

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
November 12, 2025**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, November 12, 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. Called to Order

Meeting was called to order at 6:30 p.m. by Chairman Wade Schexnaydre.

II. Roll Call of Members

The following Commissioners were present:

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

The following Commissioners 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

Chair had no comment.

Mr. Max Nassar took this time to extend Veterans Day wishes to anyone in the public audience and Commissioners Randy Clouatre, Jr. and Michele Unitas who have served for our country.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – November 2025

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

(SEE ATTACHMENT A)

VIII. Engineering Staff Report

No report.

IX. Minutes

A. Approval or Denial of the Minutes of October 8, 2025, Planning Commission Meeting

Commission Action: Moved by Mr. Mark Villa, seconded by Mr. Erik Jones and unanimously adopted, to approve the minutes of October 8, 2025, Planning Commission meeting as presented.

B. Approval or Denial of the Minutes of October 8, 2025, Joint Planning and Zoning Commission Meeting

Commission Action: Moved by Mr. Erik Jones, seconded by Mr. Randy Clouatre, Jr. and unanimously adopted, to approve the minutes of October 8, 2025, Joint Planning and Zoning Commission meeting as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

Blaine Jones and Jessica Jones – Lot 7 (43260 Maple Grove Dr, Gonzales, LA)

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

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

A. To Amend the Ascension Parish Unified Land Development Code, Appendix V – Drainage, Section 17-506.A – Protection of Existing Watersheds and Conveyance Systems

Mr. Eric Poche presented the attached proposed amendments to the ordinance. (*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 Unified Land Development Code, Appendix V – Drainage, Section 17-506.A – Protection of Existing Watersheds and Conveyance Systems as presented.

B. To Amend the Ascension Parish Unified Land Development Code, Appendix V – Drainage, Section 17-5013. Design Criteria

Mr. Eric Poche presented the attached proposed amendments to the ordinance. *(See Attachment C).*

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Erik Jones and unanimously adopted, to recommend to the Parish Council, to amend the Ascension Parish Unified Land Development Code, Appendix V – Drainage, Section 17-5013. Design Criteria as presented.

C. To Amend the Ascension Parish Unified Land Development Code, Appendix IV – Subdivision Regulations, ATTACHMENT B. Drainage Impact Study Procedure

Mr. Eric Poche presented the attached proposed amendments to the ordinance. *(See Attachment D).*

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Max Nassar, seconded by Mr. Nicholas Miller and unanimously adopted, to recommend approval to the Parish Council, to amend the Ascension Parish Unified Land Development Code, Appendix IV – Subdivision Regulations, ATTACHMENT B. Drainage Impact Study Procedure as presented.

D. To Amend the Ascension Parish Unified Land Development Code, Appendix IV – Subdivision Regulations, Section 17-405. Preliminary Plat Procedure

Mr. Eric Poche presented the attached proposed amendments to the ordinance. *(See Attachment E).*

Public hearing was opened.

No comments.

Public hearing was closed.

Mr. Miller questioned when the clock would start on the thirty-six (36) months. Mr. Poche explained, once the preliminary plat is approved, they have six (6) months to submit construction documents. Once construction documents have been approved

by staff and ERA, that's when the thirty-six (36) months construction time starts. They will have thirty-six (36) months to have all construction complete or the development shall be rescinded. The development can go before the Planning Commission and request an extension be granted up to a year.

Mr. Max Nassar asked staff to explore SPUDs and PUDs in the next couple months to see if there are some changes that could be made regarding construction documents and construction time periods.

Commission Action: Moved by Mr. Nicholas Miller, seconded by Mr. Max Nassar and unanimously adopted, to recommend to the Parish Council, to amend the Ascension Parish Unified Land Development Code, Appendix IV – Subdivision Regulations, Section 17-405. Preliminary Plat Procedure as presented.

E. To Amend the Ascension Parish Unified Land Development Code, Appendix IV – Subdivision Regulations, Section 17-4026. Family Partition

Mr. Eric Poche presented the attached proposed amendments to the ordinance. *(See Attachment F).*

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Mark Villa, seconded by Ms. Michele Unitas and unanimously adopted, to recommend to the Parish Council, to amend the Ascension Parish Unified Land Development Code, Appendix IV – Subdivision Regulations, Section 17-4026. Family Partition as presented.

XII. Adjourn

A motion was made by Mr. Nicholas Miller, seconded by Mr. Max Nassar, the meeting adjourned at 6:54 p.m.

Wade Schexnaydre, Chairman

ATTACHMENT A

<i>November, 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 Faucheaux Rd.	77	12/11/2024			Preliminary Plat Approved- 12/11/2024	Faucheaux 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
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

A. TO AMEND THE ASCENSION PARISH ULDC, APPENDIX V, DRAINAGE SECTION
17-506.A - PROTECTION OF EXISTING WATERSHEDS AND CONVEYANCE SYSTEMS.

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

17-506.A - Protection of existing watersheds and conveyance systems.

- A. Drainage for proposed developments and redevelopments shall be designed to maintain the existing flow patterns established prior to proposed improvements at the site. All developments that are noted to be exempt in this section are still subject to items in section 17-507. Impacts to existing water surface profiles due to additional runoff shall be mitigated for all new development or redevelopment of existing sites except for the following:
1. Redevelopment—Any proposed improvements to a commercial facility that result in a net increase in changed surface of less than 3,500 ~~1,750~~ square feet, or the replacement of less than 7,000 ~~3,500~~ square feet of existing impervious surface area.
 2. Any combination of new and replaced surface area totaling more than 7,000 ~~3,500~~ square feet does not qualify for this exemption.

RATIONALE: 17-506.A - Protection of existing watersheds and conveyance systems.

1. The current restrictions on redevelopment have captured all but a few commercial business developments requiring them to provide a full drainage impact study. Increasing this area threshold will allow those who with the smallest developments or minor expansions having little to no impact avoid this burden.

B. TO AMEND THE ASCENSION PARISH ULDC, APPENDIX V, DRAINAGE SECTION
17-5013 – DESIGN CRITERIA

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

17-5013. - Design criteria.

- A. Storm drainage design, shall use 10-, 25-, 50-, and 100-year rainfalls of 7.8, 9.6, 11.1, and 12.6 inches of rainfall respectively in 24 hours as determined by NOAA Atlas 14, Volume 9, Version 2, by the National Weather Service. The 50-year storm shall be used to design drainage features and stormwater detention for proposed developments. The resulting post-development outflow from proposed development sites for the 50-year storm shall be limited to ten percent reduction the outflow that would occur for the 10-year 24-hour duration storm and pre-development conditions.
- B. The natural drainage within a development subdivision shall be followed to the maximum extent practicable. Streets and lots shall be arranged to minimize relocation of drainage canals.
- C. Drainage pipes shall meet the requirements of the Ascension Parish Subdivision Construction Specifications.
- D. Open canals shall have side slopes of three to one (3:1) if not lined with concrete. Slope grades of one and one-half to one (1.5:1) may be used for concrete-lined open canals.
- E. When a proposed ditch must discharge into a major unlined canal, the subdivider shall be required to enclose the ditch, (under the access strip of the major canal), in a metal pipe meeting the requirements of the Ascension Parish Construction Specifications. The pipe shall extend four feet into the canal beyond the side slope, and shall discharge into a concrete flume or rip rap or other approved methods for ditch protection that extends a minimum of five feet into the bottom of the canal. ~~Flume shall be constructed immediately after conduit is installed.~~
- ~~F. Unless drainage channels are being dedicated or developed for recreational or other public or private open space use, the subdivider shall construct a five-foot chain link fence along channels referred to in section 17-5014 E.~~
- ~~F. G.~~ The Parish Engineer shall operate under the direction of and be subject to the control of and follow regulations established by the Parish planning commission.
- ~~G. H.~~ Hydraulic calculations shall be stamped by a Professional Engineer and submitted with Construction Plans.
- ~~H. I.~~ Improvements on lots created along major drainage channels shall not encroach on the drainage servitude or right-of-way.
- ~~I. J.~~ Drainage impact studies shall:
 - 1. Be prepared in accordance with the latest revision of the drainage impact study procedure (Appendix IV, Subdivision Regulations, Attachment B), as established by the Ascension Parish Planning Commission.
 - 2. If no development has begun within 24 months following the acceptance of the drainage impact study by the Ascension Parish Office of Planning and Development, the owner, subdivider and/or developer shall resubmit a new drainage impact study for review.
- ~~J. K.~~ All drainage impact studies, construction plans, and final drainage calculations for residential subdivisions and commercial developments submitted to the Office of Planning and Development shall be performed under the direction of and sealed by a Professional Engineer licensed to practice Civil Engineering in the State of Louisiana. Exceptions may be considered by the Planning Director in consultation with the Parish Engineer for cases showing a clear reduction in total impervious area and no modifications to existing drainage elements.
- ~~K. L.~~ Upon completion of the commercial (individual or major/minor subdivision lots) or residential (major/minor subdivision lots) project, the design engineer for the project is required to submit a signed and sealed letter of certification that states that the project was completed in accordance with the construction plans that were submitted, reviewed and approved by the Parish. A record drawing shall also be submitted including all pipe inverts, pond top bank, water surface, flow line elevations at high and low points along swales as well as the final pad elevation on all finished lots within a subdivision. Final approval will not be granted until this letter has been received.
- ~~L. M.~~ The Parish Floodplain Administrator shall require a flood elevation certificate from a Professional Land Surveyor or Professional Engineer for residential and commercial structures.
- ~~M. N.~~ Interior subsurface storm water system conveyance shall be designed based upon the 25-year storm event.

RATIONALE: 17-5013. Design criteria.

- 1. These changes clears confusion about applicability to include commercial and subdivision development.
- 2. It removes metal piping as an option as the Ascension Parish Construction Specifications no longer allow metal piping in all but a few cases, and it removes the fencing requirement as it is unnecessary.
- 3. This will add requirements for record drawings on all commercial and residential subdivision development along with the engineer's certification to provide information to staff when future questions arise.

C. TO AMEND THE ASCENSION PARISH ULDC, APPENDIX IV, SUBDIVISION REGULATIONS ATTACHMENT B – DRAINAGE IMPACT STUDY PROCEDURE

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

ATTACHMENT B. DRAINAGE IMPACT STUDY PROCEDURE

G. Hydraulic Capacities.

1. On-site capacity: Indicate capacity of any existing drainage outfall facility (ditch, canal, culvert, bridge, or other facility) within the proposed development site and required type, size, and capacity of any proposed outfall facilities as defined above.
2. Off-site capacity: Determine capacity of existing downstream outfall facilities (ditch, canal, culvert, bridge, or other facility) that will be used to convey flow from the downstream limits of the proposed development to the main outfall as identified by the Parish Engineer with the exception of properties listed below in paragraph G.2.a. & b. However, in no case shall the downstream limits exceed the nearest hydraulic controlling structure or ½ mile, whichever is greater. An inventory of downstream structures including size, type, invert elevation, and over topping elevation shall be made. Channel cross-sections at upstream and downstream limits of the proposed development at structure locations and at intermediate canal locations shall be provided to adequately define existing channel capacities. Designs shall use existing field topo conditions and may not assume future Parish ditch/culvert clean-outs to achieve proposed performance.
 - a. Commercial properties that are less than 4 acres and/or less than 15,000 sq. ft. of impervious area shall be required to go 250 ft downstream, from the point of outfall, or to the nearest major named channel, whichever occurs first. This distance can be limited to the limits of the site's property line if the outfall inverts of any detention for fill mitigation control structures are set at least 1 ft above the invert of the receiving ditch.
 - b. Subdivisions that are less than 20 lots or 50 acres in size shall be required to go 500 ft downstream, from the point of outfall, or to nearest major named channel, whichever occurs first.

RATIONALE: ATTACHMENT B. DRAINAGE IMPACT STUDY PROCEDURE

1. These changes clear confusion about applicability setting limits to downstream capacity requirements.

D. TO AMEND THE ASCENSION PARISH ULDC, APPENDIX IV, SUBDIVISION REGULATIONS SECTION 17-405 – PRELIMINARY PLAT PROCEDURE

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

17-405. – Preliminary Plat Procedure.

- J. If the subdivider does not submit construction plans within six months, the Planning Commission shall either grant an extension of the original approval or rescind approval of the preliminary plat. The Engineering Review Agency shall notify the Planning Commission of any subdividers that fail to submit construction plans within the six-month duration. Notification shall be in the form of a status update report presented at a regularly scheduled Planning Commission meeting.
1. If no construction has begun within 24 months following the approval of the construction documents by the Parish, any preliminary plat and construction document approval shall be automatically rescinded. The owner, subdivider and/or developer shall be required to begin the pre-application, preliminary plat and construction document approval process again including all required meetings, fees and submittals. The Department of Planning and Development or Engineering Review Agency shall be responsible for notifying the Planning Commission of any subdividers that fail to begin construction within the 24-month duration. Notification shall be in the form of a status update report presented at a regularly scheduled Planning Commission meeting.
 2. If construction of all infrastructure is not complete within 36 months following the approval of the construction documents by the Parish, any construction document approval shall be automatically rescinded unless the developer has requested and been granted a one (1) year extension by the Planning Commission at a regularly scheduled meeting prior to the expiration. The owner, subdivider and/or developer shall be required to begin the construction document approval process again including drainage impact studies, traffic impact studies, any offsite drainage analysis as well as the construction documents, all required meetings, fees and submittals. The Department of Planning and Development or Engineering Review Agency shall be responsible for notifying the Planning Commission of any subdividers that fail to complete construction within the 36-month duration. Notification shall be in the form of a status update report presented at a regularly scheduled Planning Commission meeting.
 - a. This will not impact previously completed filings within a subdivision that have received final plat approval.
 32. If no permits are requested and utilized prior to the expiration date for a respective filing in a subdivision within five years following the approval of the final plat of said filing, then said filing and development thereon, shall conform to the requirements as set forth in Ascension Parish Subdivision regulations and Ascension Parish Development Code applicable at the time the permits for development or building within the filing sought. The Planning Official shall be responsible for notifying the Planning Commission of any subdividers that fail to request permits within the five-year duration. Notification shall be in the form of a status update report presented at a regularly scheduled Planning Commission meeting.

RATIONALE: 17-405. – Preliminary Plat Procedure.

1. **This sets a limit on the length of time approvals will be valid for construction documents, traffic and drainage studies for subdivision developments. This will eliminate the ‘open ended’ approvals for subdivisions once construction has begun. Any extension shall be at the discretion of the Planning Commission and any necessary updates can be mandated.**

E. TO AMEND THE ASCENSION PARISH ULDC, APPENDIX IV, SUBDIVISION REGULATIONS SECTION 17-4026 – FAMILY PARTITION

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

17-4026. – Family Partition.

- D. The following procedures shall be followed for the hardship subdivision of family property, each containing at least ½ of an acre, regardless of zoning classification for all zoning categories excluding Conservation 5 (C5):
1. All provisions of the subdivision regulations shall be followed except the requirements under "Construction standards" for concrete, asphalt or hard surface roads and streets, (17-4034), except the dead-end private 30-foot wide servitudes of access may be allowed where it is unlikely that they will ever become through streets as determined by the Planning Commission.
 2. No more than one private servitude of access, of at least 30 feet in width, shall be allowed across a tract or lot as exists at the time that approval is given by the Planning and Zoning Commission for the access servitude. Even if said existing tract or lot is subsequently subdivided, no further access servitudes shall be allowed. In addition, no private access servitude may be created that intersects with an existing private access servitude.
 - a. When any private access servitude services three or more lots, the minimum construction standard for the private access servitude shall be:
 - i. Within the private access servitude, a gravel or hard-surfaced road shall be built at least 20 feet in width, four inches thick, on a roadbed at least 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.
 - b. The following dedication note for a private access servitude signed by the property owner must be placed on the re-subdivision plat which creates the access servitude:
 - i. "The private access servitude shown here on is hereby dedicated as a means of access to Lot _____. No trees, shrubs or other plants may be planted, nor shall any building, fence, structure, or improvements be constructed or installed within or over any private driveway servitude so as to prevent or unreasonably interfere with the purpose for which the servitude is granted. The Parish of Ascension has no responsibility for the maintenance of this private access servitude."
 3. The hardship family partition plat shall contain the signature of the subdivider and the name of each family member on each lot to be transferred and said lot shall then be transferred by the subdivider only to that family member. In addition, the plat and all conveyance documents for transfers pursuant to the plat shall contain the following language:
 - a. "The roads and streets shown on this plat are private and not public roads and streets and are to be developed and maintained by the lot owners only. The Parish of Ascension shall not maintain, upgrade or accept said roads into the public system unless and until brought up to hard surface and all other standards by the lot owners or developer, according to the subdivision regulations for the Parish of Ascension. The subdivider and lot owners further are put on notice that school busses do not or are not required to travel down private roads and it is the obligation of the lot owners to bring their children to a public road for school bus pick up."
 4. Adjoining property: The names, addresses and record owners of adjoining tracts of unsubdivided property and all adjoining lots and streets adjacent to and touching the proposed subdivision shall be included on the plat. The names and addresses of record owners of adjoining properties to and touching the proposed family partition shall also be listed on a separate sheet of paper submitted with the plat.

RATIONALE: 17-4026. – Family Partition.

1. **This removes the exception to allow all family partitions to have a minimum lot size of ½ acre in the Conservation 5 (C5) zoning category. This category was created to assist in gaining points with FEMA for the flood insurance program. This zoning category was created as a 5 acre minimum lot size with no fill allowed, and to allow smaller lots could dilute the impact of this category.**