

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
October 8, 2025**

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

II. Roll Call of Members

The following members were present:

Michele Unitas, Mark Villa, Nicholas Miller, Wade Schexnaydre, Max Nassar, Erik Jones

The following member was absent:

Randy Clouatre, Jr.

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

Shaun Sherrow, Engineering Review Agent

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 – October 2025

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

(SEE ATTACHMENT A)

Mr. Poche stated there would be some proposed ordinance changes for public hearing at the next scheduled Planning Commission meeting. He described them as follows:

- To make an adjustment to the requirements for a drainage impact study (DIS) on re-development
- Removal of chain link fence requirement; along with a piping specification

- Upon completion of commercial and residential projects, record drawings needing more specifics to address before giving final approval
- Hydraulic capacity to DIS procedure to set specific limits on the distance of the capacity on different sizes of property in different categories
- Set limits on the length of time approvals for construction documents, traffic and drainage studies for subdivision developments
- Remove the exception to allow all family partitions to have a minimum lot size of ½ acre in the Conservation 5 (C5) zoning category

VIII. Minutes

A. Approval or Denial of the Minutes of the September 10, 2025, Planning Commission Meeting

Commission Action: Moved by Mr. Mark Villa, seconded by Mr. Erik Jones and unanimously adopted, to approve the September 10, 2025, Planning Commission minutes as presented.

IX. Consent Agenda

A. Affidavit of Mortgage Declaration

RBD Ascension, LLC – Tract B (39120 H. Haydel Rd, Gonzales, LA)

B. Affidavit of Mortgage Declaration

Samantha Michel – Tract A (44089 Bill Richardson Rd, St. Amant, LA)

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

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

A. A. C. Roux, Sr. Estate – Lot 4-D-1 & 4-D-2

The subject property is located on the east side of LA Hwy 431 between Roux Road and Reeves Road approximately 3/4 of a mile north of Jim Mayers Road. The property is in Council District 6 and is zoned Conservation (C). The application is on behalf of Christal Matherne by McLin Taylor, Inc. Engineering and Land Surveying.

The Applicant is proposing a family partition of Lot 4-D (1.267 acres) into Lot 4-D-1 (0.767 acres) and Lot 4-D-2 (0.500 acres). **Lot 4-D-1 is being retained by the applicant and Lot 4-D-2 is being donated to a son.** All tracts have public road frontage.

STAFF REVIEW COMMENTS

Comments sent to McLin Taylor, Inc. on 9/15/2025.

1. No Comments.
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 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.

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. Mark Villa, seconded by Mr. Max Nassar and unanimously adopted, to approve this family partition as presented.

B. Amedie Fredric Estate – Lot 9-A, 9-B, 10-A & 10-B

The subject property is located on the east side of Oliver Road, approximately 1,350' east of Tannis Road, which is approximately 1,280' south of Stringer Bridge Road (LA 935). The property is in Council District 6 and is zoned Rural (R). The application is on behalf of Merrill Faye Poirrier Leveron by Town & Country Land Surveying.

The Applicant is proposing a family partition of remaining portions of Lots 9 and 10 (13.105 acres) into Lot 9-A (1.00 acre), Lot 9-B (4.035 acres), Lot 10-A (4.035 acres) and Lot 10-B (4.035 acres). **Lot 9-A, 9-B & 10-A all have public road frontage. Lot 10-B is being donated to a grandson.**

STAFF REVIEW COMMENTS

Comments sent to Town & Country Land Surveying on 9/3/2025 & 9/29/2025

1. Reference Map#4 shows .58 acres originally given to Jerry W. Gautreau & Vivian Denise Leveron Gautreaux. Calculations seem to be off around the same. Check/verify acreage.
2. BFE must be noted on map.
3. Note also on front setback, "25' or 55' from centerline of parish roadway, whichever is greater".
4. Fonts are a bit small for the road names in the vicinity map and will not reproduce well when the map is scanned.
5. Label road(s) near site on vicinity map.
6. Place P.C. Chairman signature block toward the bottom of the map.
7. Either the owner of the property will need to retain Lot 10-B or property must be transferred to an immediate heir. Label as such.
8. 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.

9. Existing remaining portion of Lot 9.
10. Drainage canal must be located by showing bearings and distances along centerline or top of bank. Provide average top bank width of canal. Provide appropriate drainage servitude according to Section 17-5014.E of Appendix V-Drainage Regulations.
11. Vicinity map must be at 2000' scale or better.
12. Add the relation to the applicant on lot being subdivided through family partition.
13. There is no line table showing the distances of S1 thru S10.
14. Provide appropriate drainage servitude according to Section 17-5014.E of Appendix V-Drainage Regulations.
15. In certification statement, note compliance with LA RS 33:5051.
16. 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. Steve LeBlanc with Town & Country Land Surveying 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.

C. Robert Brock Property – Tract B-1-A-2-B-1-A, B-1-A-2-B-1-B & B-1-A-2-B-2-A

The subject property is located on the east side of George Rouyea Road, approximately 600' north of Cannon Road. The property is in Council District 10 and is zoned Medium Intensity Residential (RM). The application is on behalf of Ramona Brock by Earles and Associates, LLC.

The Applicant is proposing a family partition of Tract B-1-A-2-B-1 and B-1-A-2-B-2 (8.622 acres) into Tract B-1-A-2-B-1-A (7.508 acres), Tract B-1-A-2-B-1-B (0.557 acres) and Tract B-1-A-2-B-2-A (0.557 acres). **Tract B-1-A-2-B-1-A is being retained by the applicant. Tract B-1-A-2-B-2-A is being donated to a grandson. Tract B-1-A-2-B-1-B is being donated to a grandson.**

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 9/2, 9/3 & 9/15/2025.

1. Lot B-1-A-2-B-1-B must also be shown in the title block.
2. Label road width for Cades Cove Lane.

3. Ref. Map#1 shows Existing 15' Drainage Servitude. Verify and correct as necessary.
4. Provide reference map that shows 'Existing' 15' Drainage Servitude or remove 'Existing'.
5. Revise project fee note by removing "sewer development and".
6. Add Private Servitude of Passage dedication statement.
7. Add Private Use and Maintenance note.
8. 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.
9. Reference Map #1 shows an existing ditch and existing servitude at the rear of Tract B-1-A-2-B-1 that must be shown on plat.
10. Revise front setback note, "25' or 55' from centerline of parish roadway, whichever is greater."
11. Add, 'Residential' to zoning classification.
12. Submit final plat in CAD prior to final plat being signed.
13. 'Ramona' is misspelled.
14. Tract No. should read 'B-1-A-2- B-1-B'.

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. Tract B-1-A-2-B-2-A and Tract B-1-A-2-B-1-B both have 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. Max Nassar, seconded by Ms. Michele Unitas and unanimously adopted, to approve this family partition as presented.

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

Chairman Schexnaydre explained that the Commission would go through each section to be amended, separately, and hold a public hearing on each. (**SEE ATTACHMENT B**)

A. To Amend the Ascension Parish ULDC, Appendix V, Drainage – Section 17-507. Placement of Fill

Mr. Poche explained the proposed amendments to this section.
(SEE ATTACHMENT B)

Public hearing was opened.

No comments.

Public hearing was closed.

Chairman Schexnaydre expressed he still has an issue with the removal of properties from the 'X' zone. Stating there have been times where people in the 'X' zone have flooded.

Commission Action: Moved by Mr. Max Nassar, seconded by Mr. Nicholas Miller, to recommend approval to the Parish Council, to amend the Ascension Parish ULDC, Appendix V – Drainage – Section 17-507. Placement of Fill, as written. The motion was adopted by the following roll call vote:

YEAS: Michele Unitas, Mark Villa, Nicholas Miller, Max Nassar, Erik Jones

NAYS: Wade Schexnaydre

ABSTAINED: None

ABSENT: Randy Clouatre, Jr.

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

B. To Amend the Ascension Parish ULDC, Appendix V, Drainage – Section 17-5093. Long term accountability of mitigation facility

Mr. Poche explained the proposed amendments to this section.
(SEE ATTACHMENT B)

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Nicholas Miller seconded by Mr. Max Nassar and unanimously adopted, to recommend approval to the Parish Council, to amend the Ascension Parish ULDC, Appendix V – Drainage – Section 17-5093. Long term accountability of mitigation facility, with the modification of leaving Section 17.5093(A) as written and maintain the removal of 17-5093(B).

C. To Amend the Ascension Parish ULDC, Appendix V, Drainage – Section 17-50100. Definitions

Mr. Poche explained the proposed amendments to this section.
(SEE ATTACHMENT B)

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 recommend approval to the Parish Council, to amend the Ascension Parish ULDC, Appendix V – Drainage – Section 17-50100. Definitions, as written.

XII. Adjourn

A motion was made by Mr. Nicholas Miller, the meeting was adjourned at 7:15 p.m.

Wade Schexnaydre, Chairman

ATTACHMENT A

<i>October, 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 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
Harvest Fields*	W Side of LA Hwy. 44 approx. 1/2 Mile North of Germany Rd.	114				Preliminary Plat Submitted 9/22/2025		MR Engineering & Surveying	Dantin-Bruce	Yes
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

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



Clint Cointment
Parish President

MEMORANDUM

Date: October 8, 2025

To: Planning Commission

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

Subject: Recommended revisions to Appendix V-Drainage.

Staff Recommended Modification

1. 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.
2. 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.
3. 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.
4. 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.
5. Section 17-5093.B will be deleted as it is no longer applicable.

A. TO AMEND THE ASCENSION PARISH ULDC, APPENDIX V, DRAINAGE**SECTION 17-507.A THROUGH F – PLACEMENT OF FILL**

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.
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.
 4. Compaction tests shall be required when the footer of the proposed structure does not extend at least 12 inches into undisturbed soil. Compaction test requirements:
 - i. There shall be one compaction test per 12 inches lift per 1,000 square feet of fill.
 - ii. The fill shall meet one of the following standards:
 - (a) Ninety percent modified proctor.
 - (b) Ninety-five percent standard proctor.
- C. For major and minor subdivisions, large-scale developments, townhouse subdivisions, condominiums and PUDS.
1. Average fill shall not exceed 36 inches throughout the development and shall not exceed 36 inches on any individual lot within the development. Any volume of fill placed below the base flood elevation shall be mitigated to a hydraulically equivalent volume as would be necessary to offset a 100-year storm event. Average fill shall not exceed 36 inches throughout the development and shall not exceed 36 inches on any individual lot within the development unless the volume of mitigated fill is 110% of the volume required. No

ATTACHMENT B

offsite mitigation shall be allowed to achieve the necessary freeboard as required by this section. The certification of "zero net fill" shall be submitted by an Engineer licensed by the State of Louisiana.

2. Compaction tests shall be required in the areas where structures are to be placed.
 - a. Compaction test requirements. There shall be one compaction test per 12 inches lift per ten percent of the total number of lots in the proposed subdivision. Refer to the Ascension Parish Subdivision Construction Specifications, section 1, part 3.3 "Fill and Compaction."
 3. Fill shall not be placed closer than ten feet to any perimeter property line.
 4. Side slope of fill under the structure(s) shall not be steeper than a three-foot horizontal to a one-foot vertical slope.
- D. For Commercial Lot Development.
1. Average fill shall not exceed 36 inches **on any lot less than one-half (1/2) acre** across a commercial development. Any volume of fill placed below the 100-year base flood elevation shall be mitigated to a hydraulically equivalent volume of excavation taken from below the base flood elevation and above the normal pool water level for a 100-year storm event.
 2. Compaction tests shall be required in the areas where structures are to be placed.
 - a. Compaction test requirements.
 - i. There shall be one compaction test per 12 inches lift per 1,000 sq. ft. of fill for structures less than or equal to 5,000 sq. ft.
 - ii. For structures greater than 5,000 sq. ft. but not more than 10,000 sq. ft., there shall be one compaction test per 12 inches lift per 2,500 sq. ft. or portion thereof.
 - iii. For structures greater than 10,000 sq. ft. but not more than 25,000 sq. ft., there shall be one compaction test per 12 inches lift per 5,000 sq. ft. or portion thereof.
 - iv. For structures greater than 25,000 sq. ft., there shall be one compaction test per 12 inches lift per 10,000 sq. ft. or portion thereof.
 - v. The fill shall meet one of the following standards:
 - (a) Ninety percent modified proctor; or
 - (b) Ninety-five percent standard proctor.
 - vi. Fill for structures shall not be placed **closer than ten feet from any property line for individual commercial lots 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. -Fill for any parking areas within any setback must be engineered, constructed and certified with zero impact to adjacent properties.**
 - vii. Fill shall not be placed closer than ten feet from any perimeter property line for major and minor commercial subdivisions.
 - viii. Side slope of fill under the structure(s) and parking lots shall not be steeper than a three-foot horizontal to a one-foot vertical slope.
- E. For Open Channels/Ditches.
1. Fill shall not be placed in any area in which doing so might impede the natural floodplain of open channels/ditches.
 2. Unless approved for channel/ditch relocation and/or servitude revocation according to Parish ordinances, the following limits shall be applied to named or open channels/ditches within the parish:
 - a. Fill shall not be placed within ten feet of the top bank of channels with a top width greater than ten feet.
 - b. Fill shall not be placed within 15 feet of the top bank of channels with a top width greater than 20 feet.
 - c. Fill shall not be placed within 20 feet of the top bank of channels with a top width greater than 30 feet.
 - d. Fill shall not be placed within 25 feet of the top bank of channels with a top width greater than 40 feet.
- F. If after construction, it is determined by the Parish Engineer that an adjacent property owner is experiencing an increase in off-site runoff due to the construction, then the property owner shall construct a swale sufficient enough in size as stated by the Parish Engineer to collect and convey the runoff away from the impacted property.

RATIONALE: 17-507.A through F – 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

ATTACHMENT B

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.

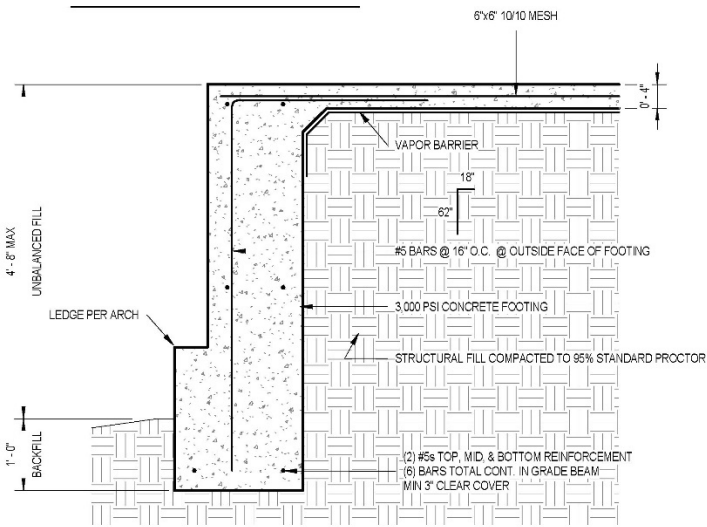
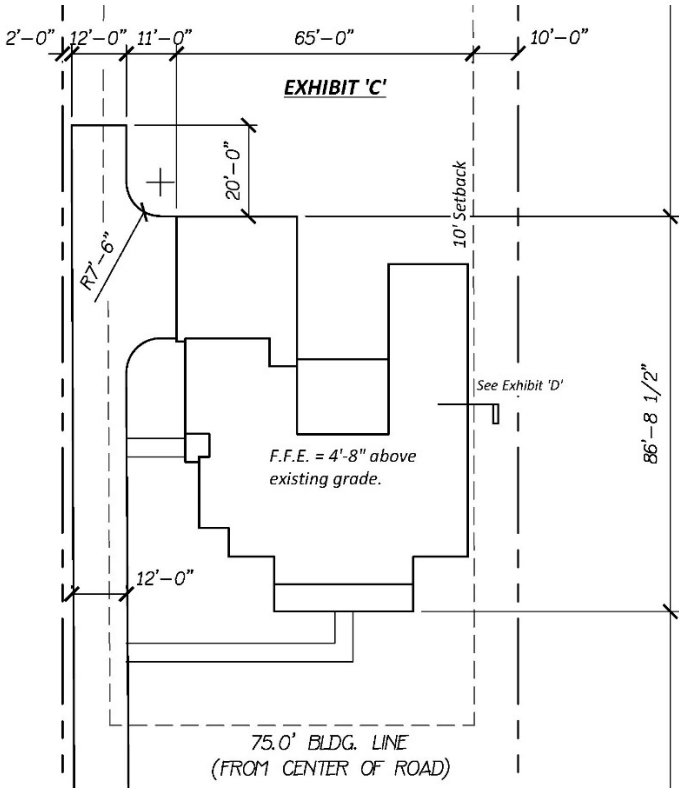


Exhibit ‘D’

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

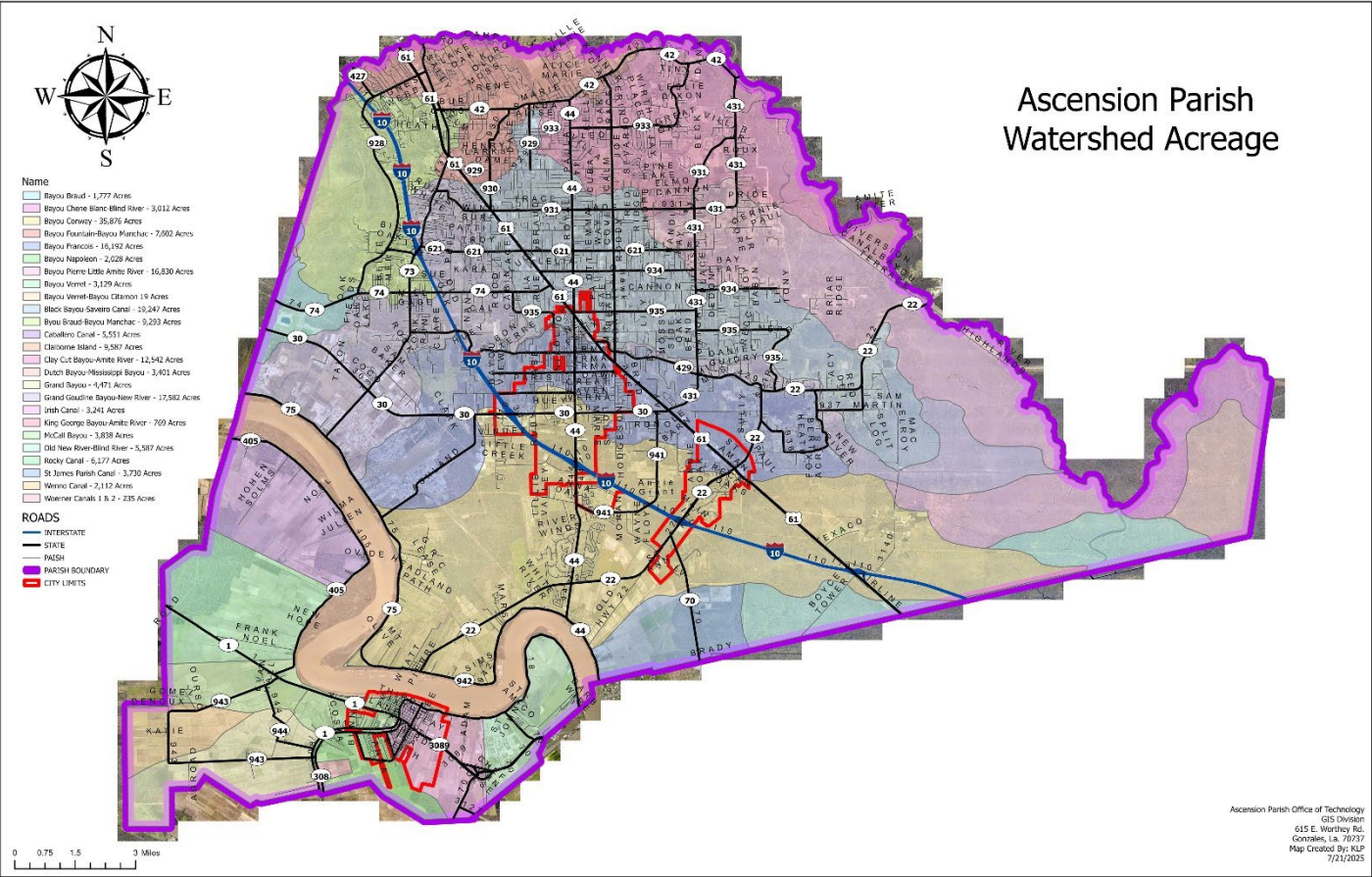
- G. The determining criteria for land subject to the requirements of 100-year flood plain restrictions:
1. All land below the base flood elevation as determined by actual on-the-ground contours prior to any fill being placed on-site, referenced to the official Parish benchmark system, regardless of 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 drainage basin 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.~~
- H. No fill greater than 48 inches in height shall be allowed at any location within any property in the Parish less than one-half (1/2) acre in size, with the exception of conditions noted under 17-507.B, C and D. Fill required to bring natural or previously manmade ponds, ditches or depressions back to the surrounding top of bank grade shall be exempt from this requirement; however, such fill shall be accounted for in the required mitigation calculations.
- I. Modifications to the requirements of section 17-507 may be allowed on a case-by-case basis based on recommendations by the Parish Engineer if approved by the Director of the Office of Planning and Development and the appropriate drainage district. Modifications shall be based only on technical merit.

RATIONALE: 17-507.G through H – 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.

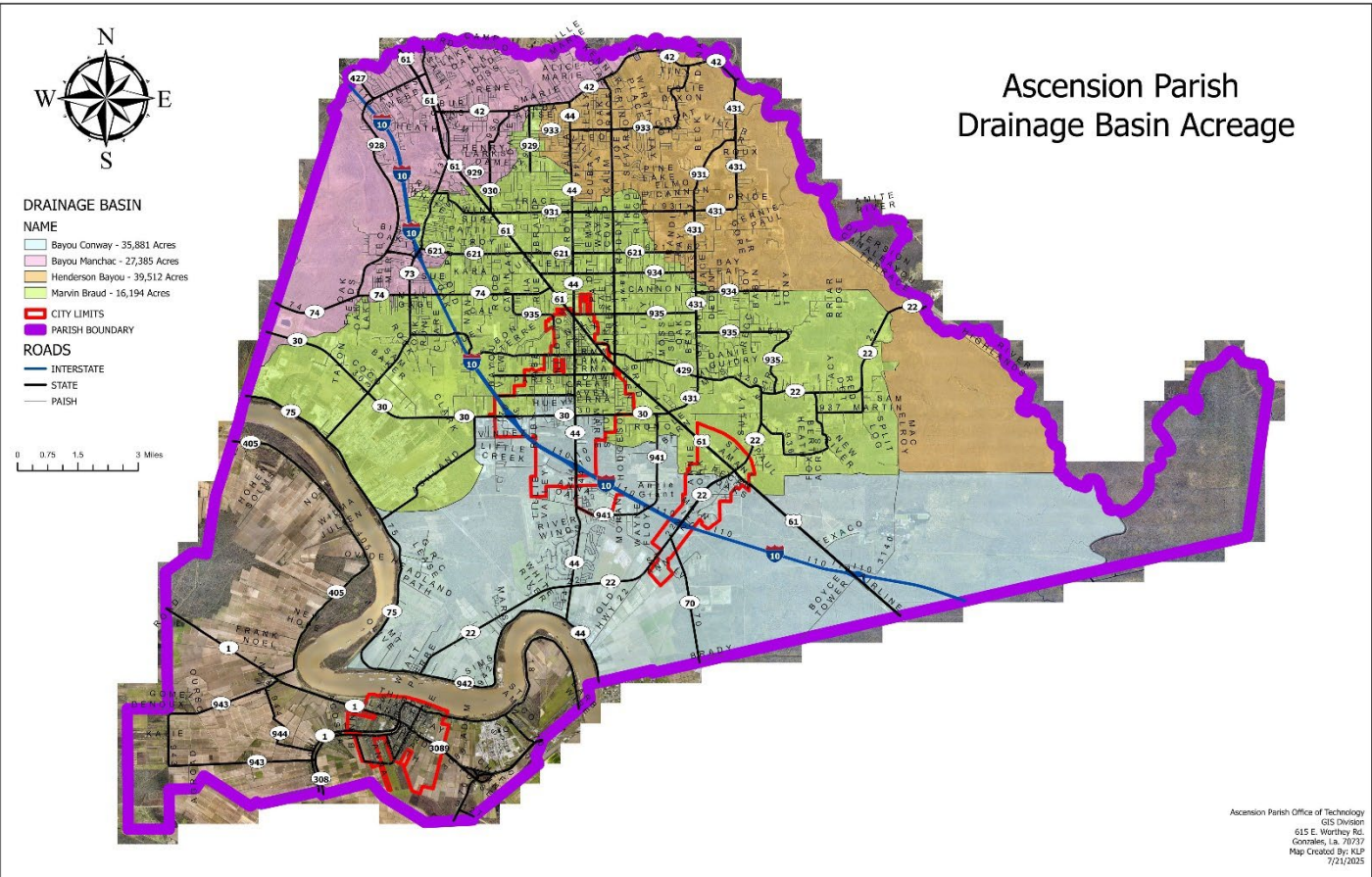
The exhibit below highlights the topographical watersheds on the East and West Bank of the Parish. Taking into account that there are no Drainage Basins on the West Bank, there are 14 watersheds on the East Bank with an average size of 10,960 acres.

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’



B. TO AMEND THE ASCENSION PARISH ULDC, APPENDIX V, DRAINAGE

SECTION 17-5093 – LONG TERM ACCOUNTABILITY OF MITIGATION FACILITIES

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.”

C. TO AMEND THE ASCENSION PARISH ULDC, APPENDIX V, DRAINAGE

SECTION 17-50100 – DEFINITIONS

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.