

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
January 8, 2025**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, January 8, 2025, 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. Call to Order

Meeting was called to order by Chairman Max Nassar.

II. Roll Call of Members

The following members were present:

Michele Unitas, Mark Villa, Nicholas Miller, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr.

The following member was absent:

Julio Dumas

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Jarius Carey – Information Technology (IT)

Jean-Paul Robert, Parish Attorney

Eric Poche – Director, Planning and Development

Lance Brock - Zoning Official

V. Election of Officers – 2025

A. Election of Chairman

Mr. Randy Clouatre, Jr. nominated Mr. Wade Schexnaydre for Chairman for 2025. There were no other nominations. *Mr. Schexnaydre* was elected as Chairman by acclamation.

B. Election of Vice Chairman

Mr. Randy Clouatre, Jr. nominated Mr. Max Nassar for Vice Chairman for 2025. Ms. Michele Unitas nominated Mr. Randy Clouatre, Jr. for Vice Chairman for 2025. Mr. Clouatre declined the nomination. There were no other nominations. *Mr. Nassar* was elected as Vice Chairman by acclamation.

VI. Chairman's Comments

Chairman Schexnaydre thanked the Commission and wished everyone a Happy New Year. He said there are a lot of positive things coming up in Ascension Parish this coming year and hope this team of Commissioners will do right by the citizens and continue to do everything that they've been doing.

VII. Public Comment on an Agenda Item

No comments.

VIII. Staff Report

A. Subdivision Status – January 2025

Mr. Eric Poche presented and explained the attached report on subdivisions.
(SEE ATTACHMENT A)

IX. Engineering Staff Report

Engineering had no report

X. Minutes

A. Approval or Denial of the Minutes of December 11, 2024, Planning Commission Meeting

Vice Chairman Max Nassar stated he was absent at the December 11, 2024, Planning Commission meeting, and abstained from voting on minutes.

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Mark Villa, the December 11, 2024, **Planning Commission** minutes were approved by the following roll call vote:

YAYS: Michele Unitas, Mark Villa, Nicholas Miller, Wade Schexnaydre, Randy Clouatre, Jr.

NAYS: None

ABSTAINED: Max Nassar

ABSENT: Julio Dumas

(5) YAYS; (0) NAYS; (1) ABSTAINED; (1) ABSENT and the motion carried.

B. Approval or Denial of the Minutes of December 11, 2024, Joint Planning and Zoning Commission Meeting

Vice Chairman Max Nassar stated he was absent at the December 11, 2024, Joint Planning and Zoning Commission meeting and abstained from voting on minutes.

Commission Action: Moved by Mr. Nicholas Miller, seconded by Mr. Randy Clouatre, Jr., the December 11, 2024, **Joint Planning and Zoning Commission** minutes were approved by the following roll call vote:

YAYS: Michele Unitas, Mark Villa, Nicholas Miller, Wade Schexnaydre, Randy Clouatre, Jr.

NAYS: None

ABSTAINED: Max Nassar

ABSENT: Julio Dumas

(5) YAYS; (0) NAYS; (1) ABSTAINED; (1) ABSENT and the motion carried.

XI. Consent Agenda

A. Affidavit of Mortgage Declaration

Jason Braud – Lot A-8-C & a portion of A-8-D-2 (14211 & 14205 Bluff Rd, Prairieville, LA)

B. Affidavit of Mortgage Declaration

Holly Broussard – Lot 1-B-1 & 1-B-2 (11419 Guitreau Rd, Gonzales, LA)

C. Affidavit of Mortgage Declaration

Chris M. Fife – Lot 3-D (38133 Cornerview Rd, Gonzales, LA)

D. Affidavit of Mortgage Declaration

Kristy Parent – Lot A-2-A (38240 Bantam Tracks Rd, Gonzales, LA)

E. Affidavit of Mortgage Declaration

Garrett and Katie Sheets – Lot 7 & Lot 8 (14230 & 14248 Jarry Savoy Rd, St. Amant, LA)

Chairman Wade Schexnaydre stated due to a potential conflict of interest, he would abstain from voting on the consent agenda.

Commission Action: Moved by Mr. Max Nassar, seconded by Ms. Michele Unitas, the consent agenda was approved by the following vote:

YAYS: Michele Unitas, Mark Villa, Nicholas Miller, Wade Schexnaydre, Randy Clouatre, Jr.

NAYS: None

ABSTAINED: Max Nassar

ABSENT: Julio Dumas

(5) YAYS; (0) NAYS; (1) ABSTAINED; (1) ABSENT and the motion carried.

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

A. Quinn CoCo Subdivision – Lot 3-D-1, 3-D-2 & 3-D-3

The subject property is located on the south side of Cornerview Road, approximately 632' east of the I10 overpass in Council District 3 and is zoned Medium Intensity Residential (RM). The application is on behalf of Chris M. Fife by BEI Surveying, LLC.

The Applicant is proposing a family partition of Lot 3-D (8.551 acres) into Lot 3-D-1 (1.819 acres), Lot 3-D-2 (4.932 acres) and Lot 3-D-3 (1.800 acres). Lot 3-D-1 is being donated to a son, Lot 3-D-2 is being retained by the applicant and Lot 3-D-3 is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to BEI Surveying, LLC on 12/10/2024.

1. Records show property on FEMA map also in Flood Zone
2. "A". Verify and correct if necessary.
3. Verify BFE with Floodplain Manager.

4. Current minimum lot frontage for RM zone is 90'.
5. Label Chris M. Fife as "Applicant".
6. Monument size & type (set/found) must be noted on map.
7. Must have T or L turnaround at the end of servitude of passage according to code requirements.
8. Add note, "Within the private access servitude, a gravel or hard-surfaced road shall be built at least twenty (20) feet in width, 4 inches thick, on a roadbed at least twenty-four (24) feet in width with adequate drainage ditches on either side. This road shall be constructed prior to the first building permit being issued for any lot being served by this private servitude of access and shall extend the full length of the servitude depicted on the plat."
9. Private Dedication note needs to include Lot 3-D-3 also.
10. Add "Lot 3-D-3" to title block to reflect plat.
11. Records show property to be in 'Range 2 East'. Verify and correct if necessary.
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 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. Seth Mosby with BEI Surveying, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Max Nassar, seconded by Ms. Michelle Unitas and unanimously adopted, to approve this family partition as presented.

B. Rudolph Brown Property – Lot A-4-A-1 thru A-4-A-4

The subject property is located on the north side and at the end of Miller Road, approximately 1,900' north of Rue La Monte Ct. (off of LA 928, Bluff Road) in Council District 4 and is zoned Medium Intensity Residential (RM). The application is on behalf of Lucien P. Brown by L&L Land Surveying, Inc.

The Applicant is proposing a family partition of the remaining portion of Tract A-4 and 0.57 acres (2.93 acres) into Lot A-4-A-1 (0.73 acres), Lot A-4-A-2 (0.52 acres), Lot A-4-A-3 (1.11 acres) and Lot A-4-A-4 (0.57 acres). Lot A-4-A-1 is being donated to a son, Lot A-4-A-2 is being retained by the applicant and Lot A-4-A-3 is being donated to a daughter. Lot A-4-A-4's lot lines did not change and has public road frontage. Owner is giving a portion of the 30' private servitude of passage for access to the other lots being subdivided.

STAFF REVIEW COMMENTS

Comments sent to L&L Land Surveying, Inc. on 11/7/2024.

1. This application will not be placed on any Planning Commission agenda for public hearing until a mortgage affidavit is received by all property owners involved in this family partition.
(Waiting on affidavit of mortgage for Parcel#4860000 (Lucien P & Susan Brown and Parcel#4863200 Sami Jo Brown Besson.)
2. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. OR note: **It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes. Show/make statement of such on final plat.** Plat will not be signed and recorded without this information.
3. Add to note, "...shall be constructed **and maintained**".
4. Revise project fee note by removing "sewer development and".
5. Add to note, "No person shall provide **or install...**"
6. This seems to be an unnecessary line. Remove, if this is the case.
7. Must have T or L turnaround at the end of servitude of passage according to code requirements.
8. Add reference map dedicating existing 30' servitude of passage.
9. Miller Road needs to be labeled on vicinity map.
10. Extend 30' private servitude of passage to Tract A-4-A-3.
11. Add note, "Within the private access servitude, a gravel or hard-surfaced road shall be built at least twenty (20) feet in width, 4 inches thick, on a roadbed at least twenty-four (24) feet in width with adequate drainage ditches on either side. This road shall be constructed prior to the first building permit being issued for any lot being served by this private servitude of access and shall extend the full length of the servitude depicted on the plat."
12. Application submittal fee of \$490.00 is pending.
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 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. Lucian Brown, owner/applicant of property, presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Max Nassar, seconded by Mr. Randy Clouatre, Jr. and unanimously adopted, to approve this family partition as presented.

XIII. Adjourn

A motion was made by Mr. Nicholas Miller, meeting was adjourned at 6:11 p.m.

Wade Schexnaydre, Chairman

ATTACHMENT A

January, 2025 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 Indusriplex Ave. approx. 1,350' North of LA Hwy 30	18	6/12/2024	9/13/2024		Preliminary Plat Approved- 6/12/2024	Repair/widen Indusriplex, 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	Final Plat-2nd Filing Approved 12/11/2024	No Conditions	Quality Engineering& Surveying	Lynn Levy, LLC	Yes
Gateway Farms*	S Side-LA 74, E of I-10 at end of Faucheaux Rd.	77	12/11/2024			Preliminary Plat Approved- 12/11/2024	Fauchaux Rd. widened to 20' Hwy. 74 2-way turn lane to DOTD and Parish Standards	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