

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
July 9, 2025**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, July 9, 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

Jarius Carey – Information Technology (IT)

Spencer Long, Parish Attorney

Eric Poche – Director, Planning and Development

Tim Bullion, Sr. Planner, Planning and Development

Lance Brock, Zoning Official, Planning and Development

V. Chairman's Comments

Chairman Schexnaydre recognized the all the heartache and the prayers given out to the people in Kerr, TX with the flooding that happened there and big tragedy that also hit home.

He also thanked everyone for celebrating 4th of July. Stating he hoped everyone had a safe and happy holiday.

Chairman Schexnaydre also announced that item 7(A) on the Zoning agenda has been removed. The Zoning Commission meeting immediately follows the Planning meeting.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – June 2025

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

Mr. Poche announced that Capital Region Planning Commission is putting on a commissioner training Saturday, August 23rd, from 8am-12pm. It will be at the Tangipahoa Parish Council Chambers, 15485 Club Deluxe Road, Hammond, LA. He stated the Parish will schedule a training sometime in October of this year. He will update with more information as it is available.

VIII. Engineering Staff Report

Engineering had no report.

IX. Minutes

A. Approval or Denial of the Minutes of the June 11, 2025, Planning Commission Meeting

Commission Action: Moved by Mr. Randy Clouatre, Jr. seconded by Mr. Max Nassar and unanimously adopted, to approve the June 11, 2025, Planning Commission minutes as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

Jordan and Lacy Gonzales – Lot TWO-B-2 (Cannon Rd, Gonzales, LA)

Commission Action: Moved by Mr. Erik Jones, seconded by Mr. Nicholas Miller and unanimously adopted, to approve the consent agenda as presented.

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

A. Edward G. Marchand Sr. Estate – Tract 6-A thru 6-E

The subject property is located on the east and west side of LA Hwy 75, approximately 106' north of Headland Path in Council District 3 and is zoned Medium Industrial (MI). The application is on behalf of The Stanley J. Bourgeois & Myrtle M. Bourgeois Revocable Living Trust by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Tract 6 (23.16 acres) into **Tract 6-A** (1.980 acres), **Tract 6-B** (5.295 acres), **Tract 6-C** (5.295 acres), **Tract 6-D** (5.295 acres) and **Tract 6-E** (5.295 acres). Tracts 6-A & 6-B have public road frontage. Tract 6-B is being donated to a daughter, Tract 6-C is being donated to a daughter, Tract 6-D is being donated to a son and Tract 6-E is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates on 1/29/2025 & 2/12/2025.

1. 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."
2. 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
3. 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. Lot 6-E will need to be added to private access servitude note.
5. The distance doesn't seem to be correct. Please verify and correct if necessary.
6. Make note on map that states there can be no residential use in Heavy Industrial (HI) district. No future residential permits will be issued in this Heavy Industrial (HI) zone.
7. Records show FEMA Flood map panel as C0115E and not C0040E.
8. Records show property to also lie in Flood Zone AE.
9. BFE must be noted on map.
10. Provide reference map that shows the 'existing' 30' servitude of passage.
11. Add "Tract 6" to title block.
12. Verify map date. Correct if necessary.
13. Ref Map#1 shows a 20' drainage ditch. Verify and correct, if necessary, by also providing drainage servitude width in accordance with Land Development Code.
14. 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 with no public road frontage.

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. Max Nassar and unanimously adopted, to approve this family partition as presented.

At this time Chairman Schexnaydre stated he would be sitting out as Chair of the meeting and giving Vice-Chairman Max Nassar control of the meeting.

B. Josiah M. Ritz and Heather D. Ritz Property – Tract D-2-B-1 & D-2-B-2

The subject property is located on the east side of Dolly's Lane, approximately 600' south of Tullier Road in Council District 1 and is zoned Conservation (C). The application is on behalf of Josiah M. Ritz and Heather D. Ritz by Richmond W. Krebs & Associates, LLC Professional Land Surveying.

The Applicant is proposing a family partition of Tract D-2-B (1.8655 acres) into D-2 B-1 (1.3655 acres) Tract D-2-B-2 (0.5000 acres). Tract D-2-B-1 is being retained by the applicant and Tract D-2-B-2 is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to Richmond W. Krebs & Associates, LLC, Inc. on 6/11 and 7/1/2025.

1. Current side setback for conservation zone is 10'.
2. 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,..."
3. Revise project fee note by removing "sewer development and".
4. Add instrument no. 429259 as a reference map.
5. Add instrument no. 643161 as a reference map.
6. Monuments are a bit small and will not reproduce well when the map is scanned.
7. At least one of the lots will have to have the 100' front lot width requirement for Conservation zone property.
8. Name and relation to applicant on all lots being conveyed.
9. Vicinity map needs to be legible for scanning purposes.
10. Label also as "25' on each side".
11. Vicinity map must be at 2000' scale or better.
12. 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.
13. Remove name of chairman as he is no longer the chairman.
14. Please verify name on Tract D-2-B-2. Should it be 'Josiah' and not 'Joseph'?
15. 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. Josiah M. Ritz, owner of property, 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. Mark Villa, seconded by Mr. Randy Clouatre, Jr., the meeting adjourned at 6:07p.m.

Wade Schexnaydre, Chairman

ATTACHMENT A

<i>July, 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
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
Pelican Point-14th F-Phases 1 &2 Sunset Bend (FKA Planation 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	6/12/2025	CDs Approved 6/12/2025	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