

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
JANUARY 8, 2020**

I. Meeting was called to Order

Meeting was called to order by Chairman Matthew Pryor.

II. Roll Call of Members

The following members were present:

Julio Dumas, Ken Firmin, Morrie Bishop, Matthew Pryor, Aaron Chaisson, Wade Schexnaydre

The following members were absent:

Anthony Christy

III. Pledge

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission
Jerome Fournier – Director, Planning and Development
Eric Poche – Sr. Planner, Planning and Development
Lance Brock – Zoning Official, Planning and Development
Brandon Hebron – Engineering Review Agent
Ricky Compton

V. Chairman's Comments

The Chairman had no comment.

VI. Public Comment on Any Agenda Item

VII. General Business

VIII. Staff Report

A) Subdivision Status – January 2020

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

IX. Engineering Staff Report

Engineering had no report.

X. Minutes

A) Approval or Denial of the Minutes and Written Decisions of the December 11, 2019 Planning Commission Meeting

Commission Action: Moved by Mr. Aaron Chaisson, seconded by Mr. Wade Schexnaydre and unanimously adopted, to approve the minutes and written decisions of the December 11, 2019 Planning Commission meeting as presented.

XI. Consent Agenda

A) Affidavit of Mortgage Declaration

Lynn Levy Land Company, LLC – Tract T of the Templet Property and a 13.429+ ac. Tract of the Landry Property for the proposed Cambre Oaks Subd. (39501 & 39475 Cornerview Rd, Gonzales, LA)

B) Affidavit of Mortgage Declaration

Chris J. Robert – Lot 1 & 1-A (Shady Oaks Lane, Prairieville, LA)

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Ken Firmin and unanimously adopted, to approve the consent agenda as presented.

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

A) Vince Diez Property – Lots VD-2-B, VD-2-C & VD-2-D

The subject property is located on the north side Churchpoint Rd. approximately $\frac{3}{4}$ mile east of Roddy Rd. in Council District 9 and is zoned Rural (R). The application is on behalf of Vivian Loupe by McLin-Taylor, Inc., Engineering and Land Surveying.

The Applicant is proposing a family partition of Lot VD-2 (4.782 acres) into Lot VD-2-B (1.242 acres), Lot VD-2-C (1.090 acres) and Lot VD-2-D (1.314 acres). Lot VD-2-A is being created by simple division and is not part of this family partition. Lot VD-2-C is being retained by the applicant, Lot VD-2-B is being donated to a daughter and Lot VD-2-D is being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to McLin-Taylor, Inc., Engineering and Land Surveying on 12-13-19:

1. NO COMMENTS
2. 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 when all comments have been 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.

Ms. Ellen Jackson with McLin Taylor, Inc. presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Ken Firmin, seconded by Mr. Julio Dumas and unanimously adopted, to approve this family partition as presented.

XIII. Adjourn

The meeting adjourned at 6:04 p.m.

Matthew Pryor, Chairman

ATTACHMENT A

January, 2020 Subdivision Name	Location	Number of Lots	Prelim. Plat Approved	CD Submitted	CDs Approved	Current Status	PP Conditions	Subject to I.D.D.
Antebellum Pointe*	West Side of LA Hwy 73 at Duplessis Road	237				Preliminary Plat Submitted 12/18/2019		Yes
Ascension Commerce Center 6th Filing*	Northeast corner of LA Hwy 30 and LA Hwy. 73	REV 7/11/2018	REV 7/11/2018	1/9/2019	4/9/2019	Final Plat Approved-12/11/2019	Turn Lane N & S on LA Hwy. 73 upon 123,740 s.f. permitted	No
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
Cambre Oaks	LA Hwy. 429 (W. Cornerview Rd.) across from G. W. Carver School	90	1/10/2018	7/31/2018	1/15/2019	Final Plat Applied For	Outside Lots Must Construct a 6' Wood Privacy Fence	Yes
Christy Place	LA Hwy. 929 between Daigle and Aikens Road	48	5/9/2018	5/6/2019	10/16/2019	CDs Approved 10/16/2019	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
Forestwood*	S. St. Landry Road across from Lamar Dixon	95	2/14/2018	5/6/2019		CDs Approved 12/18/2019	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	Final Plat Approved-12/11/2019	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	Pre-Con Mtg. Held 6/18/19 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
Meadows at Oak Grove-2nd Filing	LA Hwy 42 about 1/2 mile east of LA Hwy 73	66	9/9/2015	1/28/2016	10/12/2016	In Construction	No Connection to John Broussard Road	No/Private
Oak Lake-2nd & 3rd Filings	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	Final Plat Approved-12/11/2019	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	Final Plat Approved 11/13/2019	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	7/16/2019	REV- 10/11/2019	Prelim. Plat MAJ REV Applied for 12/18/2019	All Prior to Recording Final Plat- Pay \$750/Lot in TIF, Park Amenities, Rt. Turn Lane into and out of Development.	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 Villas at Rosewood	South Side of LA Hwy. 42 just east of LA Hwy. 44	54	10/10/2018	1/30/2019	7/25/2019	In Construction	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.