

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
December 13, 2023**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, December 13, 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, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr.,
Julio Dumas

The following member was absent:

Nicholas Miller

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary – Planning Commission

Jarius Carey – Information Technology (IT)

Eric Poche – Director, Planning and Development

Lance Brock – Zoning Official, Planning and Development

V. Chairman's Comments

The Chair had no comment.

VI. Public Comments on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – December 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 the November 8, 2023 Planning Commission Meeting

Commission Action: Moved by Mr. Mark Villa, seconded by Mr. Randy Clouatre, Jr. and unanimously adopted, to approve the November 8, 2023 Planning Commission minutes as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

Nathan & Suzanne Bourque – Lot C-1-B (17052 Nathans Ln, Prairieville, LA)

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

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

A. Kenneth Tynes Property – Lot KT-2-A and KT-2-B

The subject property is located on the south side of Kenny Tynes Road, approximately 651' south of Bayou Narcisse Road in Council District 10 and is zoned Rural (R). The application is on behalf of Kenneth Tynes by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Lot KT-2 (9.815 acres) into Lot KT-2-A (9.160 acres) and Lot KT-2-B (0.655 acres). Lot KT-2-A is being retained by the applicant and Lot KT-2-B is being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 11/27/2023.

1. Note, "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".
2. Ref Map #1 shows an existing 15' servitude that must be shown unless revoked.
3. Revise project fee note by removing "sewer development and".
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 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. James Falgout with Earles and 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. Julio Dumas and unanimously adopted, to approve this family partition as presented.

B. George Carnell Property and Wilbert Tillotson Property – Lot 8-A and 8-B; Lot 9-A (Simple Division)

The subject property is located on the east side of Tillotson Road at the intersection of Tillotson Road and Aikens Road in Council District 11 and is zoned Medium Intensity Residential (RM). The application is on behalf of Russell Toliver by McLin Taylor Inc., Engineering and Land Surveying.

The Applicant is proposing a family partition of Lot 8 (4.519 acres) and Lot 9 (5.379 acres) into Lots 8-A (1.311 acres), 8-B (2.363 acres) and Lot 9-A (6.224 acres). Lots 8-A and 9-A are being created by simple division. Lot 8-B is being donated to the applicant's mother.

STAFF REVIEW COMMENTS

Comments sent to McLin Taylor, Inc. on 11/27/2023.

1. If bridge on Lot 9 was captured in survey, it should be shown on map.
2. Note, "10' ditch".
3. Jacalyn D. Brand, owner of 7-C, will also need to sign plat.
4. Duplicate name and lot no. on signature line.
5. Remove private access servitude note regarding gravel or hard-surfaced road, only accessing 2 lots.
6. Revise project fee note by removing "sewer development and".
7. Records show adjacent lot to the southeast corner of proposed lot 9-A to be owned by Madison Place, LLC. Verify and correct/label if necessary.
8. 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 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. Tommy Noel and unanimously adopted, to approve this family partition as presented.

C. Alton E. Kelley Property – Lot C-1-B-1 and C-1-B-2

The subject property is located on the north side of LA Hwy 933 at the intersection of Nathans Lane and LA Hwy 933 in Council District 5 and is zoned Rural (R). The application is on behalf of Nathan C. Bourque by McLin Taylor, Inc., Engineering and Land Surveying.

The Applicant is proposing a family partition of Lot C-1-B (3.00 acres) into Lot C-1-B-1 (2.439 acres) and Lot C-1-B-2 (0.561 acres). Lot C-1-B-1 is being retained by the applicant and Lot C-1-B-2 is being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to McLin Taylor, Inc. on 11/27/2023.

1. Change to reference map no. 2. (No. "1" is repeated)
2. Label 30' Private Servitude of Access as "Existing".
3. Monument size & type (set/found) must be noted on map.
4. Existing 15' Drainage Servitude needs to be labeled.
5. Records show there to be a mobile home on proposed Lot C-1-B-2. Verify and correct if necessary.
6. Revise project fee note by removing "sewer development and".
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 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. Julio Dumas and unanimously adopted, to approve this family partition as presented.

XII. Adjourn

A motion was made by Mr. Julio Dumas, seconded by Mr. Wade Schexnaydre, the meeting was adjourned at 6:10 p.m.

Max Nassar, Chairman

ATTACHMENT A

<i>December, 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.
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
Delaune Estates-2nd Filing*	West Side of LA Hwy 73 at Duplessis Road	92	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 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

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