

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
November 13, 2024**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, November 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. 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

III. Pledge of Allegiance

IV. Introduction of Staff

Jamaica Banker – Recording Secretary

Jarius Carey – Information Technology (IT)

Spencer Long, Parish Attorney

Eric Poche – Director, Planning and Development

V. Chairman's Comments

No comments.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – November 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 October 9, 2024, Planning Commission Meeting

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Randy Clouatre, Jr. and unanimously adopted, to approve the October 9, 2024, Planning Commission minutes as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

Leon LeBeau – Lot 4-B-1-A & Lot 5 (12288 Beau Rd, Gonzales, LA)

B. Affidavit of Mortgage Declaration

Jesse Benedetto – Tract MD-1-A (39376 Bradbury Ln, Prairieville, LA)

Commission Action: Moved by Mr. Nicholas Miller, 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 Partitions:

A. John W. Babin Jr. Property – Lot 2-A-1, 2-A-2 and 2-A-3

The subject property is located on the south side of LA Hwy 621, approximately 260' west of K.C. Road in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of John W. Babin Jr. by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Lot 2-A (2.532 acres) into Lot 2-A-1 (0.500 acres), Lot 2-A-2 (1.074 acres) and Lot 2-A-3 (0.958 acres). Lot 2-A-1 is being donated to a son, Lot 2-A-2 is being donated to a son and Lot 2-A-3 is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 09/30/2024.

1. Remove, 'proposed' from servitude label prior to recording.
2. 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 two (2) new lots.

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. Thomas J. Stroughter Property – Tract 4-A, 4-B and 4-C

The subject property is located on the south side of Smithhart Road, approximately 1,650' west of Joe Sevario Road in Council District 11 and is zoned Medium Intensity Residential (RM). The application is on behalf of Thomas J. Stroughter by LandSource, Inc.

The Applicant is proposing a family partition of Tract 4 (4.065 acres) into Tract 4-A (1.355 acres), Tract 4-B (1.355 acres) and Tract 4-C (1.355 acres). Tract 4-A is being created by simple division as it fronts on Smithhart Road, Tract 4-B is being donated to a daughter and Tract 4-C is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to LandSource, Inc. on 10/03/2024 & 11/4/2024.

1. Add ROW width for Smithhart Road. Parish records show 40'.
2. Place and label the required 12' utility servitude and label the ROW.
3. Note instrument no. for reference maps or state, "Not recorded."
4. Revise project fee note by removing "**sewer development and**".
5. Add statement by owner dedicating streets, rights-of-way, etc. for public uses. "**The rights-of-way of streets shown hereon, unless...**"
6. A waiver request will need to be granted by the Planning Commission to have the utility servitude located within the 30' Servitude of Passage. If approved, this must be noted on map prior to signing and recording.
7. Label relation to applicant or applicant on lots being conveyed.
8. Add Private Use and Maintenance note.
9. A non-conforming condition cannot be created by a subdivision of property. Open shed and canopy must be removed before plat will be signed by the chairman.
10. A non-conforming condition cannot be created by a subdivision of property. Metal building must be removed before plat will be signed by the chairman.
11. Provide average ditch width and locate by showing bearings and distances along centerline or top of bank and provide drainage servitude width in accordance with Land Development Code.
12. Submit final plat in CAD prior to final plat being signed.
13. The drainage servitude across Lot 4-C must be a public drainage servitude, it cannot be private.

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 two (2) new lots.

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. David Patterson with LandSource, Inc. presented this family partition. Mr. Patterson requested a waiver to allow the 12' utility servitude to be located within the 30' private servitude of passage.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Ms. Michele Unitas and unanimously adopted, to approve this family partition granting the waiver request to allow the 12' utility servitude to be located within the 30' private servitude of passage.

XII. Public Hearing to Approve or Deny the Following Preliminary Plat:

Gateway Farms

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

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

XIII. Adjourn

A motion was made by Mr. Julio Dumas, seconded by Mr. Randy Clouatre, Jr., the meeting adjourned at 6:08 p.m.

Wade Schexnaydre, Vice Chairman

ATTACHMENT A

<i>November, 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-1st Filing-Magnolia Ridge	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		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