gray – Tract Y-1 (18650 Manchac Acres Rd, Prairieville, LA)

F. Final Plat Approval

Windsor Park, Second Filing

The proposed subdivision is located on the south side of LA Hwy. 42 approximately ½ mile east Ronald Rd. in Council District 7 and is zoned Medium Intensity Residential (RM). A lot north of the proposed homes to be used for common open space and mail kiosk is zoned Mixed Use 2 (MU-2). The application is on behalf of Dantin-Bruce Development, LLC by Quality Engineering and Surveying, LLC.

The property consists of +/-31.4 acres. The applicant is seeking approval of the second filing of a major subdivision containing 44 lots out of a total of 94 lots with a minimum size of 6,856 square feet. The overall subdivision requires a total of 1.84 acres of park space and the developer is providing 1.96 acres of upland park space with 4.5 acres of detention. This complies with the major subdivision regulations. All of the property is within the X flood zone and out of the 100-year flood plain. The project drains to the Muddy Creek to the east. The applicant is proposing to send sewer influent north to the sewer main along Hwy. 42 and into a privately owned treatment system. This project was granted a waiver from the sewer ordinance to allow dedication to a private 3rd party utility provider as well as the requirement to charge sewer development fees by action of the Parish Council on November 5, 2020. Variances were also granted by the Planning

Commission upon initial preliminary plat approval to allow sidewalks within the public ROW. All sewer discharge permitting has final approval from LDH.

Project Timeline:

- November 18, 2020 -Planning Commission approves the preliminary plan.
- June 09, 2021 – Staff approves minor revision to the preliminary plat.
- June 24, 2021 – Staff approves minor revision to the preliminary plat.
- August 18, 2022 – Parish Council passes ordinance creating the infrastructure development district.
- January 18, 2023 – Staff approves minor revision to the preliminary plat separating the development into a first and second filing.
- March 7, 2023 - Final Inspection Performed on all public infrastructure.
- April 12, 2023 – Planning Commission approves final plat for First Filing.

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

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

STAFF ANALYSIS

This final plat complies with all code requirements. This plat is subdividing final lots in Lots WP1-WP4 from the First Filing final plat ONLY. There is no public infrastructure within the second filing. Should the Planning Commission approve this final plat, Staff will provide for Chairman signature and recording, as there are no remaining punch list items.

Note: Signature by the Planning Commission Chairman and the recording of the plat shall be withheld until any items have been completed as noted. Only after any required 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 August 18, 2022 to provide road maintenance funds.

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. Lauren Gray Property – Tracts Y-1-A & Y-1-B

The subject property is located on the east side of Manchac Acres Road approximately 1,925' south of Camp Drive in Council District 7 and is zoned Medium Intensity Residential (RM). The application is on behalf of Lauren Gray by B. M. Aguillard & Associates, LLC.

The Applicant is proposing a family partition of Tract Y-1 (4.604 acres) into Tract Y-1-A (4.099 acres) and Tract Y-1-B (0.505 acres). Tract Y-1-A is being retained by the applicant, and Tract Y-1-B is being donated to the applicant's father.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 7/11/2023, REV 7/18/2023.

1. Records show this property to be "Tract Y-1" not "X". Verify and correct if necessary.
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. Add to front setback "55' from street centerline".
4. Dedication Statement is a duplicate and can be deleted.
5. Revise the 'Dedication of Rights of Way' note to add: "The rights-of-way of streets shown heron, unless specifically designated as private and, if not previously dedicated,..."
6. Note instrument no. for reference #1 or state, "Not recorded."
7. Correct tract numbers in dedication note to reflect plat.
8. Is Lauren Gray the applicant or the daughter that will receive one of the tracts being created? Verify and correct if necessary.
9. 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.

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. Randy Clouatre, Jr., seconded by Mr. Wade Schexnaydre and unanimously adopted, to approve this family partition as presented.

XII. Adjourn

A motion was made by Mr. Wade Schexnaydre, seconded by Mr. Mark Villa, this meeting was adjourned at 6:09 p.m.

Max Nassar, Chairman

ATTACHMENT A

<i>August, 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	Final Plat Approved 7/12/2023	No Conditions	Quality Engineering& Surveying	KD Development Group	No-Private
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		CDs Submitted 5/31/2023	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
Windsor Park*	S. Side of LA Hwy 42 east of John Broussard Rd.	94	11/18/2020	3/18/2021	9/24/2021	Final Plat (2nd Filing) on PC Agenda 8/09/2023	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