

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
September 10, 2025**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, September 10, 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

The Chair had no comments.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – September 2025

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

(SEE ATTACHMENT A)

He stated Gateway Farms subdivision was not moving forward due to failure to complete off-site drainage analysis and expiration of property options.

No extension request expected from Gateway Farms; alternative plans for the property may not involve subdivision development.

VIII. Minutes

A. Approval or Denial of the Minutes of the August 13, 2025, Planning Commission Meeting

Commission Action: Moved Mr. Mark Villa, seconded by Ms. Michele Unitas and unanimously adopted, to approve the August 13, 2025, Planning Commission minutes as presented.

IX. Consent Agenda

A. Affidavit of Mortgage Declaration

Devin Geromini – Lot 6-A-3 (17189 Butterfly Lane, Prairieville, LA)

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

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

A. Devin Geromini Property – Lot 6-A-3-A and 6-A-3-B

The subject property is located 800' south of Moody Dixon Road on the west side of Butterfly Lane, which is approximately 330' east of Wirth Place Road. The property is in Council District 5 and is zoned Rural (R). The application is on behalf of Devin Geromini by Quality Engineering & Surveying, LLC.

The Applicant is proposing a family partition of Lot 6-A-3 (2 acres) into Lot 6-A-3-A (1.166 acres) and Lot 6-A-3-B (0.834 acres). **Lot 6-A-3-A is being retained by the applicant and Lot 6-A-3-B is being donated to the applicant's father.**

STAFF REVIEW COMMENTS

Comments sent to Quality Engineering & Surveying on 8/4/2025.

1. 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."
2. Any existing ditch that exceeds 18" in depth must provide appropriate drainage servitude according to Section 17-5014.E of Appendix V-Drainage Regulations. Ditch must be located by showing bearings and distances along centerline or top of bank. Provide average top bank width of ditch.
3. Label wooden shed on piers with canopy as existing 'and non-conforming'.
4. Remove 'Proposed' when submitting original for signature.
5. Label wooden shed on piers as existing 'and non-conforming'.
6. Label street near site on vicinity map.
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 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. Jeff Diamond with Quality Engineering & 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 Mr. Erik Jones and unanimously adopted, to approve this family partition as presented.

XI. Public Hearing to Approve or Deny the 2025 West Bank Small Area Plan:

A) Introductory – Reading of Resolution (Commission Chairman)

Chairman Wade Schexnaydre read the following resolution regarding the West Bank Small Area Plan:

RESOLUTION OF THE ASCENSION PARISH PLANNING COMMISSION TO ADOPT THE 2025 WEST BANK SMALL AREA PLAN

WHEREAS, Chapter 17, Section 17-1 of the Ascension Parish Code of Ordinances creates the Ascension Parish Planning Commission and vests said commission with the responsibilities delineated in Louisiana Revised Statutes, Section 33:101 *et seq.*; and

WHEREAS, Article IV, Section 4-18 of the Ascension Parish Home Rule Charter references the adoption, amendment, and extension of an official plan for the physical development of the unincorporated areas of the parish and further provides for the creation of a planning commission to enact said plan in accordance with the laws of the State of Louisiana; and

WHEREAS, Louisiana Revised Statutes, Section 33:106 specifically grants a parish planning commission the authority to make and adopt a master plan for the physical development of the unincorporated territory of a parish; and

WHEREAS, the 2025 West Bank Small Area Plan is intended to capture the vision of Ascension’s West Bank citizens and translate that vision into reality through the adoption and implementation of strategies that will guide future development; and

WHEREAS, the 2025 West Bank Small Area Plan includes twelve (12) chapters which set forth and include, but is not strictly limited to: the vision forward concerning land use on the West Bank of Ascension Parish; a current profile of the parish; land use designation considerations; housing and neighborhood service recommendations; transportation and mobility assessments and recommendations; drainage, floodplain management, and wastewater assessments and recommendations; recreation and open space recommendations; economic development and redevelopment recommendations; and a strategic implementation plan; and

WHEREAS, the Ascension Parish Planning Commission, assisted by Bayou Rouge Environmental & Planning, has held community meetings to obtain public input in the creation of said plan; and

WHEREAS, it is the intention of the Ascension Parish Planning Commission that the 2025 West Bank Small Area Plan be incorporated into, and made a part of the 2019 Ascension Parish Master Land Use Plan as an update and supplement; and

WHEREAS, in accordance with Louisiana Revised Statute 33:108, a public hearing was properly noticed and held on August 13, 2025, and at such time the Ascension Parish Planning Commission received comments from the public with regard to the 2025 West Bank Small Area Plan.

NOW THEREFORE, BE IT RESOLVED, by the Ascension Parish Planning Commission, that it does hereby adopt the 2025 West Bank Small Area Plan with all attachments, maps and reference made therein; and

NOW THEREFORE, BE IT FURTHER RESOLVED, that the Ascension Parish Planning Commission Chairman is hereby authorized to file a copy of the 2025 West Bank Small Area Plan with the Office of the Ascension Parish Council, the governing authority for the Parish of Ascension, to record same with the Ascension Parish Clerk of Court, and to effectuate any other requirements set forth within Louisiana Revised Statutes, Section 33:101 *et seq.* as said requirements relate to the procedure for adopting and enacting a master plan.

B) Introductory Remarks (Eric Poche, Director of Planning and Development)

On behalf of the Parish, Mr. Poche thanked everyone who participated in the process: Parish Council members, Planning Commissioners stakeholder committee, Parish staff, the Ascension Parish School Board who granted us access to some of their information as well as space for our public input meetings. He extended a special thanks to the general public and West Bank residents who provided input into the process.

The plan covers the next 20-25 years, and the population projections for the West Bank are positive based on anticipated industrial development and the supporting businesses expected to follow. He stated the growth is not just people moving into our Parish. It is those who will come from Ascension and surrounding areas to help make all of this happen. He expressed, we would like the West Bank to continue to grow into a vibrant and exciting community with great opportunities for everyone.

C) 2025 West Bank Small Area Plan Presentation (Bayou Rouge Environmental & Planning LLC)

Ms. Maggie Gleason, Urban Planner with Bayou Rouge Environmental and Planning, presented the plan overview. (*SEE ATTACHMENT B*)

D) Public Comments

There was positive feedback from Commissioners Nassar and Schexnaydre praising the firm and community involvement.

Louisiana Economic Development's support was highlighted by Commissioner Nassar, emphasizing the plan's usefulness in attracting investment.

Public hearing was opened.

No comments.

Public hearing was closed

Commission Action: Moved by Mr. Max Nassar, seconded by Mr. Randy Clouatre, Jr, to adopt the Resolution and West Bank Small Area Plan as presented. The motion was approved by unanimous vote.

XII. Ordinance – Public Hearing to Recommend Approval or Denial to the Parish Council, Amendments to the Ascension Parish Unified Land Development Code:

A. Ordinance – To Amend the Ascension Parish ULDC, Appendix II, Development Code, Off Street Parking Requirements – to add new Section 17-2081.G Parking Area Surfacing Standards

Mr. Eric Poche presented the attached amendment to the ULDC regarding Parking Area Surfacing Standards. *(SEE ATTACHMENT C)*

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 recommend approval to the Parish Council, to amend the Ascension Parish ULDC, Appendix II, Development Code, Off Street Parking Requirements – to add new Section 17-2081.G Parking Area Standards.

B. Ordinance – To Amend the Ascension Parish ULDC, Appendix V, Drainage – Sections – Sections: (SEE ATTACHMENT D)

1) 17-503.Applicability

Mr. Eric Poche presented the attached (*see Attachment D*) amendment to the ULDC regarding applicability.

Public hearing was opened.

No comments.

Public hearing was closed.

Chairman Schexnaydre expressed concern about removing elevation certificate requirements due to flood risk. He stated people have had flooding in an X zone.

Commission Action: Moved by Mr. Max Nassar, seconded by Ms. Michele Unitas, to recommend approval to the Parish Council, amendment to the Ascension Parish ULDC, Appendix V, Drainage – Section 17-503. Applicability. The amendment was adopted by the following roll call vote:

YEAS: Michele Unitas, Mark Villa, Nicholas Miller, Max Nassar, Randy Clouatre, Jr., Erik Jones

NAYS: Wade Schexnaydre

ABSTAINED: None

ABSENT: None

(6)YEAS, (1)NAYS, (0)ABSTAINED, (0)ABSENT and the motion carried.

2) 17-507.Placement of fill

Mr. Eric Poche presented the attached (*see Attachment D*) amendment to the ULDC regarding placement of fill.

The Commission had a lengthy discussion regarding Section 17-507(C)1. For major and minor subdivisions, large-scale developments, townhouse subdivisions, condominiums and PUDS. The discussion focused on whether to remove “*Average fill shall not exceed 36 inches throughout the development and shall not exceed 36 inches on any individual lot within the development*”.

Public hearing was opened.

The following spoke:

1- Aimee Schilf – *Not in Opposition*

Her concern was where dirt had to be mitigated from and the cost of the dirt. She expressed the costs she would have to endure just to be able to build on her lot.

Public hearing was closed.

Commission Action: Moved by Mr. Nicholas Miller, seconded by Mr. Randy Clouatre, Jr., to approve as written, removing “*Average fill shall not exceed 36 inches throughout the development and shall not exceed 36 inches on any individual lot within the development*” from Section 17-5079(C)1. The motion failed by the following roll call vote:

YEAS: Nicholas Miller, Max Nassar, Randy Clouatre, Jr.

NAYS: Michele Unitas, Mark Villa, Wade Schexnaydre, Erik Jones

ABSTAINED: None

ABSENT: None

(3)YEAS, (4)NAYS, (0) ABSTAINS, (0) ABSENT and motion failed.

AT THIS TIME (1:15 video time) THE CHAIRMAN CALLED FOR A FIVE (5) MINUTE RECESS TO RESOLVE CONFUSION AND PLAN FORWARD WITH REGARD TO THE AMENDMENTS.

A motion was made by Mr. Randy Clouatre, Jr., seconded by Mr. Mark Villa, Commission went into recess.

Meeting was called to order by Chairman Schexnaydre (1:25 video time).

Commission Action: Moved by Mr. Nicholas Miller, seconded by Mr. Erik Jones and unanimously adopted, to postpone the following agenda items under 13(B) until the next scheduled Planning Commission meeting:

(2) 17-507. Placement of fill – *the chair failed to recommend the first part that was voted on regarding the 36-inch removal limitation, Section 17-507(C)1, to the Parish Council therefore, this too will be included on the next schedule agenda for public hearing.*

(3) 17-5093. Long term accountability of mitigation facilities

(4) 17-50100. Definitions

XIII. Adjourn

A motion was made by Mr. Nicholas Miller, the meeting was adjourned at 7:38 p.m.

Wade Schexnaydre, Chairman

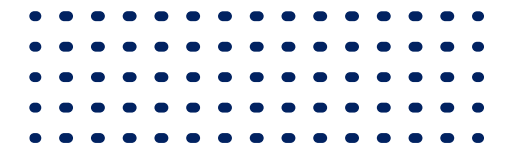
ATTACHMENT A

<i>September, 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.
Arrowhead Industrial Park-1st Filing	LA Highway 30 approx. 3,000' W of LA Hwy 73	14				Preliminary Plat Submitted 8/12/2025		CSRS, Inc.	Harvest Companies of LA, LLC	No
Ascension Commerce Center II-1st Filing-Magnolia Ridge	End of Industripex Ave. approx. 1,350' North of LA Hwy 30	18	6/12/2024	9/13/2024	4/10/2025	In Construction	Repair/widen Industripex, 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	PROJECT IS NOT MOVING FORWARD		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

2025 WEST BANK SMALL AREA PLAN

*Ascension Parish Planning Commission
September 10, 2025*

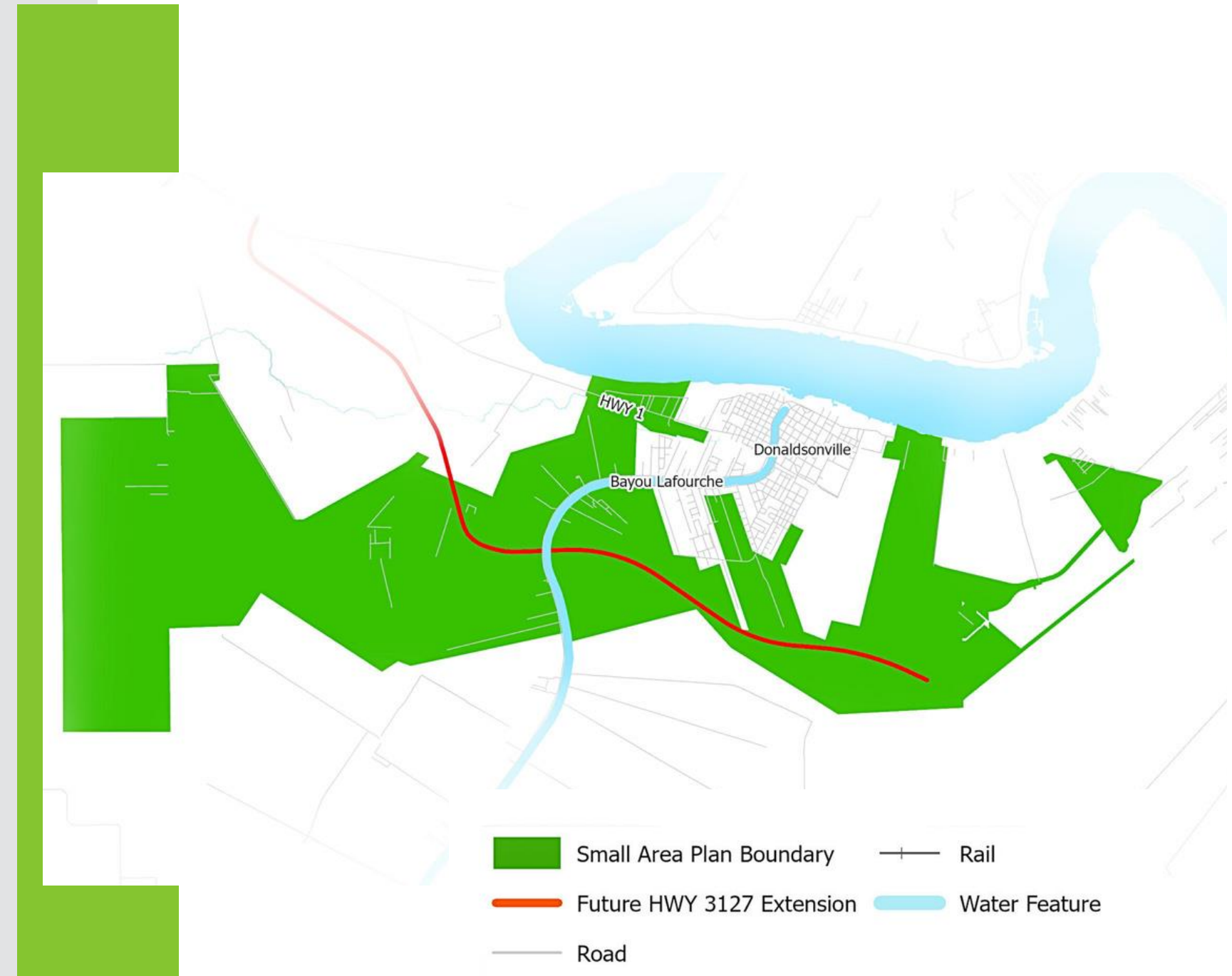


**BAYOU
ROUGE** Environmental
& Planning

Photo credit:
Ascension
Droneworks

WHAT IS A SMALL AREA PLAN?

- A **neighborhood-scale** land use plan
- It is not regulatory
- **Guiding document** for future land uses, zoning, and subdivision decisions
- Can be used to **access grants and funding**
- Informed by **data, community input, and local priorities**
- Becomes **an amendment** to the 2019 Master Land Use Plan



PROCESS HIGHLIGHTS



412
Individual
Comments

WHAT DID WE HEAR?

Top Community Needs

- Small business development
- Health & family services
- Parks & recreation
- Affordable housing
- Alternative transportation options



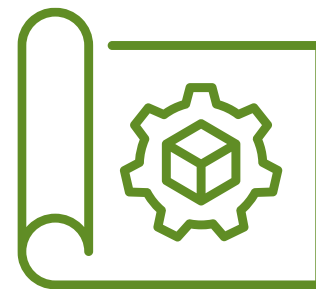
Employment Opportunities Desired

- Skilled trades
- Professional services
- Industrial/manufacturing
- Arts & entertainment

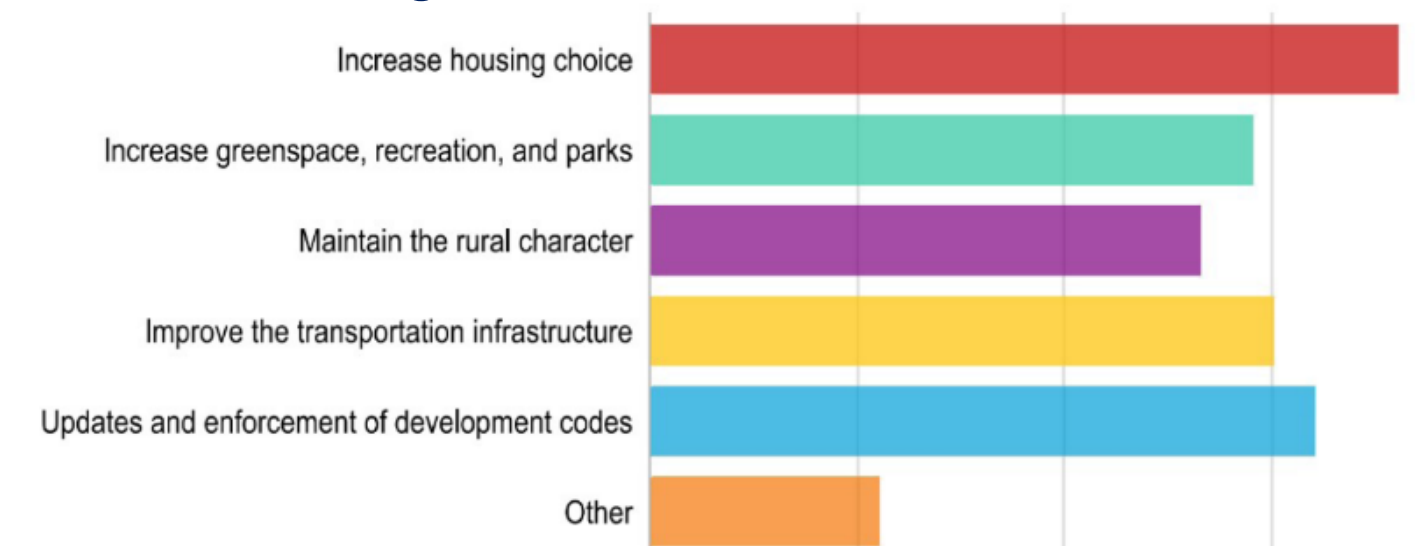


Infrastructure Priorities

- Drainage/stormwater
- Road safety & repairs
- Sidewalks/bike lanes
- Water quality & reliability
- Wastewater treatment



What approach do you think is needed to address potential growth on the West Bank?

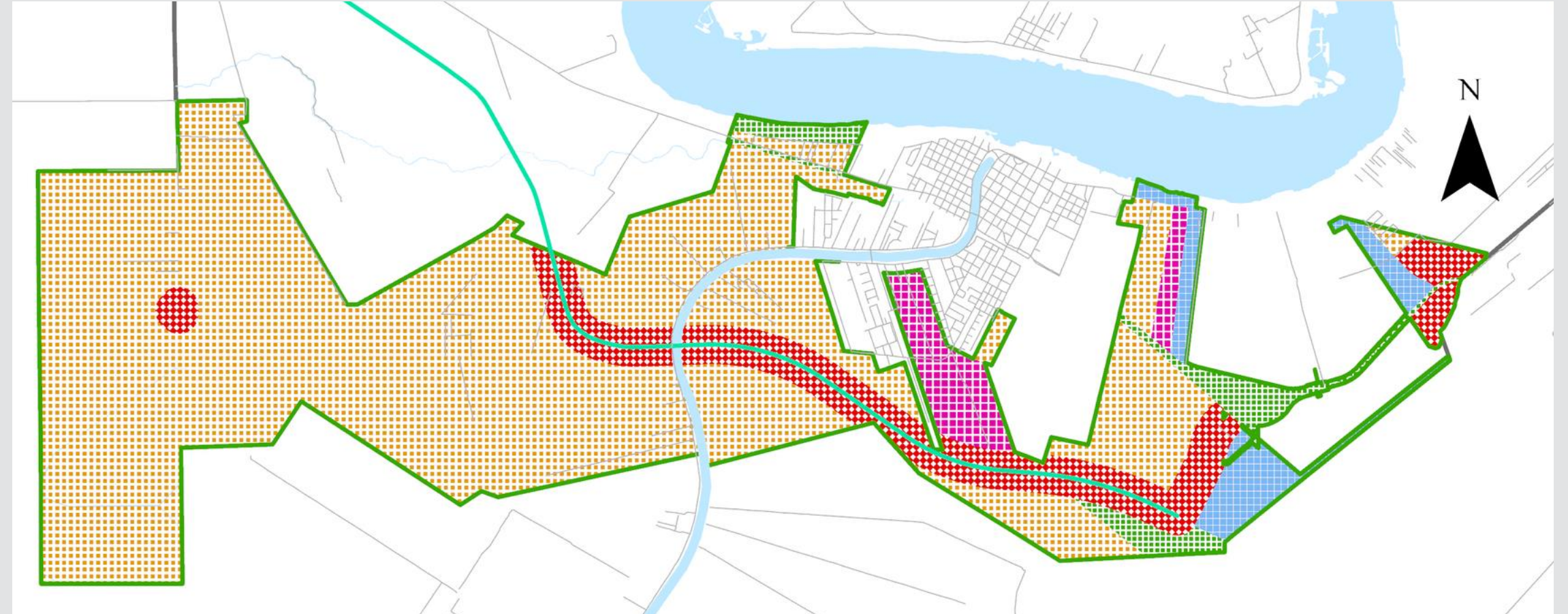
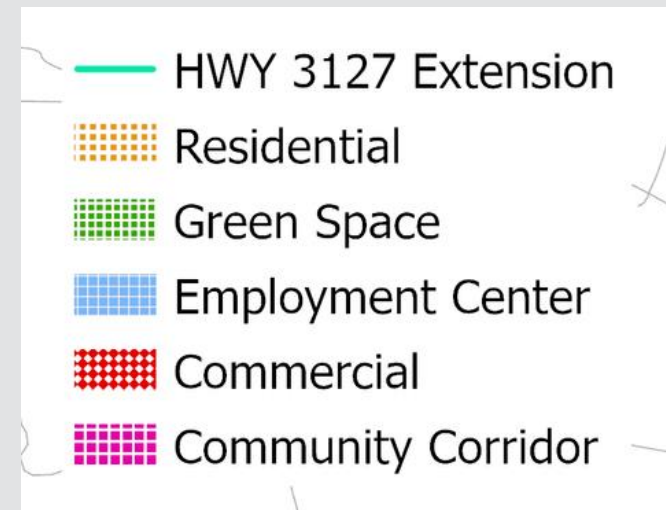


Full survey results are in the plan appendix.

STRATEGY HIGHLIGHTS

Planned Growth Development

Growth development designations are identified types of growth with guidance and character descriptions.



Incentivized Overlay Districts

An overlay is a special zoning tool that can either add extra regulations on top of the base zoning or incentivize development and community benefits.

An incentivized overlay can be a way to spur housing choice and commercial needs in a weak real estate market.

NEXT STEPS

- **Adoption** – Today
- **Implementation** – 5, 10, and 20+ years
- **Measure success and setbacks** – Annually
- **Update plan as conditions change** – 5–7 year cycles
- **Continue to work with residents, stakeholders, and developers**



**2025
WEST BANK
SMALL AREA
PLAN**

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



Clint Cointment
Parish President

MEMORANDUM

Date: September 10, 2025

To: Planning Commission

From: Eric M. Poche, Director of Planning and Development

Subject: Recommendation to Add Pervious Paving Options to the ULDC.

Staff Recommended Modification

1. Parking surfacing standards are limited in Section 17-2081.F.3 to, *"...Except for single family residences, all parking spaces, aisles and connecting driveways shall be surfaced with permanent dust free paving."*
2. There is a desire to add additional Parking Area Surfacing Standards to Appendix II-Development Code, Section 17-2081 under new paragraph 'G' to allow pervious paving options should an applicant wish to pursue that option.
3. This section will outline conditions, locations and types of surfacing options allowed.

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



ALL ADDITIONS ARE **HIGHLIGHTED**

17-2081. Off Street Parking Requirements

- A. In all districts, off street parking standards shall be applied at the time any building is erected, at the time any principal building is increased in floor area, or before a building is converted from one type of use to another. These standards include the minimum number of off street parking spaces required, the required number and dimensions of handicapped accessible parking spaces, and standards for parking lot construction:

(DC03-01, 1/9/03; DC09-09, 12/17/09,)

- B. Minimum Off street Parking Spaces. The minimum number of off street parking spaces for each type of structure shall be:

Single family residences	2 spaces
Apartment buildings, hotels, motels and bed and breakfast establishments	One space for each bedroom
Retail and commercial buildings:	1 per space for each 250 square feet of floor area; calculation of area shall exclude storage areas, halls and restrooms
Public assembly buildings, including schools, auditoriums, theaters, churches, funeral homes:	One space for each five seats of seating capacity.
Industrial buildings:	One space for each employee on the largest shift

(DC03-01, 1/9/03; DC09-09, 12/17/09, DC17-01, 8/17/17)

- C. At its discretion the Commission may reduce these parking standards by twenty-five percent (25%) to achieve the objectives of this ordinance. These standards may also be modified by a development agreement.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

- D. Handicapped Access Parking Regulations. Regulations and dimensions for handicapped parking spaces have been taken from the **Americans with Disabilities Act (Public Law 101-136)**. This act prohibits discrimination on the basis of disability in places of public accommodations and commercial facilities.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

- E. Every parking lot serving a retail, commercial or industrial building shall have at least 1 handicapped accessible parking space. For every twenty five spaces in excess of twenty five spaces, the parking lot shall have an additional handicapped accessible space.

1. Accessible-parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, or buildings with multiple entrances, accessible parking shall be located on the shortest the shortest practical distance from the entrance to the parking lot.
2. Accessible-parking spaces shall be at least one hundred twenty inches wide.
3. Parking access aisles shall be part of an accessible route to the building or parking lot entrance; two accessible spaces may share a common access aisle.
4. Access aisles adjacent to accessible spaces shall be sixty inches wide minimum. One in every eight-handicapped/accessible space, but not less than one, shall be served by an access aisle ninety-five inches wide minimum and shall be designated "van accessible."
5. Signs: Handicapped accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. Such signs shall be located so they cannot be obscured by a vehicle parked in that space.
(DC03-01, 1/9/03; DC09-09, 12/17/09)

F. The following standards shall apply for the design of parking lots:

1. To the extent possible, the required space for any number of separate uses should be combined in one lot. All required parking for all uses shall be either is on the same lot or within three hundred feet of the building (or open use area) it to serve. No required parking spaces may be located across any major street from the use it is intended to serve.
2. Except for parcels of land devoted to one- and two- family residential uses, all areas devoted to off street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain access.
3. Each parking space shall be not less than 9 feet by 20 feet. Except for single family residences, all parking spaces, aisles and connecting driveways shall be surfaced with permanent dust free paving. See Section 17-2081.G below for additional pavement options.
4. Each parking lot shall conform to the commercial sign standards set forth in Section 17-2086, landscaping standards set forth in Section 17-2082, exterior lighting standards set forth in Section 17-2088, and street access standards set forth in Section 17-2085.
5. The Commission shall encourage the construction of parking lots in the rear of buildings where possible, in order to conserve the green space within the parish.

6. All commercial projects shall demonstrate their interconnectivity to other commercial properties immediately adjacent. It is the intent to reduce traffic on thoroughfares by providing alternate routes through commercial property.
 - a. Commentary: The design of parking lots will have a large impact on traffic congestion in the parish. This problem will be especially acute along Airline Highway. To the extent possible, developers should reduce the number of access points to parking lots and should look for common parking solutions.

G. Parking Area Surfacing Standards:

1. Optional surface materials.
 - a. All off-street parking areas shall be surfaced with a durable, dust-free, all-weather material such as asphalt, concrete, or an approved permeable paving system, including but not limited to:
 - i. Pervious concrete
 - ii. Porous asphalt
 - iii. Open-jointed or permeable interlocking concrete pavers
 - iv. Permeable Articulating Concrete Blocks
 - v. Plastic or concrete grid systems filled with gravel or grass
2. Allowable locations for approved permeable paving systems
 - a. Primary Parking:
 - i. May use alternative surfaces upon review and approval by the Parish Engineer & Planning Director.
 - ii. Must demonstrate equivalent load-bearing capacity, ADA compliance, and year-round functionality.
 - iii. Use encouraged for low-traffic areas, such as employee parking, residential developments, and light commercial lots.
 - b. Secondary or Overflow Parking Areas:
 - i. Permitted in all zoning districts.
 - ii. May include grassed or gravel-reinforced grid systems.
 - iii. Maintenance plan and load-bearing certification not required unless deemed necessary by the Planning Director.
 - c. Fire Access Lanes or Emergency Vehicle Areas:
 - i. May be used if certified for vehicle load.
 - d. Low-Use Drive Aisles or Internal Circulation Areas:
 - i. Approved on a case-by-case basis upon submission of site-specific engineering showing functionality during rainfall and meeting criteria in 17-2081.G.3.

3. Engineering, Drainage, and Maintenance Requirements:

- a. All permeable systems must be designed to withstand anticipated vehicular loads and provide adequate drainage and infiltration.
- b. A stormwater management plan must accompany any design using permeable surfacing. All designs must meet code requirements for detention and/or fill mitigation.
- c. All systems shall be installed per manufacturer specifications and industry standards.
- d. A maintenance plan must be submitted and approved for all systems required to retain infiltration over time, including vacuuming, jetting, and debris removal.

4. ADA and Accessibility Compliance

- a. All accessible routes, van-accessible spaces, and loading zones shall be surfaced with ADA-compliant, firm, stable, and slip-resistant materials.
- b. Pervious concrete, permeable pavers, and porous asphalt may be used if certified and installed to meet ADA standards.

5. Prohibited Uses or Limitations

- a. Loose gravel or unstabilized aggregate is not permitted for required parking unless part of an engineered pervious grid system.
- b. Use of permeable surfaces is not allowed in areas with high contamination risk (e.g., fueling stations, industrial waste zones) unless specifically designed for pollutant filtration.

17-20100 **Definitions**

Permeable Paving: A pavement system designed to allow movement of stormwater through the pavement surface and into an aggregate base. Concrete bases and mortar are prohibited. Materials include but are not limited to pervious concrete, porous asphalt, aggregate if stabilized with a grid-system that prevents compaction and washout; and permeable pavement, such as open-jointed blocks, pavers, or bricks that provide void spaces between to allow stormwater infiltration.

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



Clint Cointment
Parish President

MEMORANDUM

Date: September 10, 2025

To: Planning Commission

From: Eric M. Poche, Director of Planning and Development

Subject: Recommended revisions to Appendix V-Drainage.

Staff Recommended Modification

1. The Drainage Ordinance currently applies to all properties within the parish. Staff is recommending removing properties within the 'X' zone as it is impacting approximately 40% of the parish not currently in a flood zone on the East Bank and approximately 90%-95% of areas not currently in a flood zone on the West Bank. This also adds additional expense as well as permitting time for those areas and can be especially cumbersome for those wishing to install generators who are not in a flood zone.
2. These revisions also remove the limitation on fill on any lot greater than ½ acre in size if it can be mitigated and meet all other requirements.
3. The limits on placing fill adjacent to a property line will be changed to allow fill up to the building setback line, provided all fill within 10' of any property line is contained within the foundation of the structure. This will involve the use of a chain wall or drop brick ledge so that the applicant's water will not shed directly on an adjacent neighbor.
4. Fill mitigation credits will not be limited to a +/- 1' elevation difference between the source and the location of the fill placement. They will also be applicable throughout a drainage basin as opposed to a topographical watershed. This will incentivize persons who wish to provide engineering and mitigation credits, as they will be applicable over a larger area.
5. The requirement for re-certification every 5 years will be removed as it places an undue burden on property owners and assumes that a violation has occurred. Code enforcement shall continue to handle any violations as they are documented.
6. Section 17-5093.B will be deleted as it is no longer applicable.

17-503.A – Applicability

This is what the code says now:

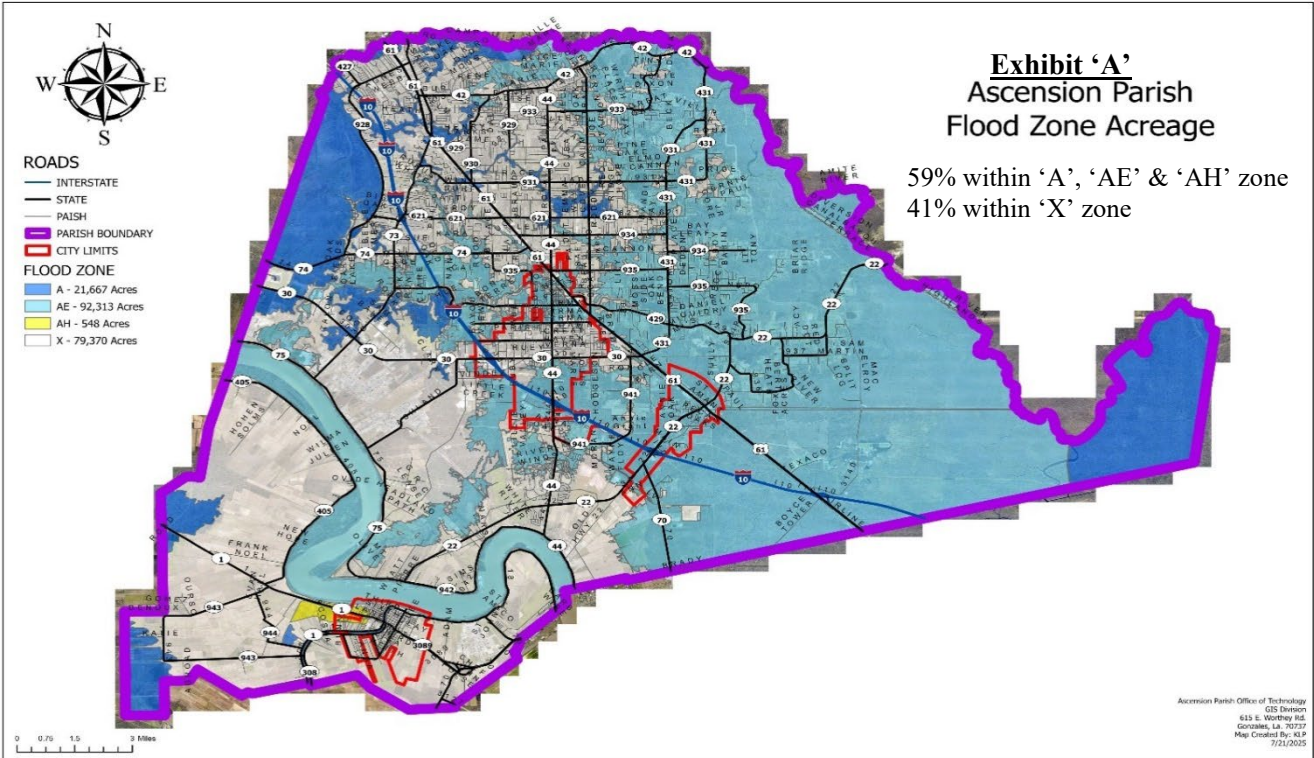
17-503. – Applicability

- A. This ordinance shall apply to any proposed development within the parish regardless of flood zone designation. Development shall be defined as the division of a parcel of land into two or more parcels with associated earthwork, the construction of a new major or minor subdivision, multi-residential or commercial building or structure, the relocation or enlargement of any commercial building or structure, the construction of parking surfaces for commercial developments or the clearing, grading, filling, or movement of land. The following shall be exempt from the requirements of this ordinance as described below:

This is how the code is to be revised: Additions underlined, Deletions ~~strike through~~

17-503. – Applicability

- A. This ordinance shall apply to any proposed development within the parish with the exception of properties within flood zone ‘X’ as per Section 17-505.A.2. Compaction tests shall be required for any property/dwelling meeting the conditions of 17-507.B.4. ~~regardless of flood zone designation.~~ Development shall be defined as the division of a parcel of land into two or more parcels with associated earthwork, the construction of a new major or minor subdivision, multi-residential or commercial building or structure, the relocation or enlargement of any commercial building or structure, the construction of parking surfaces for commercial developments or the clearing, grading, filling, or movement of land. The following shall be exempt from the requirements of this ordinance as described below:



RATIONALE: 17-503.A – Applicability

By removing requirements within the FEMA flood zone ‘X’, it will prevent those who are not in a flood zone from expending funds or wasting permitting time to provide documents that are generally unnecessary. Approximately 41% of the parish is in zone ‘X’ as shown in Exhibit ‘A’. This is especially cumbersome for those in the ‘X’ zone who wish to install generators or are above the minimum required elevation. Additionally, on the West Bank, the levee creates unusually high Base Flood Elevations requiring waivers on most properties within the ‘X’ zone. The ‘X’ zone covers between 90%-95% of the West Bank, which this change would alleviate, as evidenced by Exhibit ‘B’.



Exhibit ‘B’

Photo showing the impact of the levee on the base flood elevations within the ‘X’ zone on the West Bank.

17-507.A through B.3 – Placement of fill**This is what the code says now:****17-507. – Placement of fill.**

- A. A Certificate of Elevation shall be submitted for any proposed structure to be built or placed on any lot (including those designated as zones A1-30, AE, and X), prior to any permit being issued. The certificate shall include the following information:
1. Address;
 2. Contractor's name;
 3. Proposed elevation;
 4. FIRM panel number;
 5. FIRM zone base flood elevation or adjacent base flood elevation;
 6. Elevation of the lowest adjacent grade;
 7. Explanation of how the elevation of the proposed structure is going to be achieved (fill, piers, chain-wall, or other mitigation.); and
 8. Elevation of the top of the nearest sanitary sewer manhole, if applicable.
- B. For Existing or Proposed Individual Lots.
1. Average fill on an existing or proposed individual lot shall not exceed 36 inches unless a chain wall is constructed per subparagraph (a)(iv) below.
 - a. For individual lots where fill is placed below the 100-year base flood elevation.
 - i. Any volume of fill placed below the 100-year base flood elevation shall be compensated for and balanced by a hydraulically equivalent volume to a 100-year storm event. The certification of "zero net fill" shall be submitted by an Engineer licensed by the State of Louisiana.
 - ii. Fill shall be from the same property, or the same watershed provided a permanent servitude is obtained from the property owner where the mitigated fill is obtained, and it must be mitigated by a hydraulically equivalent volume to a 100-year storm event. The certification of "zero net fill" shall be submitted by a Professional Engineer licensed by the State of Louisiana.
 - iii. Fill shall be limited to the foundation of the structure(s) and shall not extend more than 24 inches horizontally beyond the limits of the foundation before it begins to slope.
 - iv. If the structure(s) must be elevated beyond the capacity to mitigate, piers or a chain-wall shall be constructed to comply with elevation requirements. All fill shall be subject to the mitigation requirements as outlined above.
 - (a) The homeowner may choose to combine fill and piers or a chain-wall to achieve the desired elevation; however, in no instance shall the fill height be greater than 36 inches at any location on the lot using earth fill outside of a chain wall.
 - (b) Should the homeowner choose to use chain wall foundation/construction, a maximum of 24 inches shall be allowed for chain wall height (calculated from the top of the 36 inches maximum fill height allowed to the top of the finished slab) to achieve the required elevation.
 2. Side slope of fill under the structure(s) shall not be steeper than a three-foot horizontal to a one-foot vertical slope.
 3. Fill shall not be placed closer than ten feet to any property line, regardless of setbacks.

This is how the code is to be revised: Additions underlined, Deletions ~~strike through~~**17-507. – Placement of fill.**

- A. A Certificate of Elevation shall be submitted for any proposed structure to be built or placed on any lot (including those designated as zones A1-30~~;~~ and AE, and X), prior to any permit being issued. The certificate shall include the following information:
1. Address;
 2. Contractor's name;
 3. Proposed elevation;
 4. FIRM panel number;
 5. FIRM zone base flood elevation or adjacent base flood elevation;
 6. Elevation of the lowest adjacent grade;
 7. Explanation of how the elevation of the proposed structure is going to be achieved (fill, piers, chain-wall, or other mitigation.); and
 8. Elevation of the top of the nearest sanitary sewer manhole, if applicable.
- B. For Existing or Proposed Individual Lots.

ATTACHMENT D

1. Average fill on an existing or proposed individual lot shall not exceed 36 inches on any lot less than one-half (1/2) acre unless a chain wall is constructed per subparagraph (a)(iv) below.
 - a. For individual lots where fill is placed below the 100-year base flood elevation.
 - i. Any volume of fill placed below the 100-year base flood elevation shall be compensated for and balanced by a hydraulically equivalent volume to a 100-year storm event. The certification of "zero net fill" shall be submitted by an Engineer licensed by the State of Louisiana.
 - ii. Fill shall be from the same property, or the same drainage basin watershed provided a permanent servitude is obtained from the property owner where the mitigated fill is obtained, and it must be mitigated by a hydraulically equivalent volume to a 100-year storm event. The certification of "zero net fill" shall be submitted by a Professional Engineer licensed by the State of Louisiana.
 - iii. Fill shall be limited to the foundation of the structure(s) and shall not extend more than 24 inches horizontally beyond the limits of the foundation before it begins to slope.
 - iv. If the structure(s) must be elevated beyond the 36" height restriction on a lot less than one-half (1/2) acre capacity to mitigate, piers or a chain-wall shall be constructed to comply with elevation requirements. All fill below the base flood elevation shall be subject to the mitigation requirements as outlined above.
 - (a) The homeowner may choose to combine fill and piers or a chain-wall to achieve the desired elevation; however, in no instance shall the fill height be greater than 36 inches at any location on the a lot less than one-half (1/2) acre using earth fill outside of a chain wall.
 - (b) Should the homeowner choose to use chain wall foundation/construction on a lot less than one-half (1/2) acre, a maximum of 24 inches shall be allowed for chain wall height (calculated from the top of the 36 inches maximum fill height allowed to the top of the finished slab) to achieve the required elevation.
2. Side slope of fill under the structure(s) shall not be steeper than a three-foot horizontal to a one-foot vertical slope.
3. Fill shall not be placed within any setback line as per Appendix I – Zoning Tables. Should fill be placed closer than 10' from any property line, it must be contained within the foundation of the building/structure. closer than ten feet to any property line, regardless of setbacks.

RATIONALE: 17-507.A through B.3 – Placement of fill

1. Removing the height limitation above a ½ acre lot allows those individuals who have enough property to mitigate all of their fill below the BFE to do so, even if it is greater than 36". This will be advantageous to those larger properties in the lower end of the parish.
2. This does keep the 36" maximum height and chain wall requirement on those properties below ½ acre who will not generally have enough room to go higher than 36" and could negatively impact adjacent neighbors. This was also the size limitation under the previous ordinance.
3. This allows the use of a property's complete setback, provided all fill within 10' of the property line is contained in the foundation. Previously, if a property had a 5' setback, a landowner would be forced to increase that setback if there was fill to be placed. The parish does not desire to force individual landowners to lose the use of a portion of their property by conflicting rules.
4. Exhibit 'C' below, is a plan showing the slab against a 10' setback line and Exhibit 'D' shows the drop brick ledge that allows almost 5' of fill to be placed within the foundation. Properties with a 5' setback would be similarly affected.

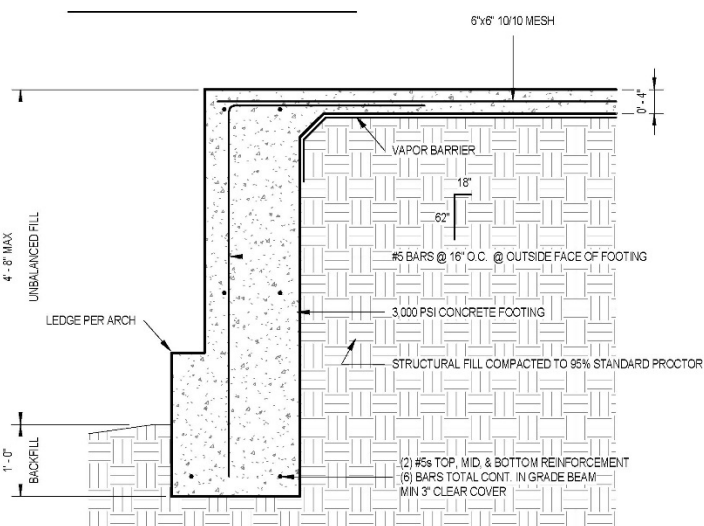
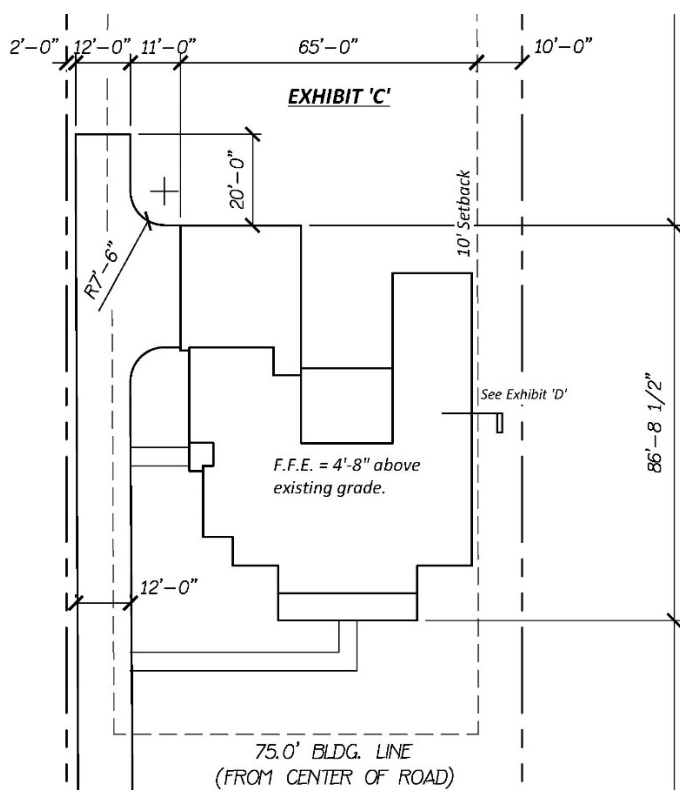


Exhibit ‘D’

17-507.G – Placement of fill**This is what the code says now:****17-507. – Placement of fill.**

- G. The determining criteria for land subject to the requirements of 100-year flood plain restrictions:
1. All land below the base flood elevation as determined by actual on-the-ground contours prior to any fill being placed on-site, referenced to the official Parish benchmark system, regardless of whether the FEMA flood insurance rate maps (FIRM) depict the property in question to be in a recognized flood zone.
 2. Where lakes are excavated, the volume of dirt removed below the normal pool water level of the lake cannot be credited as compensatory storage.
 3. Compensatory storage excavations shall have an equivalent hydraulic conveyance to the floodplain as the area being filled. Compensatory storage that is hydraulically disconnected from the watershed will not be credited towards fill mitigation.
 4. If the compensating storage is derived from an off-site source (not applicable to section 17-507(C)) that is not a part of the proposed development it shall be located in the same watershed as the proposed development and the base flood elevation at the off-site source shall not be greater than one foot higher than or one foot lower than the base flood elevation of the developed site.

This is how the code is to be revised: Additions underlined, Deletions ~~strike through~~**17-507. – Placement of fill.**

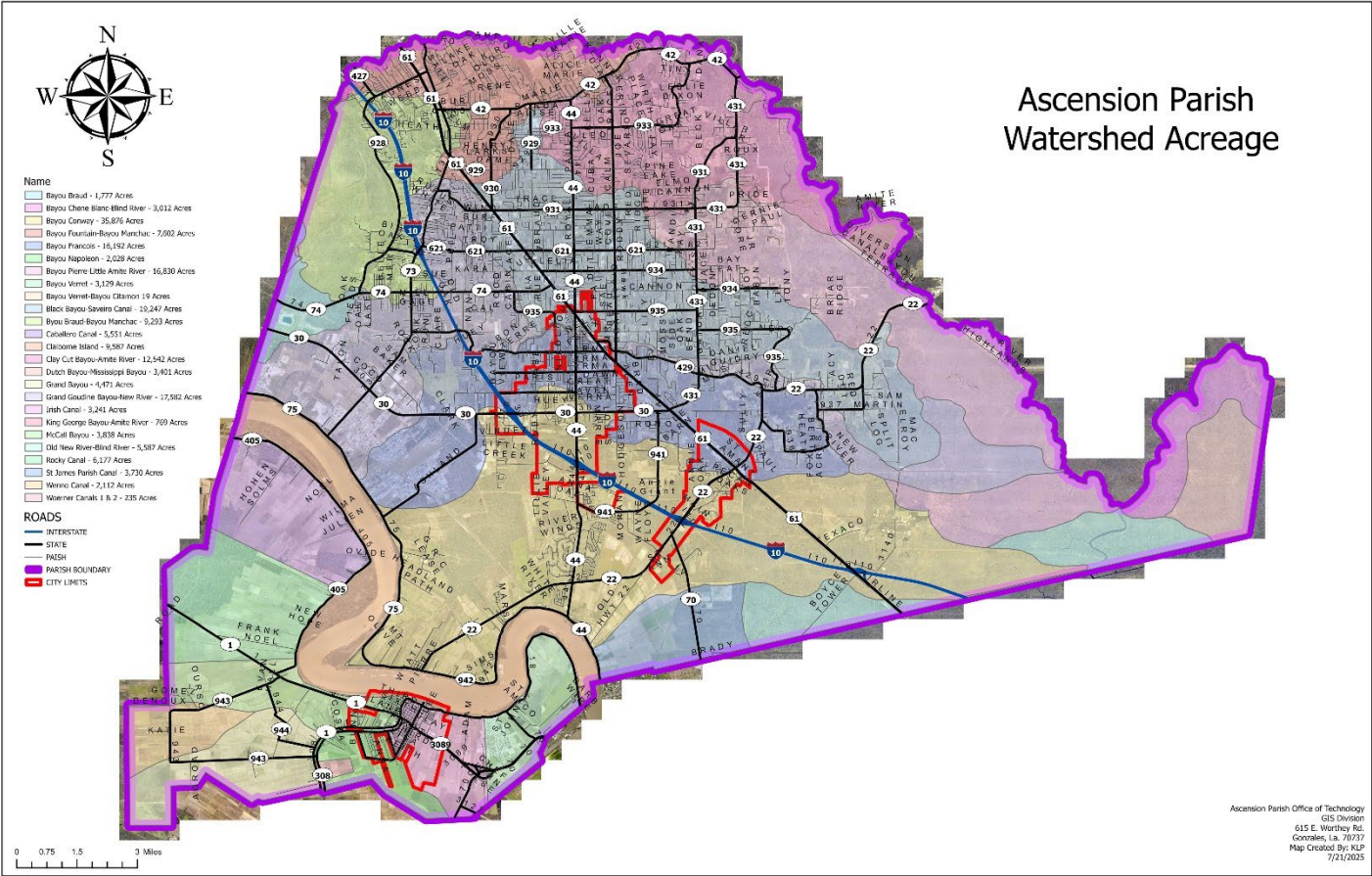
- G. The determining criteria for land subject to the requirements of 100-year flood plain restrictions:
1. All land below the base flood elevation as determined by actual on-the-ground contours prior to any fill being placed on-site, referenced to the official Parish benchmark system, regardless of whether the FEMA flood insurance rate maps (FIRM) depict the property in question to be in a recognized flood zone.
 2. Where lakes are excavated, the volume of dirt removed below the normal pool water level of the lake cannot be credited as compensatory storage.
 3. Compensatory storage excavations shall have an equivalent hydraulic conveyance to the floodplain as the area being filled. Compensatory storage that is hydraulically disconnected from the watershed will not be credited towards fill mitigation.
 4. If the compensating storage is derived from an off-site source (not applicable to section 17-507(C)) that is not a part of the proposed development it shall be located in the same watershed drainage basin as the proposed development, as defined in Section 17-50100. ~~and the base flood elevation at the off-site source shall not be greater than one foot higher than or one foot lower than the base flood elevation of the developed site.~~

RATIONALE: 17-507.G – Placement of fill

1. This rule previously went off topographical watersheds (Exhibit ‘E’). However, since mechanical pumps empty water from multiple watersheds throughout a drainage basin (Exhibit ‘F’), it is logical to use the drainage basins as the new limit for each mitigation bank located within that basin.
2. Removing the limiting factor of +/- 1’ between the off-site source and the developed source incentivizes individuals who may be thinking of providing engineered fill mitigation from an off-site source to do so as their credits will be valid over a greater area than was previously allowed. This will also provide a more competitive pricing structure for mitigation credits within a drainage basin.

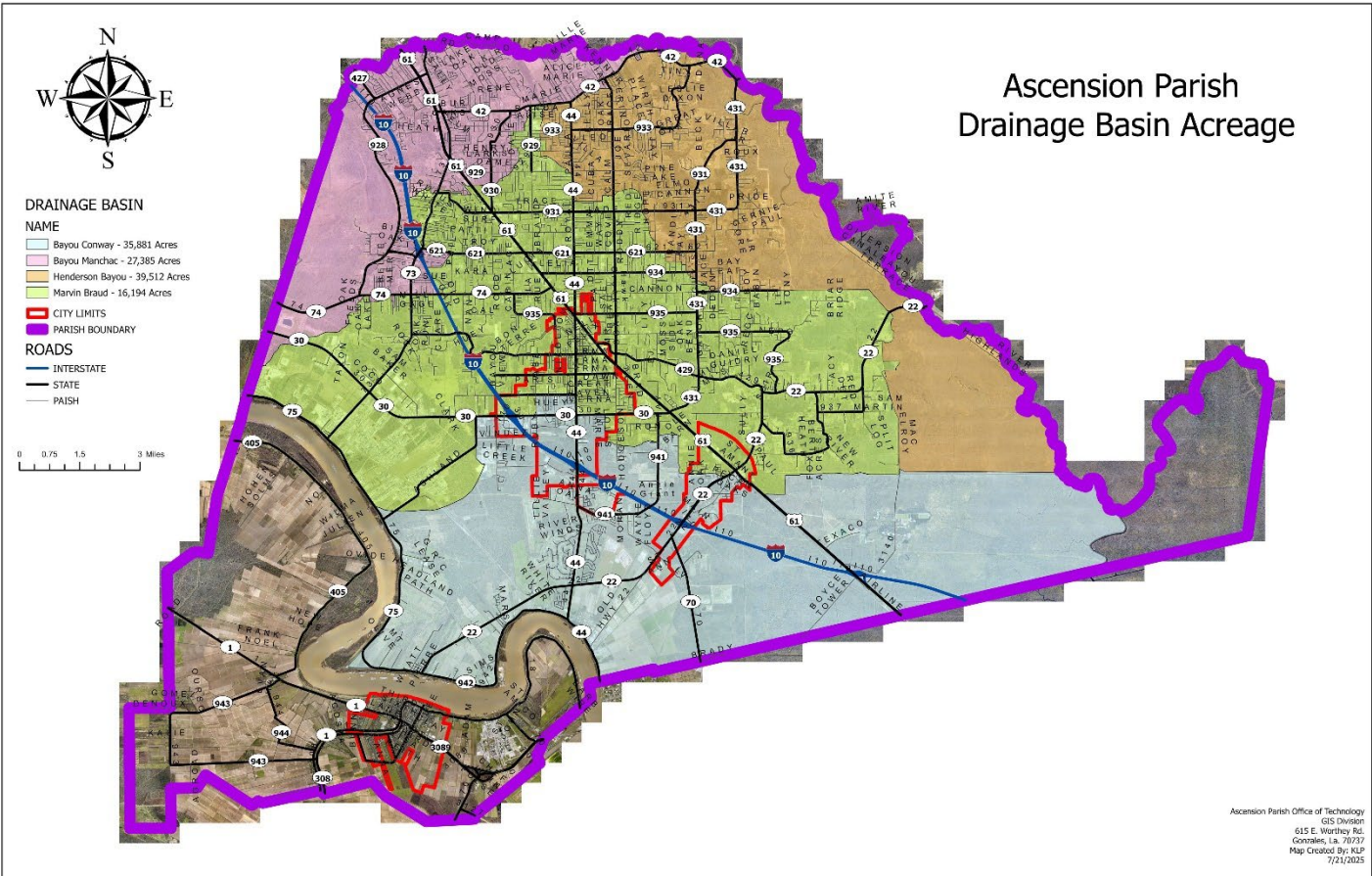
The exhibit below highlights the topographical watersheds on the East and West Bank of the Parish. Taking into account that there are no Drainage Basins on the West Bank, there are 14 watersheds on the East Bank with an average size of 10,960 acres.

Exhibit ‘E’



The exhibit below highlights the pump station drainage basins on the East Bank of the Parish. There are 4 drainage basins on the East Bank with an average size of 29,743 acres. This is almost 3 times the average size of the topographical watersheds.

Exhibit ‘F’



17-5093. - Long term accountability of mitigation facilities

This is what the code says now:

17-5093. Long term accountability of mitigation facilities.

- A. An inspection for compliance with design shall be performed every five years on all privately-owned storm water and floodplain mitigation facilities approved under this ordinance and a letter of certification of compliance with design shall be submitted by an engineer licensed by the State of Louisiana.
- B. Long term accountability of existing mitigation facilities shall be determined within 120 days of adoption of this ordinance and presented to the council for approval.

This is how the code is to be revised: Additions underlined, Deletions ~~strike through~~

17-5093. ~~Long term accountability of mitigation facilities.~~ Reserved.

- ~~A. An inspection for compliance with design shall be performed every five years on all privately-owned storm water and floodplain mitigation facilities approved under this ordinance and a letter of certification of compliance with design shall be submitted by an engineer licensed by the State of Louisiana.~~
- ~~B. Long term accountability of existing mitigation facilities shall be determined within 120 days of adoption of this ordinance and presented to the council for approval.~~

RATIONALE: 17-5093. - Long term accountability of mitigation facilities

- 1. Placing a 5 year certification requirement forces individual to expend funds for additional engineering work and assumes that the fill ordinance could have been violated. Any code violations discovered after completion of the original work will be handled as they are now without forcing additional efforts and cost on someone who may have purchased the property from the original owner who completed the work.
- 2. Item B is no longer necessary
- 3. On September 5, 2019, when the current changes to the drainage ordinance were passed, Councilman Aaron Lawler stated, “If the changes to this ordinance are not reviewed within 6 months, I will recommend the council review them for any unintended consequences.”

17-50100. - Definitions

17-50100. – Definitions.

- A. Drainage basin means Ascension Parish defined watersheds based on mechanical pump station discharge locations as shown on the official Ascension Parish GIS General Map including, Bayou Manchac, Marvin Braud, Henderson Bayou and Bayou Conway.

RATIONALE: 17-50100. - Definitions

- 1. This defines the drainage basins as per the mechanical pump stations.