

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
May 13, 2026**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, May 13, 2026, 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

The meeting was called to order at 6:30 p.m. by Chairman Nicholas Miller.

II. Roll Call of Members

The following members were present:

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

The following members were absent:

Wade Schexnaydre

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

V. Chairman's Comments

Chairman Miller said there's still a lot of infrastructure and improvements going on within the Parish and to use caution and kindness and to give everyone the space they need.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – May 2026

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

(SEE ATTACHMENT A)

VIII. Engineering Staff Report

Engineering had no report.

IX. Minutes

A. Approval or Denial of the Minutes of April 8, 2026, Planning Commission Meeting

Commission Action: Moved by Mr. Erik Jones, seconded by Ms. Michele Unitas, and unanimously adopted, to approve the April 8, 2026, Planning Commission minutes as presented.

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

A. Matthew Dupre & Jade Dupre Property – Lot 7-A-1-A and 7-A-1-B

The subject property is located on the west side of Beco Road approximately 2,250' south of Gold Place Road at the end of Clyde Babin Road in Council District 6 and is zoned Rural (R). The application is on behalf of Matthew Dupre and Jade Dupre by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot 7-A-1 (1.252 acres) into Lot 7-A-1-A (0.508 acres) and Lot 7-A-1-B (0.744 acres). **Lot 7-A-1-A** is being donated to a parent and **Lot 7-A-1-B** is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 4/21/2026.

1. Remove 'proposed' before submitting plat for signature.
2. 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.
3. 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. 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. Mark Villa, seconded by Mr. Erik Jones and unanimously adopted, to approve this family partition as presented.

B. John Stafford Property – Lot A-2-A-1, A-2-A-2, A-3-A-1 & A-3-A-2

The subject property is located on the east side of Duplessis Road, approximately 309' south of Stafford Lane in Council District 4 and is zoned Medium Intensity Residential (RM). The application is on behalf of John Stafford by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot A-3-A and an exchange of property between Lot A-2-A and Tract 2. A-2-A (4.004 acres). The exchange of property will result in Lot A-2-A-1 (1.003 acres) and Lot A-2-A-2 (1.000 acre). The Family partition will result in Lot A-3-A-1 (1.000 acre) and Lot A-3-A-2 (1.001 acres). **Lot A-3-A-1** is being retained by the applicant and **Lot A-3-A-2** is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 4/13/2026.

1. Shed, house and cover must be removed prior to plat being signed.
2. Add the names and relation to the applicant for Lot A-3-A-1 & A-3-A-2.
3. Add note, "Shared access into this division of property creating three or more parcels shall be fully paved at least 25 feet in distance from the edge of any parish, state, or federal highway and 20 feet wide before any building permits will be issued."
4. 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."
5. 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. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

The following spoke:

1 – Steve Sunseri

Public hearing was closed.

Commission Action: Moved by Mr. Mark Villa, seconded by Mr. Erik Jones and unanimously adopted, to approve this family partition as presented.

C. William Woodward Property – Lot 4-B-1-B-1, 4-B-1-B-2 & 4-B-1-B-3

The subject property is located on the south side of LA Hwy 621, approximately 486' west of LA Hwy 431 in Council District 10 and is zoned Crossroad Commercial (CC). The application is on behalf of William Woodward by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot 4-B-1-B (1.851 acres) into Lot 4-B-1-B-1 (.663 acres), Lot 4-B-1-B-2 (.594 acres) and Lot 4-B-1-B-3 (.594 acres). **Lot 4-B-1-B-1** is being donated to a son, **Lot 4-B-1-B-2** is being donated to a son, and **Lot 4-B-1-B-3** is being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 4/13/2026.

1. Verify, and correct, if necessary, if Lot 4-B-1-A from previous reference map still has access to the Private Servitude of Passage.
2. Move signature line down more to give room for owner's signature.
3. 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. 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. Erik Jones, seconded by Mr. Max Nassar and unanimously adopted, to approve this family partition as presented.

XI. Adjourn

A motion was made by Erik Jones, meeting adjourned at 6:47 p.m.

Nicholas Miller, Chairman

ATTACHMENT A

<i>May, 2026</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.
Magnolia Ridge Logistics Park*	End of Industripex Ave. approx. 1,350' North of LA Hwy 30	18	6/12/2024	9/13/2024	4/10/2025	Final Plat Approved 2/19/2026	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			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	2/2/2026	In Construction	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-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
Stone Valley Farm	LA Hwy. 429 (W. Cornerview Rd.) at Thurston McCrory	117				Preliminary Plat Submitted 2/11/2026		Quality Engineering& Surveying	Tower Capital	Yes

An asterisk (*) denotes a status change from last month's report