

The minutes below 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
May 14, 2025**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, May 14, 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 Wade Schexnaydre.

II. Roll Call of Members

The following members were present:

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

The following members were absent:

None

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Brandon O’Deay – Information Technology (IT)

Spencer Long, Parish Attorney

Eric Poche – Director, Planning and Development

Tim Bullion – Sr. Planner, Planning and Development

V. Chairman’s Comments

The Chairman had no comment.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

Mr. Eric Poche introduce newly hired Sr. Planner, Mr. Tim Bullion.

A. Subdivision Status – May 2025

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

(SEE ATTACHMENT A)

Mr. Poche briefed the Commission on the community meeting for the west bank small master plan that was held at Lowery Middle school on April 30th. He stated approximately 30 people were in attendance.

He announced there will be another community meeting held on June 9, 2025, again at Lowery Middle school and an in-person stakeholder meeting June 19, 2025, 10am to 11:30am at the Parish Governmental Complex in the main conference room.

VIII. Engineering Staff Report

Engineering had no report.

IX. Minutes

A. Approval or Denial of the Minutes of April 9, 2025, Planning Commission Meeting

Commission Action: Moved by Mr. Nicholas Miller, seconded by Mr. Randy Clouatre, Jr., the minutes of the April 9, 2025, Planning Commission meeting were approved unanimously with Ms. Michele Unitas abstaining.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

Dax McCrory – Lot 5A-1 (18174 McCrory Dr, Prairieville, LA)

Commission Action: Moved by Mr. Randy Clouatre, Jr., 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. Jed Babin Property – Lot JB-2-B-1-A, JB-2-B-1-B & Re-establishment of Lot JB-2-B

The subject property is located on the north side of Black Bayou Ext., approximately 603' east of Parent Road along Maison Dans Lebois Road in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of Jed Babin by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Lot JB-2-B-1 and the re-establishment of Lot JB-2-A (10.293 acres) into **Lot JB-2-B-1-A** (7.368 acres), **Lot JB-2-B-1-B** (1.332 acres) and **Lot JB-2-B** (1.593 acres). Lot JB-2-B-1-A is being retained by the applicant, Lot JB-2-B-1-B is being donated to a grandson. Lot JB-2-B is being re-established.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates on 4/8/2025.

1. Distances do not equate. Verify and correct if necessary.
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 one (1) new lot. Lot JB-2-B is being re-established by court order.

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. Gabriel Villavaso with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

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

B. D.G. Braud Property, An Unnamed Tract, and J.A. Braud and Donna B. King Property – Tract A-1-1-A, A-1-1-B, A-2-A-1 & A-2-A-2

The subject property is located on the west side of L. Landry Road, approximately 1800' south of LA Hwy. 621 in Council District 8 and is zoned Medium Intensity Residential (RM). The application is on behalf of Donna Diez and Dwight Braud by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of an unnamed Tract, Tract A-1-1, Tract A-1-2 and Tract A-2-A (43.282 acres) into **Tract A-1-1-A** (23.736 acres), **Tract A-1-1-B** (0.914 acres), **Tract A-2-A-1** (0.500 acres), and **Tract A-2-A-2** (18.132 acres). Tract A-2-A-1 is being donated to a grandson. Tracts A-1-1-A, A-1-1-B and A-2-A-2 all have public road frontage.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates on 4/21/2025.

1. Ref Map Nos. are duplicated. Need to be renumbered.
2. Monument set/found is needed for this distance.
3. Revise the 'Dedication of Rights of Way' note to add: "The rights-of-way streets shown heron, unless specifically designated as private and, if not previously dedicated,..."
4. Note also on front setback, "25' or 55' from centerline of parish roadway, whichever is greater."
5. Revise project fee note by removing "sewer development and".
6. Provide average top bank width of ditch.
7. 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 not creating any additional 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. Gabriel Villavaso with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

The following spoke:

1 – Brian Swink (neutral)

Just looking for general information on item.

Public hearing was closed.

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

C. A. D. Guitrau Property – Lot 6-A-1-A & 6-A-1-B

The subject property is located on the north side and at the east end of D & D Lane, off of LA Hwy 431 approximately 200' north of Jim Mayers Road in Council District 6 and is zoned Conservation (C). The application is on behalf of Brice Guitrau by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Lot 6-A-1 (2.542 acres) into **Lot 6-A-1-A** (1.271 acres) and **Lot 6-A-1-B** (1.271 acres). Lot 6-A-1-A is being donated to a daughter and Lot 6-A-1-B is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates on 4/21/2025.

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. Show/make statement of such on final plat. Plat will not be signed and recorded without this information.
2. Revise statement, "shall be constructed **and maintained** by the property owner(s)."
3. 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."

4. Add note, "This project is subject to traffic impact fees according to Ascension Parish Ordinances."
5. 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. Gabriel Villavaso with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

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

D. Dax A. McCrory Property – Lot 5A-1-A, 5A-1-B & 5A-1-C

The subject property is located on the east side of McCrory Dr., approximately 1,531' north of McCrory 2 Rd. in Council District 7 and is zoned Medium Intensity Residential (RM). The application is on behalf of Dax A. McCrory by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Lot 5A-1 (1.983 acres) into **Lot 5A-1-A** (0.983 acres), **Lot 5A-1-B** (0.50 acres), and **Lot 5A-1-C** (0.50 acres). Lot 5A-1-A is being retained by the applicant, Lot 5A-1-B is being donated to a daughter and Lot 5A-1-C is being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates on 4/21/2025.

1. Label as the 30' Private Servitude of Passage, for clarity.
2. Remove 'proposed'
3. There are now three (3) lots. Needs to be 'A', 'B' & 'C'.
4. The Utility Servitude needs to get to Lot 5A-1-B
5. Add to front setback, "25' or 55' from centerline of road, whichever is greater."
6. There are two (2) lots created by this family partition and private access note needs to reflect the correct lot numbers.
7. Submit final plat in CAD prior to final plat being submitted for signature.

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. Gabriel Villavaso with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

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

E. Winona B. Gautreau Property – Lot 9B-1, 9B-2, 9B-3 & 9B-4

The subject property is located on the east side of Reine Rd along H.M. Lambert Rd, approximately 1,875' south of Fontenot Rd (or 425' south of Chutie Ln) in Council District 2 and is zoned Rural (R). The application is on behalf of Rachelle M. LeBlanc by McLin Taylor, Inc. Engineering and Land Surveying.

The Applicant is proposing a family partition of Lot 9B (4.133 acres) into **Lot 9B-1** (0.685 acres), **Lot 9B-2** (1.000 acres), **Lot 9B-3** (1.000 acres), and **Lot 9B-4** (1.448 acres). Lot 9B-1 is being retained by the applicant, Lot 9B-2 is being donated to the mother, Lot 9B-3 is being donated to the father (the couple is divorced) and Lot 9B-4 is being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to McLin Taylor, Inc. on 4/8/2025.

1. A 12' Utility Servitude must be dedicated parallel to all road frontage.
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'. 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. Label existing 12' utility servitude.
4. The only lot that can reduce the front/corner setback by half is Lot 9B-1. Lots 9B-2 and 9B-3 must have a 25' front setback.
5. Distances do not equate due to rounding.
6. Add note, "Shared access into this division of property creating three or more parcels shall be fully paved at least 25 feet in distance from the edge of any

parish, state, or federal highway and 20 feet wide before any building permits will be issued.”

7. 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."
8. Add Dedication Statement
9. Add Dedication Statement
10. Records show property is also owned by William Daniel LeBlanc and he too must sign plat; or applicant must provide proof otherwise.
11. 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 three (3) 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.

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

Public hearing was opened.

No comments.

Public hearing was closed.

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

XII. Adjourn

A motion was made by Mr. Max Nassar, the meeting adjourned at 6:17 p.m.

Wade Schexnaydre, Chairman

ATTACHMENT A

<i>May, 2025</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	9/13/2024	4/10/2025	In Construction	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-3rd Filing*	West Side of LA Hwy 73 at Duplessis Road	70	7/14/2021	11/2/2021	3/4/2022	Final Plat-3rd Filing Approved 4/09/2025	No Conditions	Quality Engineering& Surveying	Lynn Levy, LLC	Yes
Gateway Farms	S Side-LA 74, E of I-10 at end of Fauchaux 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
Pelicon Point-Pelican Isle Commons Townhomes-Phase V*	LA Hwy 44, 1/2 mile north of LA Hwy. 22 off end of Drivers Lane	11	2/13/2002	4/18/2020	7/17/2022	Final Plat Approved for- 4/09/2025	No Conditions	Quality Engineering& Surveying	Doug Diez	No-Private
Pelican Point-14th F-Phases 1 &2 Sunset Bend (FKA 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	Quality Engineering& Surveying	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