

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 14, 2024**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, August 14, 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. Roll Call of Members

The following members were present:

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

The following members were absent:

Max Nassar, Nicholas Miller

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Jamaica Banker, Recording Secretary, Zoning Commission

Spencer Long, Parish Attorney

Eric Poche – Director, Planning and Development

Lance Brock – Zoning Official, Planning and Development

V. Chairman's Comments

Vice Chairman Schexnaydre had no comment.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – August 2024

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 July 10, 2024, Planning Commission Meeting

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Mark Villa and unanimously adopted, to approve the July 10, 2024, Planning Commission minutes as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

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

B. Affidavit of Mortgage Declaration

Carol Jean Rushing Stevens – Unnamed Lot at 15398 Henderson Bayou Rd, Prairieville, LA)

C. Affidavit of Mortgage Declaration

Jose Andres Reyes – 2.617 ac. Portion of Tract 1 (18448 Muddy Creek Rd, Prairieville, LA)

D. Affidavit of Mortgage Declaration

Candace Rustad and Harold Rustad III – Lot B-10-A (18085 John Broussard Rd, Prairieville, LA)

E. Affidavit of Mortgage Declaration

Mirna L. Sorto Torres and Elvia C. Sorto Torres – Lot L-2-A (14300 Tiggy Duplessis Rd, Gonzales, LA)

F. Affidavit of Mortgage Declaration

Drake Fruge – Lot 2B-1 (45305 Lake Martin Rd, St. Amant, LA)

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

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

A. Mary Elizabeth Akridge Property – Tract 1-A and 1-B

The subject property is located on the east side of Muddy Creek Road, approximately 600' south of Oak Harbor Road in Council District 5 and is zoned Medium Intensity Residential (RM). The application is on behalf of Jose Reyes by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Tract 1 (2.617 acres) into Tract 1-A (0.520 acres) and Tract 1-B (2.097 acres). Tract 1-A is being donated to the applicant's mother and Tract 1-B is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 7/11/2024.

1. Revise Flood Hazard Boundary Map No. to "22005C".....
2. Revise project fee note by removing "**sewer development and**".
3. Revise front setback, "55' from centerline of road".
4. Add Private Servitude of Passage dedication statement.
5. Add Private Use and Maintenance note.

6. 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.
7. Remove 'proposed' before submitting final plat.
8. Put mother's name on parcel being donated/transferred.
9. Put applicant's name on parcel being retained.
10. 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,..."
11. Records show property also lies in Section 39. Verify and correct if necessary.
12. Property lies in two sections and must be identified on plat.
13. 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. Mark Villa and unanimously adopted, to approve this family partition as presented.

B. Geraldine Bourgeois Property – Tract 8-C-2-C-1 and 8-C-2-C-2

The subject property is located on the south side of Maurice Bourgeois Road at the southeast end of J. C. Road in Council District 6 and is zoned Rural (R). The application is on behalf of Geraldine Bourgeois by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Tract 8-C-2-C (1.269 acres) into Tract 8-C-2-C-1 (0.500 acres) and Tract 8-C-2-C-2 (0.769 acres). Tract 8-C-2-C-1 is being donated to a daughter and Tract 8-C-2-C-2 is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 7/08/2024.

1. 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.
2. Remove 'prop.' before submitting final plat.
3. 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.

The following spoke:

- 1 – Chris Payne – IN SUPPORT (had question regarding access)

Public hearing was closed.

Commission Action: Moved by Mr. Mark Villa, seconded by Ms. Michele Unitas and unanimously adopted, to approve this family partition as presented.

C. Margaret Ficklin Estate – Lot B-10-A-1 and B-10-A-2

The subject property is located on the west side of John Broussard Road, approximately 900' north of the intersection with Deerpath Court in Council District 7 and is zoned Medium Intensity Residential (RM). The application is on behalf of Harold E. Rustad, III, by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Lot B-10-A (3.007 acres) into Lot B-10-A-1 (2.507 acres) and Lot B-10-A-2 (0.500 acres). Lot B-10-A-1 is being retained by the applicant and Lot B-10-A-2 is being donated to the applicant's mother.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 7/08/2024.

1. Correct map date for reference map#2 is 'September 28, 2009'. Verify and correct if necessary.
2. Revise front setback, "55' from centerline of road".
3. Revise Flood Hazard Boundary Map No. to "22005C".....
4. Revise project fee note by removing "**sewer development and**".

5. 'Maintained' is misspelled.
6. 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.
7. Add "Private" to the existing 20' servitude of passage for lot B-10-B-1.
8. Monument size & type (set/found) must be noted on map.
9. Add Private Servitude of Passage dedication statement.
10. Add Private Use and Maintenance note.
11. Harold E. Rustad, III will also need to sign plat.
12. 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.

XII. Old Business

A. Louis Tullier Estate – Lot 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 by the 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.

COMMISSION ACTION 3/13/24

The applicant's approval was set to expire on April 8, 2024. There were 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. At the March 13, 2024, Planning Commission meeting, a request was made to extend the approval for a period of 180 days from that date to complete this process and to record the final map. Approval was granted for the 180 day extension set to expire on September 8, 2024.

UPDATE 8/07/24

The applicant contacted this office and stated that the legal proceedings surrounding the separation of the property and donation were ongoing. Staff suggested that either another extension be requested, or a deferral be requested until such time as the legal proceedings have been concluded. Staff recommends the latter and will complete recording of the map once those proceedings have been concluded and the donation papers have been recorded with copies provided to staff.

Mrs. Ellen Jackson with McLin Taylor, Inc. presented this family partition.

Mrs. Jackson stated the applicant is again requesting an extension to complete the process of the transfer documents. She expressed it is taking longer than expected for the father that is receiving the lot to get his divorce decree. Mrs. Jackson asked that the extension be granted until the decree is finalized so that the applicant does not have to keep coming back for an extension.

Commission Action: Moved by Julio Dumas seconded by Ms. Michele Unitas and unanimously adopted, to allow this extension to be left open provided that it

is consistent with the current code at the time the transfer documents are recorded, and the plat is to be signed. If the code has changed, the plat will need to be brought back before the Commission.

XIII. Adjourn

A motion was made by Mr. Mark Villa and seconded by Mr. Randy Clouatre, Jr., the meeting adjourned at 6:12 p.m.

Wade Schexnaydre, Vice Chairman

ATTACHMENT A

<i>August, 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 Fauchaux 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