

The below minutes and written decisions 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 and written decisions 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 AND WRITTEN DECISIONS
PLANNING COMMISSION
JULY 10, 2019**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, July 10, 2019 at 6:00 p.m. in the Courthouse East Meeting Room, Gonzales, Louisiana in a regular session convened.

I. Meeting was Called to Order

Meeting was called to order by Chairman Matthew Pryor.

II. Roll Call of Member

The following members were present:

Matthew Pryor, Anthony Christy, Wade Schexnaydre, Morrie Bishop, Ken Firmin

The following members were absent:

Julio Dumas, Aaron Chaisson

III. Pledge

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Jerome Fournier, Director, Planning and Development

Eric Poche – Sr. Planner

V. Chairman's Comments

The Chairman had no comment.

VI. Public Comment on any Agenda Item

No comments.

VII. General Business

None.

VIII. Staff Report

A) Subdivision Status – July 2019

Mr. Eric Poche presented and explained the attached status report on subdivisions.
(SEE ATTACHMENT A)

He mentioned the only thing that may be of interest that is not on the list is the Family Court Mobile Home Park that was approved and granted two (2) extensions. That extension will expire in September 2019. He said they have had discussions with them over the last several weeks and the two (2) owners of the

adjoining properties are trying to work a deal, where they will apply for a preliminary plat together so that each can subdivide their property. He will notify the developer that the expiration will take place in September 2019 if he does not come before the Planning Commission at next month's meeting and ask for another extension.

Mr. Jerome Fournier stated staff is working with subdivision developers right now to implement the new ordinance that was approved by Council to create maintenance assessment districts. He expressed they are working with the first subdivision now, Lake at West Creek, and would report back to the Planning Commission.

IX. Engineering Staff Report

Engineering had no report.

X. Minutes

A) Approval or Denial of the Minutes and Written Decisions of the June 12, 2019 Planning Commission Meeting

Commission Action: Moved by Mr. Anthony Christy, seconded by Mr. Morrie Bishop and unanimously adopted, to approve the minutes and written decisions of the June 12, 2019 Planning Commission meeting as presented.

XI. Consent Agenda

A) Affidavit of Mortgage Declaration

Hunter P. Allbritton – Tract A-3-A (45460 Melancon Rd, St. Amant, LA)

B) Affidavit of Mortgage Declaration

Woodgate Properties, LLC – remainder of Tract B-1 of Woodgate Townhomes (14253 Woodtrace Court, Prairieville, LA)

Commission Action: Moved by Mr. Ken Firmin, seconded by Mr. Morrie Bishop and unanimously adopted, to approve the consent agenda.

XII. Public Hearing to Approve or Deny the following Family Partition:

A) Joseph Savoy Property – Lots S-1-A-1-A-1, S-1-A-1-B-1, S-1-A-2-B, S-1-A-2-A

The subject property is located approximately 750' north of LA Hwy. 22 at the end of Butch Savoy Road in Council District 6 and is zoned Rural (R). The application is on behalf of Bennett Savoy by Earles and Associates, L.L.C., Professional Land Surveyors.

The Applicant is proposing a family partition of Lot S-1-A-1-A and Lot S-1-A-1-B into Lot S-1-A-1-A-1 (1.959 acres) and Lot S-1-A-1-B-1 (5.731 acres). The

Applicant is also proposing a family partition of Lot S-1-A-2 into Lot S-1-A-2-A (6.999 acres) and Lot S-1-A-2-B (2.267 acres). Lots S-1-A-1-A-1 and S-1-A-2-B have the required frontage on a public ROW and come from existing legal lots of record. Lot S-1-A-2-A is being donated to a daughter and Lot S-1-A-1-B-1 is also being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to Earles and Assoc., L.L.C., Professional Land Surveyors on 6-10-19:

1. List full name of daughter on new lot S-1-A-1-B-1.
2. All property owners along the existing 30' servitude of passage will be required to sign the map or a pre-dial servitude agreement must be filed.
3. List ALL lots along the 30' servitude of passage in the dedication statement.
4. Submit final plat in CAD prior to final plat being signed.

STAFF RECOMMENDATIONS

This property division does currently meet the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. Should the commission concur with the staff analysis, staff recommends approval provided all comments are addressed on the final map as listed above and the required conveyance documents being 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. Morrie Bishop, seconded by Mr. Wade Schexnaydre and unanimously adopted, to approve this family partition as presented.

XIII. Adjourn

A motion was made by Mr. Ken Firmin and unanimously adopted; meeting was adjourned at 6:05 p.m.

ATTACHMENT A

July, 2019 Subdivision Name	Location	Number of Lots	Prelim. Plat Approved	CD Submitted	CDs Approved	Current Status	PP Conditions	Subject to I.D.D.
Belle Savanne	LA Hwy 73 just north of Dutchtown High	285	12/9/2015	5/5/2016	12/6/2016	In Construction	No 3rd Filing Until Connection to Bluff Rd. Completed	Yes
Black Bayou Estates	Black Bayou Rd. between Lobell Ln. & Hilbert Young Rd.	20	1/11/2017	2/7/2018	11/26/2018	In Construction	No Conditions	No
Brookstone	Braud Rd. (Hwy. 929) about 250' South of Parker Rd.	85	4/18/2016	1/23/2017	3/14/2018	In Construction	No Conditions	Yes
Cambre Oaks	LA Hwy. 429 (W. Cornerview Rd.) across from G. W. Carver School	90	1/10/2018	7/31/2018	1/15/2019	In Construction	Outside Lots Must Construct a 6' Wood Privacy Fence	Yes
Camellia Cove	Boudreaux Rd about 1/4 mile south of Cornerview	34	12/14/2016	3/31/2017	6/27/2017	Final Plat Applied For	No Conditions	Yes
Christy Place	LA Hwy. 929 between Daigle and Aikens Road	48	5/9/2018	5/6/2019		1st CD Review	No Conditions	Yes
The Cottages at Savannah Row	Glen Williams Road between Joe Sevario Road and Ball Park Road	52	11/8/2017 2/13/2019	3/8/2019	4/18/2019	In Construction	Add drop force main to ROW as per Parish coordination	Yes
Evelyn Estates	Cornerview between Oak Run Dr. & Dutchtown Meadows Way	43	5/8/2019			Prelim. Plat approved 5/8/2019	LOS up to 'D' at Chester Diez/Hwy 73 @ Cornerview	Yes
Forestwood	S. St. Landry Road across from Lamar Dixon	95	2/14/2018	5/6/2019		1st CD Review	Change T-Turnaround to Cul-de-Sac	Yes
Germany Oaks-Phase II	North side of Germany Rd about 1/2 mile east of Airline Hwy	76	2/8/2017	8/22/2017	11/8/2017	In Construction	Dedicate add'l. ROW on Germany with Final Plat	Yes
Highland Trace*	Braud Rd. (Hwy. 929) about 900' North of Germany Rd.	60	9/12/2018	12/21/2018	6/17/2019	In Construction	Traffic Light or Round-a-Bout at Braud and Germany with FP	Yes
Jamestown Crossing*	LA Hwy 930 and Parker Road	172	5/5/2018	12/20/2018	1st F-6/3/19 2nd F-6/24/19	1st F-In Construction 2nd F-In Construction	1st Filing-No Conditions 2nd Filing-Add to 930 to make 18' Minimum Width	Yes
Lake at West Creek*	Germany Rd. about 2,500' east of Braud Rd. (LA Hwy 929)	102	9/12/2018	1/11/2019	6/14/2019	In Construction	Traffic Light or Round-a-Bout at Braud and Germany and Left and Right Turn Lane at Entrance to Subdivision with FP	Yes
Oak Lake	West Side of LA Hwy 44 just North of Loosemoore Road	163	12/9/2015	4/10/2017	5/24/2017	Final Plat Applied For	Round-a-Bout or N & S turn Lanes Prior to 2nd FP Approval	No
Oaks on the Bluff Estates	Bluff Rd. just south of Oaks on the Bluffs	46	8/12/2015 1/11/2017	7/3/2017	11/9/2017	In Construction	Stub out Street on Tract C for Future Continuation of Vista Dr.	Yes
Oak Grove Townhomes	Corner of LA Hwy 42 and LA Hwy 73	92	3/14/2018	7/6/2018	10/25/2018	In Construction	100k into Escrow Acct. for 24 months from FP recordation	Yes
Pelican Crossing 5th Filing	LA Hwy 44, 1/2 mile north of LA Hwy. 22	115	5/13/2015	10/23/17 11/15/17	9/5/2018	In Construction	Pay \$750/Lot in TIF prior to Recording Final Plat	Yes
Riverton Estates-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	New Traffic Study after the 2nd Filing Final Plat	Yes
The Dutchtown Vines	North side of LA Hwy 74 just west of the IH-10 Overpass	36	8/9/2017	11/27/2017	5/17/2019	In Construction	No Conditions	Yes
The Villas at Rosewood*	South Side of LA Hwy. 42 just east of LA Hwy. 44	54	10/10/2018	1/30/2019		4th CD Review	No Conditions	Yes

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

Oak Lake-Round-a-bout construction is underway with NTP issued on December 3, 2018 and scheduled to be completed within 210 working days.