

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
August 13, 2025**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, August 13, 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 stated two zoning review items would be removed at the Zoning meeting and would not be discussed. The items are zoning review for Bert and Tammy Ballard (Abby James Property) and zoning review for Lot B-3 for WastePro of Louisiana.

VI. Public Comment on any Agenda Item

No comment.

VII. Staff Report

A. Subdivision Status – August 2025

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

(SEE ATTACHEMENT A)

Mr. Poche stated there are a couple items they are wanting to bring to the Planning Commission next month for public hearing. One set has to do with the current drainage ordinance. He said when the Council passed the drainage ordinance in 2019 it was discussed about re-reviewing it in a few years to take care of any possible unintended

consequences. Now that it has been about five years they want to make some small revisions.

Regarding ordinance reviews, Mr. Nicholas Miller said they spoke about reviewing some of the timeline stuff for the submittals for the subdivisions and the preliminary plat approvals. He asked Mr. Poche to get a small working group together before getting to the final voting stage.

Mr. Poche said the other item will be in the development code related to off-street parking. There were concerns that we don't have anything in our ordinance concerning pervious paving in the Parish. The only requirement is that it be dust free paving. This would be a new addition to the code.

VIII. Minutes

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

Commission Action: Moved by Mr. Mark Villa seconded by Mr. Erik Jones and unanimously adopted, to approve the July 9, 2025, Planning Commission minutes as presented.

IV. Consent Agenda

A. Affidavit of Mortgage Declaration

Donald B. Templet & Shelia K. Templet – Tract 1-B (9063 S. Hodgeson Rd, Gonzales)

B. Affidavit of Mortgage Declaration

Chad Joseph Bourgeois – Tract PO-5 (47326 Amite River Rd, St. Amant)

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Mark Villa and unanimously adopted, to approve the consent agenda as presented.

V. Public Hearing to Approve or Deny the Following Family Partition:

A. Ronald K. Scott Property – Lot A-3-C-2-A-1 thru A-3-C-2-A-4

The subject property is located on the east side of Shirleyville Road, approximately 1347' south of Hwy 933 (Parker Road) and at the end of Halie Drive. The property is in Council District 11 and is zoned Medium Intensity Residential (RM). The application is on behalf of Ronald Kelly Scott by Earles and Associates, LLC Professional Land Surveying.

The Applicant is proposing a family partition of Lot A-3-C-2-A (6.449 acres) into Lot A-3-C-2-A-1 (1.013 acres), Lot A-3-C-2-A-2 (3.102 acres), Lot A-3-C-2-3 (1.103 acres) and Lot A-3-C-2-A-4 (1.231 acres). **Lot A-3-C-2-A-1 is being donated to a son, Lot A-3-C-2-A-2 is being retained by the applicant, Lot A-3-C-2-3 is being donated to a granddaughter and Lot A-3-C-2-A-4 is being donated to a grandson.**

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC, Inc. on 7/14/2025.

1. Revise project fee note by removing "sewer development and".
2. 'Hereon' is misspelled.
3. SUBMIT ROAD NAME FOR 60' PRIVATE SERVITUDE OF PASSAGE TO PARISH ADDRESSING COORDINATOR FOR REVIEW AND APPROVAL.
4. 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."
5. 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."
6. Add, Statement by Owner Dedicating streets, rights-of-way, servitudes...
7. Halie Dr. is a private road. Front setback is 25'. There is no need for the 55' setback note unless the owner is wanting the 55' setback.
8. Add 'Residential' to zoning class.
9. Ditch top width greater than 10' requires a 10' servitude from top bank, both sides, in accordance with Land Development Code.
10. Label chicken coop as 'existing and non-conforming'.
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.

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.

VI. Adjourn

A motion was made by Mr. Mark Villa, seconded by Mr. Nicholas Miller, the meeting adjourned at 6:08 p.m.

Wade Schexnaydre, Chairman

<i>August, 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