

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
March 13, 2024**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, March 13, 2024, 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 Vice Chairman Wade Schexnaydre.

II. Oath of Office

A. New Appointed Commissioner

Parish Attorney Spencer Long swore in Ms. Michele Unitas, newly appointed Planning and Zoning Commissioner.

III. Roll Call of Members

The following members were present:

Michele Unitas, Mark Villa, Nicholas Miller, Wade Schexnaydre, Randy Clouatre, Jr., Julio Dumas

The following member was absent:

Max Nassar, Chairman

IV. Pledge of Allegiance

V. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Jarius Carey – Information Technology (IT)

Spencer Long – Parish Attorney

Eric Poche – Director, Planning and Development

Lance Brock – Zoning Official, Planning and Development

VI. Chairman's Comments

The Vice Chair had no comment.

VII. Public Comment on any Agenda Item

No comments.

VIII. Staff Report

A. Subdivision Status – March 2024

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

(SEE ATTACHMENT A)

IX. Engineering Staff Report

A. Engineering had no report.

X. Minutes

A. Approval or Denial of the Minutes of the February 14, 2024, Planning Commission Meeting

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Mark Villa and unanimously adopted, to approve the February 14, 2024, Planning Commission minutes as presented.

XI. Consent Agenda

A. Affidavit of Mortgage Declaration

~~Jared Bourque — Lot at 41048 Hwy 621, Gonzales, LA~~

This item was pulled from the agenda prior to the meeting by staff. The applicant's lender was unable to be reached with contact information that was provided.

B. Affidavit of Mortgage Declaration

Aaron Fournier – Tract 3 (16217 Aikens Rd, Prairieville, LA)

C. Affidavit of Mortgage Declaration

Shai Stafford – Parcel B-1 (42260 Hwy 30, Gonzales, LA)

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

XII. Old Business

A. Louis Tullier Estate – Lots 5-A and 5-B

FAMILY PARTITION

The subject property is located on the north side of Tullier Road approximately 469' east of Raymond Tullier Rd in Council District 6 and is zoned Conservation (C). The application is on behalf of Jeffery W. Darville by McLin Taylor, Inc. Engineering & Land Surveying.

The Applicant is proposing a family partition of (1.24 acres) into Lot 5-A (0.634 acres) and Lot 5-B (0.606 acres). Lot 5-A is being retained by the applicant and Lot 5-B is being donated to the father of the applicant.

STAFF REVIEW COMMENTS

Comments sent to McLin Taylor, Inc. on 9/18/2023.

1. Records show BFE to be 6'. This was verified with Floodplain Coordinator. Verify and correct if necessary.
2. Instrument No. for map and/or document is needed that shows 50' ROW has abandoned.
3. Submit final plat in CAD prior to final plat being signed.

Additional comment sent to McLin Taylor, Inc. on 10/3/2023.

1. If 50' ROW has not been abandoned/revoked, building line on the east side of Lot 5-B must be a minimum of 12.5' from ROW line.

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.

UPDATE

The applicant's approval is set to expire on April 8, 2024. There are extenuating circumstances in the separation of the property that the applicant(s) wish to address prior to completing the donation and recording of the map. The request is that the approval be extended for a period of an additional 180 days from that date to complete this process and to record the final map.

Mr. Eric Poche presented this agenda item.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Nicholas Miller and unanimously adopted, to grant the extension of an additional 180 days to complete the donation process and to record the final plat.

XIII. Adjourn

The meeting adjourned at 6:04 p.m.

Wade Schexnaydre, Vice Chairman

<i>March, 2024</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.
Ascension Commerce Center II	End of Industriplex Ave. approx. 1,350' North of LA Hwy 30	18				Preliminary Plat Submitted- 1/17/2024		Quality Engineering& Surveying & Monceaux Buller & Assoc., LLC	Axios Capital Partners, LLC	No
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