

The below minutes 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, 2015**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, May 13, 2015 at 6:00 p.m. in the Courthouse Meeting Room, Gonzales, Louisiana in a regular session convened.

I. Meeting Called to Order

Meeting was called to order by Chairman Jackie Callender.

II. Roll Call of Members

The following members were present:

Robert Burgess, Gasper Chifici, Jackie Callender, Donald Songy, Matthew Pryor, Joshua Ory

The following members were absent:

Morrie Bishop

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb - Secretary for Planning and Development

Lindsey Manda - Legal Counsel

Ricky Compton - Director, Planning and Development

Lance Brock – Zoning Official

Jason Taylor – Engineer

Rhonda Braud - Engineer

V. Chairman's Comments

Chairman Callender expressed that it will be a group task to understand and prepare for the rapid growth taking place in our parish.

The Chairman also announced that there are two items that have been pulled from the Zoning Commission meeting's agenda, which immediately follows the Planning Commission meeting. The items are regarding the property on Weber City Road and on Hwy 431.

VI. Minutes

A) Approval or Denial of the Minutes of April 8, 2015 Planning Commission

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Gasper Chifici, seconded by Mr. Donald Songy and unanimously adopted, to approve the April 8, 2015 Planning Commission minutes as presented.

B) Approval or Denial of the Minutes of April 8, 2015 Joint Planning and Zoning Commission Meeting

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Gasper Chifici seconded by Mr. Joshua Ory and unanimously adopted, to approve the April 8, 2015 Joint Planning and Zoning Commission minutes as presented.

VII. Consent Agenda

A) Affidavit of Mortgage Declaration

~~Tom C. Williams Jr. and Wendy B. Williams Property – Lot 2~~

This item was pulled from the agenda prior to meeting. Letter of Objection was received from the lending agency.

B) Affidavit of Mortgage Declaration

Morgan Tract (Mark Hebert Property)

C) Affidavit of Mortgage Declaration

She-Lee Place – Lot 53 (Lowell D. Ford)

D) Affidavit of Mortgage Declaration

~~W. R. Christy Property – Lot 2-B-2-A (Troy M. Johnson)~~

This item was pulled from the agenda prior to meeting. Letter was received from lending agency.

E) Affidavit of Mortgage Declaration

William and Charlotte Stafford Property – Lot 10-A-2

F) Affidavit of Mortgage Declaration

Jimmie Hebert Property – Lot A-1-B (Robert and Lynette Starkey); Lot A-2 & A-1-A-1 (Steve Hebert); Lot A-5 (Dwayne D. Hebert)

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Gasper Chifici, seconded by Mr. Donald Songy and unanimously adopted, to approve the consent agenda.

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

A) Gary J. and Monica S. Boudreaux Property – Lots B-1-A-1 & B-1-A-2

The subject property is located at the corner of Laurel Ridge Road and Briar Ridge Road in Council District 6 and is zoned Conservation (C). The application is on behalf of Gary and Monica Boudreaux by BEI Surveying, LLC.

The owner is proposing a Family Partition of Tract B-1-A into Lots B-1-A-1 (1.000 acres) and B-1-A -2 (2.000 acres). The applicants will retain Lot B-1-A-1 and donate Lot B-1-A-2 to their daughter and son-in-law. Lot B-1-A-1 will continue to be accessed by Laurel Ridge Road and Lot B-1-A-2 will be accessed by Briar Ridge Road, an existing forty (40) foot private servitude of passage. All users of Briar Ridge Road must sign the plat to agree to the additional lots being added.

STAFF REVIEW COMMENTS

All comments addressed.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon all lot owners that use the existing private servitude of access signing the plat.

Mr. Seth Mosby with BEI Surveying, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Gasper Chifici, seconded by Mr. Donald Songy and unanimously adopted, to approve this family partition as presented.

B) Ranette Braud Property – Lots X-1 & X-2

The subject property is located on Black Bayou Road approximately 840 feet west of George Rouyea Road in Council District 9 and is zoned Residential (RM). The application is on behalf of Ranette Braud by Earles and Associates, LLC.

The owner is proposing a Family Partition of Lot X into Lots X-1 (.750 acres) and X-2 (1.255 acres). The applicant will retain Lot X-1 and donate Lot X-2 to her son. Lot X-2 will be accessed by a proposed thirty (30) foot private servitude of passage.

STAFF REVIEW COMMENTS

All comments addressed.

STAFF RECOMMENDATIONS

Staff recommends approval.

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. Joshua Ory, seconded by Mr. Donald Songy and unanimously adopted, to approve this family partition as presented.

C) Lewis E. Roussel, Jr. Property – Lots Z-1, Z-2 & Z-3

The subject property is located at the southern end of W. Lakeshore Drive south of the Lakes at Ascension Subdivision in Council District 8 and is zoned Residential (RM). The application is on behalf of Lewis Roussel, Jr by Earles and Associates, LLC.

The owner is proposing a Family Partition of Lot Z into Lots Z-1 (2.837 acres), Z-2 (1.327 acres), and Z-3 (1.326 acres). The applicant will retain Lot Z-1 and donate Lots Z-2 and Z-3 to his daughters. All lots will be accessed by a proposed thirty (30) foot private servitude of passage.

STAFF REVIEW COMMENTS

All comments addressed.

STAFF RECOMMENDATIONS

Staff recommends approval.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

The following spoke:

- 1 – William F. Scott
- 2 – Doug White
- 3 – Lewis Roussel

Public hearing was closed.

Commission Action: Moved by Mr. Gasper Chifici, seconded by Mr. Joshua Ory and unanimously adopted, to approve this family partition as presented.

D) Gloria D. Hidalgo Property – Lots Z, 3-4-A, 3-4-B & 3-4-C

~~W. J. Coitment Surveyors
(Council District 11)~~

This item was pulled from the agenda prior to meeting by the surveyor.

E) Mary H. Delatte Property – Lots 6-C & 6-D

The subject property is located on Roper Lane at the end of Denver Hurst Road in Council District 2 and is zoned Rural (R). The application is on behalf of Mary H Delatte by WJ Cointment Surveyors.

The owner is proposing a Family Partition of a portion of Lots 6 into Lots 6-C (1.00 acres) and 6-D (1.87 acres). The applicant will donate Lot 6-C to her son and 6-C to her daughter. Roper's Lane, an existing thirty (30) foot private servitude of passage is being extended and will provide access to lots 6-C and 6-D. All users of Roper Lane must sign the plat to agree to the additional lots being added.

STAFF REVIEW COMMENTS

All comments addressed.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon a predial servitude agreement being signed and recorded for the placement of the private access servitude on Lot 7-B and 7-C.

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. Joshua Ory, seconded by Mr. Gasper Chifici and unanimously adopted, to approve this family partition contingent on staff recommendations being satisfied.

IX. Public Hearing to Approve or Deny the Following Preliminary Subdivision Plat:

A) Pelican Crossing – 4th, 5th and 6th Phases

The subject property is located on the east side of LA Hwy 44 north of LA Hwy 22 in Council District 2 and zoned Medium Intensity (RM). The application is on behalf of Engquist – Level Development by Quality Engineering and Surveying, LLC.

The property is 138.5 acres and the applicant is proposing to add 3 phases to the existing Pelican Crossing subdivision. This proposal contains 343 single family residential lots. Typical lot widths range from 53 to 80 feet; and have a minimum size of 6,625 square feet. The subdivision will include 10 acres of designated park space and complies with the newly adopted major subdivision regulations.

All phases will be accessed by existing streets within Pelican Crossing – Panama Canal Drive, Bayou Conway Drive, and Kisatchie Drive. Sewer treatment will be through the existing oxidation ponds behind lots 234-255.

STAFF REVIEW COMMENTS

Preliminary plat

1. Please provide confirmation that the owner of the cell tower is aware and is OK with the change in the access.

(We have included the servitude on the preliminary plat. This access servitude will be relocated at a later time.)

2. Will the property be divided at some point? Will the portion that is highlighted orange be divided out?

(Yes, this area will continue to remain with the present Owner. The actual property line will be established after a detailed survey has been performed)

3. Please provide the top bank width of both the Panama Canal and Hackett canal. Where is the drainage servitude measured from? Top of banks?

(The top banks shown on the Preliminary plat were based on the best data obtained at this time. No detail survey of these canals is completed at this time. The servitudes were obtained from the existing reference maps used to establish the boundaries of this property.)

4. There are 2 existing drainage servitudes on the property that must be revoked. No final plat will be signed until revocation is complete. Show and label both as "to be revoked" and show the existing access servitude to the cell tower and oxidation ponds. (We have indicated both existing drainage servitudes and the access servitude)

Please respond to the following comments regarding the traffic study:

1. The submitted traffic impact study does not indicate the need for any offsite traffic improvements at the intersection of Hwy 44 and Loosemoore Road while the study shows an increase in the delay at that intersection of 185 seconds (3 minutes).

1. Should column 1 of Table 6 be East Bound?

2. The counts at Loosemoore and 44 are 2 years and 6 months old. Is it possible that the construction of the new RPCC Campus and the continued expansion of plant operations at the Ormet facility have modified the counts as presented?

(Comments 1 and 2 above are irrelevant due to the fact that the developer has agreed to provide the design for the round-a-bout for Loosemore and Hwy 44 intersection. The developer will work with Ascension Parish and LADOTD to perform this design per LADOTD standards. The timing of this design will be determined by LADOTD)

Please provide agreement language in a document that can be signed by the developer and parish stating that the design, engineering and permitting of the roundabout will be completed prior to the final plat of the 5th phase.

2. The turn lane analysis for the entrance into the subdivision indicates that a 320' turn lane is required. Please address how this will be accomplished with the existing driveway and signalized intersection into pelican point.

(The preliminary design is to add a north bound turnlane on Hwy 44 along with an additional east bound lane at the entrance of Pelican Crossing to be used as a merge lane. This would allow sufficient storage and deceleration lengths. The taper for this lane will begin on the northern side of the Pelican Point entrance, thus eliminating the need to modify this intersection. This turn lane will be built along with the 5th Filing)

3. Please define the exclusive right turn lane for the west bound approach on pelican crossing drive and when it will be constructed.

(The entrance will be modified to include a west bound right turn lane at the entrance. This turn lane will be constructed with the 5th filing.)

Please provide information on the length and width of this turn lane.

1. Please clarify communication with existing HOA as to how existing entrance features are to be addressed.

(The developer has been in communication with the HOA and have committed to give the HOA funds for the continued maintenance of the entrance features. Any modifications to the entrance will be communicated to the HOA for oversight when needed.)

Additional comments on most recent preliminary plat submittal

The pier and gazebo must be moved from within the Panama Canal drainage servitude.

Lot C-8 needs access, the trail must continue across the 30' access servitude.

Consider adding a lot in the park area near lot 31 and removing lot 284 for access to and view of pond.

Provide details of the pedestrian bridge over the pond on Lot C-4, including the length, width and material.

Lots 147, 166, 191, 192, 178, 179, 205, 266, 267, 256, and 277 will also require a variance on the side building lines.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon all of the above comments being satisfactorily addressed and the agreement regarding the round about being signed by the parish and developer and recorded with the Clerk of Court.

Mr. Deric Murphy with Quality Engineering and Surveying, LLC presented this preliminary subdivision plat.

Mr. Murphy stated the developer has agreed to enter into a contract to do one of the three (3) options listed in the draft agreement (*See Attachment A*) to help alleviate some of the traffic issues up and down the corridor of LA Hwy 44. He went on to express other amenities the developer has chosen to provide which is above and beyond what is required in the Parish's subdivision regulations.

Public hearing was opened.

The following spoke:

- 1- Ryan Bercegeay - against
- 2- Ryan Casto - against
- 3- Kevin Dust - against
- 4- Chandler King - against
- 5- Kelly Scott - against
- 6- Clint Andrews - against
- 7- Paul Nizzo - for
- 8- Allen Dyson - against
- 9- Harrington Deslatte - against
- 10- Rebecca Gardner - against
- 11- Bo Redden - for
- 12- Councilman Kent Schexnaydre - for

The biggest concern for those that are against is the lot size and minimum square footage of the homes being proposed. Another concern is the traffic that will impact the neighborhood.

Public hearing was closed.

Commission Action: Moved by Mr. Gasper Chifici, seconded by Mr. Matthew Pryor and unanimously adopted, to approve this preliminary subdivision plat in accordance with the agreement (*Attachment A*) that has been drafted.

X. Staff Report

No report.

XI. Engineering Staff Report

A) Subdivision Status Report

Mrs. Rhonda Braud gave the following report status on subdivisions:

Residential

- 8 subdivisions in review
- 24 subdivisions under construction

Total of Approximately 2,175 Lots

Commercial

- 7 projects in review
- 10 projects under construction

XII. Adjourn

A motion was made by Mr. Gasper Chifici, seconded by Mr. Robert Burgess and unanimously adopted, meeting adjourned at 7:45 p.m.

Jackie Callender, Chairman