

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
June 10, 2015**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, June 10, 2015 a 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, Morrie Bishop, Gasper Chifici, Jackie Callender, Matthew Pryor

The following members were absent:

Donald Songy, Joshua Ory

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Secretary, Planning and Development

Lindsey Manda – Legal Counsel

Ricky Compton – Director, Planning and Development

Ben Moran – Planner

Lance Brock – Zoning Official

Rhonda Braud - Engineer

V. Chairman's Comments

Chairman had no comments.

VI. Minutes

A) Approval or Denial of the Minutes of the May 13, 2015 Planning Commission Meeting

Commissioner Chifici expressed he would like the minutes to reflect whether the people who spoke at the public hearing for Pelican Crossing 4th, 5th and 6th Phase were *for* or *against* the proposed preliminary plat. (Page 7)

It was unanimously agreed by the Commission to defer the adoption of the May 13, 2015 minutes to the next regularly scheduled Planning Commission meeting.

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

A) Boyce Poirrier Property – Lots 1-A, 1-B, 1-C and 1-D

The subject property is located at the north west corner of the intersection of Hwy 931

and George Rouyea Road in Council District 5 and is zoned Residential (RM). The application is on behalf of Boyce Poirrier by Earles and Associates, LLC.

The owner is proposing a family partition of Lot 1 and an unnamed lot into Lot 1-A (15.226 acres), Lot 1-B (2.000 acres) and Lot 1-C (2.000 acres). The applicant will retain Lot 1-A and will transfer Lot 1-B to his daughter and 1-C to his son. Lot 1-A is accessed by Hwy 931 and Lots 1-B and 1-C are accessed by a proposed thirty (30) foot private servitude of passage.

STAFF REVIEW COMMENTS

All comments have been 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 - Kevin Turner - opposes where the private access servitude is being proposed
- 2 - Peggy Turner - opposes where the private access servitude is being proposed

Public hearing was closed.

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

B) Raoul M. Decoteau Property – Lots 5-A-1-A and 5-A-1-B

The subject property is located on Black Bayou Road approximately 290 feet west of Crawford Road in Council District 9 and is zoned Residential (RM). The application is on behalf of Judy D Tureau by McLin Taylor, Inc.

The owner is proposing a Family Partition of Lot 5-A-1 into Lot 5-A-1-A (13.966 acres) and Lot 5-A-1-B (1.631 acres). The applicant will retain Lot 5-A-1-A and transfer Lot 5-A-1-B to her son. Both lots are accessed by an existing forty (40) foot private servitude of passage.

STAFF REVIEW COMMENTS

A predial servitude agreement must be signed by all users of existing private servitude of access and recorded with the Clerk of Court.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon signing and recording of predial servitude agreement.

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

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Morrie Bishop, seconded by Mr. Gasper Chifici and unanimously adopted, to approve this family partition contingent on the signing and recording of the predial servitude agreement.

C) Cully Broussard Property – Lots A and B

The subject property is located at the end of Cully Broussard Road in Council District 7 and is zoned Residential (RM). The application is on behalf of Rick Guttery by McLin Taylor, Inc.

The owner is proposing a Family Partition of a 25.608 acre tract into Lot A (21.709 acres) and Lot B (3.899 acres). The applicant will retain Lot A and transfer Lot B to his daughter. Lot A is accessed by Guidry Road at the north and Cully Broussard Road at the south and Lot B is accessed by a proposed thirty (30) foot private servitude of passage.

STAFF REVIEW COMMENTS

The applicant is requesting a variance of 2 feet in the width of the private access servitude at the portion of the property that extends to Guidry Road. This piece of the property is 41 feet wide, therefore cannot fit the required 30' private access and 12' utility servitudes.

STAFF RECOMMENDATIONS

Staff recommends approval of the family partition with approval of the variance being requested.

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

Public hearing was opened.

The following spoke:

1 - David Rachel - questioned if the 30' private access servitude would ever be made public. This was his only concern.

Public hearing was closed.

Commission Action: Moved by Mr. Matthew Pryor, seconded by Mr. Robert Burgess and unanimously adopted, to approve this family partition with variance as presented.

D) Whitney J. Amedee, Jr. Property – Lots A-1-A and A-1-B

The subject property is located on Bluff Road approximately 2,094 feet north of Miller Road in Council District 4 and is zoned Residential (RM). The application is on behalf of Whitney J Amedee, Jr. by McLin Taylor, Inc.

The owner is proposing a Family Partition of Lot A-1 into Lot A-1-A (2.816 acres) and Lot A-1-B (3.001 acres). The applicant will retain Lot A-1-A and transfer Lot A-1-B to his daughter. Lot A-1-A is accessed by Bluff Road and Lot A-1-B is accessed by a proposed thirty (30) foot private servitude of passage.

STAFF REVIEW COMMENTS

All comments addressed.

STAFF RECOMMENDATIONS

Staff recommends approval.

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

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Robert Burgess, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this family partition as presented.

VIII. Public Hearing to Approve or Deny the Following Subdivision Preliminary Plats:

A) Oaks on the Bluff – Phase 3

Centerline Engineering & Land Surveying, LLC
(Council District 8)

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

B) The Oaks of Prairieville (50' Private Servitude of Access)

The subject property is located on the east side of Airline Hwy at the intersection of Airline Hwy and LA Hwy 73 in Council District 7 and is zoned Mixed Use (MU) and Medium Intensity (RM). The application is on behalf of TLCS Properties by Benchmark Group, LLC.

The owner is proposing a subdivision of Tract X-1 into X-1-A (1.23 acres) and X-1-B (33.10 acres). Tract X-1-A will serve as a private servitude of access, containing a private road for access to commercial development on the property.

STAFF REVIEW COMMENTS

All comments have been addressed.

STAFF RECOMMENDATIONS

Staff recommends approval.

Mr. Murray McCullough with Benchmark Group, LLC presented this preliminary subdivision plat.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Robert Burgess, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this preliminary subdivision plat as presented.

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

A) The Oaks of Prairieville (50' Private Servitude of Access)

Benchmark Group, LLC
(Council District 7)

This item was pulled from the agenda prior to the meeting due to lack of information required for engineering review.

X. Staff Report

Mr. Ben Moran updated the Commission on family partitions since the new regulations took effect six (6) months ago:

- 1/1/2014 to 6/10/ 2014 twenty-seven (27) lots were approved with only six (6) lots created.
- 1/1/2015 to present, twenty-one (21) lots were approved with only eight (8) lots created.

Mr. Ricky Compton expressed since the change in regulations, the trend hasn't changed and we are approving roughly the same amount of family partitions as before but with the new regulations in place, there is certainty that these are legitimate family partitions.

XI. Engineering Staff Report

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

Residential

- 26 subdivisions under construction

Commercial

- 17 projects under construction

XII. Adjourn

Moved by Mr. Gasper Chifichi, seconded by Mr. Robert Burgess and unanimously adopted, this meeting adjourned at 6:33 p.m.

Chairman, Jackie Callender