

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
July 10, 2024

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, July 10, 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 Chairman Max Nassar.

II. Roll Call of Members

The following members were present:

Michele Unitas, Nicholas Miller, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr., Julio Dumas

The following member was absent:

Mark Villa

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

V. Chairman's Comments

The Chair had no comment.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – July 2024

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

(SEE ATTACHMENT A)

Mr. Poche announced that the Planning Commissioner training is being held Saturday, July 13, 2024, from 8am until noon at the Governmental Complex.

VIII. Engineering Staff Report

Engineering had no report.

IX. Minutes

A. Approval or Denial of the Minutes of the June 12, 2024, Planning Commission Meeting

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Wade Schexnaydre and unanimously adopted, to approve the June 12, 2024, Planning Commission minutes as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

Jeff Gautreau – Lot 6-B-2 (42290 Black Bayou Rd, Gonzales, LA)

B. Affidavit of Mortgage Declaration

Ryan Roques – Lot B (39387 Hwy 22, Darrow, LA)

C. Affidavit of Mortgage Declaration

Lindsay Rosso – Lots 59 & 61 (41137 Fifth Colonial St., 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 Preliminary Plat:

A. Gateway Farms

~~Quality Engineering & Surveying, LLC
(Council District 8)~~

This item was pulled from the agenda prior to the meeting by the developer.

XII. Adjourn

A motion was made by Mr. Nicholas Miller and seconded by Mr. Julio Dumas, the meeting adjourned at 6:05 p.m.

Max Nassar, Chairman

ATTACHMENT A

<i>July, 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	6/12/2024			Preliminary Plat Approved- 6/12/2024	Repair/widen Industriplex, Dir. review lots 1&2 for alleys, asphalt	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
Gateway Farms*	S Side-LA 74, E of I-10 at end of Faucheaux Rd.	85				Preliminary Plat Submitted- 5/15/2024		Quality Engineering& Surveying	KD Development Group	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