

February 13, 2002

Planning Commission

**MINUTES**  
**Planning Commission**  
**February 13, 2002**

The Planning Commission of the Parish of Ascension held a Public Hearing on February 13, 2002 at 6:00 p.m. in the Council Meeting Room, Courthouse-East, Gonzales, Louisiana in a regular session convened:

**1. Meeting called to order by Chairman.** The meeting was called to order by Chairman James Alton.

**2.Roll Call of Members.** The following members were present for roll call: Mr. Clint King, Mrs. Debbie LaCour, Mr. Chester Martin, Jr., Mr. Kent Schexnayder, Mr. Michael Watson and Mr. Michael Marchand. Absent was Mr. Brent Phillips. Also in attendance were Mrs. Jessie LeBlanc, Legal Counsel, Mr. Carl Robichaux, Parish Engineer and Mr. Charles Becnel, Parish Planner.

**3.Public Comment Period** - No comments.

**4.Recommendation for Election of Officers for 2002.**

Prior to the election of officers, Legal Council Jessie LeBlanc administered the oath of office to the newly appointed Commission members: Messrs. James Alton, Kent Schexnayder and Michael Marchand.

**Commission Action:** A motion was made by Mr. Clint King, seconded by Mr. Chester Martin, Jr., to elect for Chairman Mr. James Alton.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays":None

Absent: Mr. Brent Phillips.

The Chairman did not vote.

7 Yeas, 0 Nays, 1 Absent and the motion carried.

**Commission Action:** A motion was made by Mrs. Kathy Edmonston, seconded by Mr. Chester Martin, Jr., to Elect for Vice-Chairman Mrs. Debbie LaCour.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Michael Watson, and Mrs. Kathy Edmonston.

"Nays":None

Abstention: Mrs. Debbie LaCour

Absent: Mr. Brent Phillips.  
The Chairman did not vote.  
6Yeas, 0 Nays, 1 Abstention, 1 Absent and the motion carried.

**5. Acceptance of the Minutes of the January 9, 2002, Meeting.**

**Commission Action:** A motion was made by Mrs. Debbie LaCour, seconded by Mrs. Kathy Edmonston, to accept the minutes of January 9, 2002, as presented.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays":None

Absent: Mr. Brent Phillips.  
The Chairman did not vote.

7 Yeas, 0 Nays, 1 Absent and the motion carried.

**The Parish Engineer offered the following comments:**

- 1)The traffic impact study indicates minor impact of LA 74 in the vicinity of the proposed roadway. The impact was not determined for the major intersection of LA 74 @ LA 73, located approximately 1.3 miles from the subject development. The impact should be minor, however, particularly with the upgrade of the intersection that will take place in the LA 73 state project scheduled for letting in July, 2002. The impact on the intersection of LA 74 and LA 928 (Bluff Road) will also be minor. Although it is not recommended that it be required, the developer should consider a right turn lane on the subdivision exit.
- 2)Drainage Impact and Traffic Studies were submitted.
- 3)Computations must be resubmitted using the DOTD or TR-55 format and/or criteria rather than the "Baton Rouge Curves" for hydrograph development.
- 4)Care should be taken to ensure that the sum of the peak runoffs into the Western ditch from the post areas 1 & 2 detention ponds do not exceed the peak runoff into the Western ditch from pre area 2.
- 5)It would help the review process significantly if directional flow arrows and hydrologic parameters (curve numbers, hydraulic length, watershed slope, 24 hours rainfall etc.) were shown for each subarea on the pre and post development watershed maps.

Mr. Greg Ferris, with Ferris Engineering, appeared to present the preliminary plat.

Comments were made by Mr. C.J. Gaudin, Parish Engineer.

Mr. Lawrence Debate, adjacent property owner, requested that a solid wood fence be provided by developer along their common property line. Mr. Kris Diez, adjacent property owner, voiced his concerns.

**Commission Action:** A motion was made by Mrs. Debbie LaCour, seconded by Mr. Kent Schexnaydre, to approve the preliminary plat contingent upon Parish Engineer's comments being addressed and required that the deed restrictions require a solid wood fence be installed along the rear property line of each lot abutting Lawrence Debate's property as each home is built and a landscaped buffer be provided around the sewer treatment plant.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays":None

Absent: Mr. Brent Phillips.

The Chairman did not vote.

7 Yeas, 0 Nays, 1 Absent and the motion carried.

**\*\*\* Mr. Brent Phillips entered the meeting at 6:30 p.m.\*\*\***

**B. Pelican Isle Commons - Phase Five**

Located on the northerly side of Pelican Point Parkway approximately 350' west of LA Highway 44 for Pelican Point Properties L.L.C. by Ferris Engineering and Surveying, Inc. (Council District 3)

The Planning Commission granted preliminary approval to this townhouse section when the over-all plan of this Large Scale Development was originally approved in January 1997. On February 14, 2001 the Revised Conceptual Plan of Pelican Point was approved and that

portion labeled Pelican Isle Commons provided for 88 lots with an average size of 32' x 101'. The detailed preliminary plan for this filing is now being submitted as required. There will be 11 lots in this filing in groupings of three and four townhouse lots. Access to the lots is by means of an extension of Drivers Lane, which is a private drive within a 30' private servitude of access. Each of the lots will tie into a community sewer treatment plant serving the entire development. There are areas labeled "Common Property" located throughout this filing. This subdivision is zoned Medium Intensity Residential.

Staff Comments:

- 1) Where are the required visitor parking spaces to be located?
- 2) The deed restrictions for this filing must be reviewed by the staff prior to final approval.

**The Parish Engineer offered the following comment:**

- 1) There is a Master Drainage Plan for the entire Development on file at DPW.
- 2) Fluorolite is not accepted in Ascension Parish.

**Mr. Darwin Ferguson, with Ferris Engineering, appeared to present the preliminary plat.**

A discussion was held concerning the variances granted when the detailed preliminary plan was approved for the townhouse section. It was agreed that the previously approved variances (including not having to provide visitor parking other than on the driveway of each unit) applied to this phase.

**Commission Action:** A motion was made by Mr. Chester Martin, Jr., seconded by Mr. Clint King to approve the final plat contingent upon Staff's and Parish Engineer's comments being addressed with the exception of providing the additional visitor parking spaces.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays": None

Absent: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

**B. Pelican Isle Commons - Phase Six**

**Located on the northerly side of Pelican Point Parkway approximately 350' west of LA Highway 44 for Pelican Point Properties L.L.C. by Ferris Engineering and Surveying, Inc.**

(Council District 3)

The Revised Conceptual Plan approved February 14, 2001 indicated a portion of this Large Scale Development as Pelican Isle Commons. Adjacent to this townhouse section of the development was an area called "The Village, Phase II". This parcel had frontage on LA 44

and the proposed uses were listed as being "mixed use combination of commercial shopping, office space, retail condominiums and patio homes." It is proposed with this preliminary plan submittal to develop a portion of "The Village, Phase II" parcel as the sixth filing of the townhouse section. There will be 14 lots having an average size of 28' x 115', access for these lots will be a 30' private servitude of passage. The lots will connect with the subdivision's community sewer treatment plant. Common Area will surround all of the townhouse lots in this filing and there will be no vehicular access to LA 44. This development is located in the Medium Intensity Residential Zoning District.

Staff Comments:

- 1) Where are the required visitor parking spaces to be located?
- 2) The deed restrictions for this filing must be reviewed by the Staff prior to final approval.

The Parish Engineer offered the following comments:

- 1) There is a Master Drainage Plan for the entire Development on file at DPW.
- 2) Fluorolite is not accepted in Ascension Parish.

**Mr. Darvin Ferguson, with Ferris Engineering, appeared to present the preliminary plat.**

**Commission Action:** A motion was made by Mr. Chester Martin, seconded by Mr. Clint King, to approve the preliminary plat contingent upon the Staff's and Parish Engineer's comments being addressed and granting a variance on the setback of the buildings only.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays": None

Absent: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

**D. Ascension Trace**

Located on the south side of LA Highway 22 approximately 400' west of LA Highway 44 for P.C.C. Home Builders by McLin & Associates, Inc.  
(Council District 3)

This proposed single family residential development encompasses a 122+ acre tract which is zoned Medium Intensity Residential. This preliminary plan provides a layout for 273 lots with an average size of 80' x 135'. There will be two entrances to this subdivision and both will be from LA 22. The streets will be curb and gutter type streets built to the parish standards. There will be three detention ponds in this development and these will be located along LA 22.

Staff Comments:

- 1) Abutting the southern boundary line of this development is a subdivision of large lots called Sugar Mill Subdivision. The layout for that subdivision provides a 60' strip of land (between Tracts A-1-J and A-1-K) as a means of access to LA 44 for this tract which is being developed. What is the status of that 60' strip?

- 2) A single-family residential development this size should have provisions for recreational areas.
- 3) A 15' servitude is required across the rear of all lots.
- 4) The street connecting Jonathan Graham Drive and Kaitlyn Ramsey Drive must be given a name.
- 5) The location of the sewer treatment plant must be indicated.
- 6) The street names must be checked for duplication.

The Parish Engineer offered the following comments:

- 1) The study was based on 1998 traffic counts obtained from DOTD. The traffic counts should be current with turning movement counts and the actual peak hours determined for this location.
- 2) Traffic should be projected for both entrances to the subdivision as well as for the LA 22 @ LA 44 intersection. Projections should include turning movements.
- 3) The level of service at both entrances should be determined. The level of service at the intersection of LA 22 and LA 44 should be projected before and after the construction of the subdivision.
- 4) A summary of the impacts along with proposed steps that will or should be taken to moderate the impacts i.e., turn lanes, signal improvements, etc. should be given at the beginning of the report.
- 5) Drainage and Traffic Impact Studies have been submitted.

Mrs. Ellen Jackson, with McLin & Associates appeared to present the preliminary plat. Councilman Adrian Thompson, Mr. Dempsey Pendarvis, Mrs. Theresa Robert and other adjacent property owners spoke in favor of this proposed development.

**Commission Action:** A motion was made by Mr. Chester Martin, Jr., seconded by Mr. Michael Marchand, to deny approval of the preliminary plat based on health safety and welfare of citizens of the parish.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays": None

Absent: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

## **2. Public Hearing for Granting Approval to the Following Family Partitions:**

### **A. Emma Diggs Jackson Property - Lots B-1 and B-2**

**Located on the westerly side of Spellman Road approximately 2000' southeast of LA Highway 73 for Emma Diggs Jackson by W.J. Cointment, Jr. PLS**

(Council District 3)

The owner of this 1-acre tract wishes to give her daughter a building site and in doing so proposes to divide it into two parcels. The owner will retain ownership of Lot B-2 which will have access on a 20' private driveway servitude extending from Spellman Road thru Lot B-1. Lot B-1 will have 170'+ frontage on Spellman Road and will be given to the

daughter. Each lot has a mobile home located on it and each lot contains 0.5 acre. This property is zoned Conservation.

**The Parish Engineer and Department of Public Works offered the following comment:**

1) Does the existing 14' Servitude of Passage serve Lots C & A?

Mr. W.J. Cointment and Ms. Jackson appeared to present the family partition plat.

**Commission Action:** A motion was made by Mr. Clint King, seconded by Mr. Michael Watson, to approve the family partition plat contingent upon Parish Engineer's comments being addressed.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays": None

Absent: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

**B. Ronald K. Williams, Sr. Property - Lots 8-A & 8-B**

Located on the east side of Roddy Road approximately 115' south of By June Road for Ronald K. Williams, Sr. by W.J. Cointment, Jr. PLS  
(Council District 7)

In order to give his children each a lot, the owner of this 2+-acre lot proposes to divide it into two parcels. Lot 8-A would have 118' frontage on Roddy Road and would contain 1.012 acres. The owner of this tract also owns the adjacent lot and proposes to dedicate a 20' private driveway servitude extending from By June Road thru his adjoining lot so as to give access to Lot 8-B located to the rear of Lot 8-A. This property is zoned Medium Intensity Residential.

**The Parish Engineer and Department of Public Works offered no comments.**

Mr. W.J. Cointment appeared to present the family partition plat.

**Commission Action:** A motion was made by Mr. Clint King, seconded by Mr. Michael Watson, to approve the family partition.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays": None

Absent: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

**C. Atwood Williams, Sr. Property - Lots B-1 thru B-4**

Located on the south side of LA Hwy. 429 (Cornerview Road) approximately 200' east of W. Main St. for Atwood Williams, Sr. by W. J. Cointment, Jr., PLS  
(Council District 3)

The owner of this approximately 3 acre "L" shaped tract, which has only 7.20' frontage on LA 429 wishes to divide it among his three children. The same property owner also owns a 0.62-acre tract (Lot A) which has 129.01 frontage on LA 429 and abuts this tract which he wants to divide among his children. It is proposed to divide Tract B into four parcels, Lots B-1 thru B-4. Lot B-1 will have 7.20' frontage on LA 429 and will contain 0.685 acres and Lots B-2 and B-3 will be to the rear of Lot B-1. Access to these lots and Lot B-4 will be by means of a 30' private servitude of passage extending from Highway 429 thru Lot A. Bayou Francois will be along the southern boundary of Lot B-3 and will be part of Lot B-4 which will contain 1.00 acre. The present owner will retain ownership of Lot B-4. Since the depth of these lots will be 132' a waiver of the required 40' private access servitude is being requested. This property is zoned Medium Intensity Residential.

**The Parish Engineer and Department of Public Works offered the following comment:**

1)The ditch that the tail lines are shown to discharge in seems to be on Mr. Martin's property and, if that is the case, have you checked with the Health Unit to determine if discharge is acceptable?

**Mr. W.J. Cointment appeared to present the family partition plat.**

**Commission Action:** A motion was made by Mr. Kent Schexnayder, seconded by Mrs. Debbie LaCour, to approve the family partition plat contingent upon the Parish Engineer's comments being addressed.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays": None

Absent: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

**D. Howard K. Moore Estate - Tracts B-6-A-1 thru B-6-A-5**

**Located on the east side of LA Hwy. 431 approximately 600' south of Lake Settlement Road for Darcie Moore by Alvin Fairburn & Associates, Inc.**

(Council District 9)

In September 1999, a family partition of this property was approved whereby this tract (Tract B-6-A) was created at the end of a private access servitude. It is now proposed to divide it into five parcels as a family partition whereby each will have access on the extended private servitude of access. Four tracts (Tract B-6-A-1, B-6-A-2, B-6-A-3 and B-6-A-4) will each contain 1 acre and will be given to the property owner's children and/or

grandchildren. Tract B-6-A-5 will have 7.447 acres and will also have access on the private access servitude. This property is zoned Low Intensity Residential.

Staff Comments:

- 1) The private access road to the these lots must be given a street name and should be labeled private access servitude
- 2) The zoning district must be indicated on plat.

**The Parish Engineer and Department of Public Works offered the following comments:**

- 1)New ditch note required.
- 2)The Base Flood Elevation should be shown.
- 3)The names and location of the roads in Lake Settlement Subdivision do not match location shown on Plat.

**Mr. Terry Moore and Mrs. Darcie Moore appeared to present the family partition plat.**

**Commission Action:** This family partition was deferred until the March 13, 2002 meeting.

**E. Iry Breaux & Mary Cook Breaux - Lots 2-A-1 & 2-A-2**

Located on the south side of LA Hwy 621 approximately 2000' west of LA Highway 44 for Brandon Gueho by Earles & Associates.  
(Council District 8)

The present owner of this 2-acre lot wishes to divide it in half in order to create Lots 2-A-1 and 2-A-2. Lot 2-A-2 will have 137.54' frontage on LA 621 and Lot 2-A-1 will be located to the rear of Lot 2-A-2. Access for Lot 2-A-1 will be by means of a 20' private access servitude extending from LA 621 thru Lot 2-A-2. Each lot will be 1 acre in size

and Lot 2-A-2 has an existing residence located on it. This property is zoned Medium Intensity Residential.

Staff Comment:

- 1) It is unclear who owns this property and to whom is he giving a lot. Who will own Lot 2-A-2?

**The Parish Engineer and Department of Public Works offered the following comment:**

- 1)What is the Base Flood Elevation for the A Zone?

**Ms. Desiree Daigle with Earles and Associates appeared to present the family partition plat.**

**Commission Action:** A motion was made by Mr. Kent Schexnayder, seconded by Mrs. Debbie LaCour, to approve the family partition plat contingent upon the Staff's and Parish Engineer's comments being addressed.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.  
"Nays":None

Absent: None  
The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

#### **F. Walker Estates - Lots 5-A, 5-B & 5-C**

Located on east side of Porrier Rd approximately 1750' south of LA Hwy 937 for Berl A. Bush et al by Earles & Associates.  
(Council District 6)

It is proposed to divide this 15+-acre tract among co-heirs. There will be three 5+-acre tracts. Two will have 117'+/- frontage on Porrier Road and Lot 5-C will be located to the rear of Lots 5-A and 5-B. Access to Lot 5-C will be by means of a 20' private driveway servitude extending from Porrier Road thru Lots 5-A and 5-B. The Property is zoned as Medium Intensity Residential.

Staff Comments:

- 1) The 20' private driveway servitude as proposed will prohibit any future division of these three tracts.
- 2) A street name must be given to this private driveway servitude.
- 3) The Zoning District must be indicated on plat.
- 4) How will Lot 5-C get its utilities?
- 5) The Land Surveyor's seal must be on plat.
- 6) The dedication notes and general notes are not legible.
- 7) A place for the Commission Chairman to sign plat must be included on plat.
- 8) What happens to that portion of the property on the west side of Porrier Road?

**The Parish Engineer and Department of Public Works offered the following comments:**

- 1) According to our records, the property owners' names shown for the adjacent property are not correct.
- 2) Utility servitudes adjacent to the PSOP should be shown and dedicated.

**Ms. Desiree Daigle with Earles & Associates appeared to present the family partition plat.**

**Commission Action:** A motion was made by Mr. Kent Schexnayder, seconded by Mr. Chester Martin, Jr., to approve the family partition plat contingent upon the Staff's and Parish Engineer's comments being addressed.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays": None

Absent: None  
The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

#### **G. Daniel B. Rushing Property - Lots D-1, D-2, D-3**

Located on the north side of LA Hwy 934 (Gold Place Road) approximately 850' east of Leo Lambert Road for Daniel B. Rushing by Earles & Associates.  
(Council District 9)

Adjacent to the Louise Lambert Estate on Gold Place Road is this 9+-acre tract of land which has access on the 40' private servitude of access providing access to the 14 lots of the Lambert property which was previously approved as a family partition. The owner of this property wishes to give his two children each acreage lots (Lots D-1 and D-2) fronting on the existing private access servitude extending from Gold Place Road. The present owner will retain (Lot D-3) half of the 40' private servitude of passage is located on this property owner's tract. This property is zoned Low Intensity Residential.

Staff Comments:

- 1) Since these proposed lots will have access on the existing private access servitude of the Louise Lambert Estate, all 14 owners of lots of the Lambert Estate must sign the dedication note for the private access servitude.
- 2) The dedication notes and general notes on this plat are too small in print to be legible.

**The Parish Engineer and Department of Public Works offered no comments.**

**Ms. Desiree Daigle with Earles & Associates appeared to present the family partition plat.**

**Commission Action:** A motion was made by Mr. Chester Martin, Jr., seconded by Mr. Kent Schexnayder, to approve the family partition plat contingent upon the Staff's comments being addressed.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays":None

Absent: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

## **9. Public Hearing to Consider the Following Drainage Servitude Revocations:**

### **A. Mervin P. Bourque Property - Tract A-1-A**

(Two 15' drainage servitudes extending thru the center of Tract A-1-A)

(Council District 2)

Mr. Tony Bourque appeared to present the drainage servitude revocation request.

**Commission Action:** A motion was made by Mr. Clint King, seconded by Mr. Michael Watson, to recommend approval of the Drainage Servitude Revocation.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays":None

Absent: None

The Chairman did not vote.  
8 Yeas, 0 Nays, 0 Absent and the motion carried.

**B. Willow Lake East, Second Filing - Lot 71**

(15' drainage servitude extending across the rear property line.)  
(Council District 4)

Mr. Troy Smith and Mrs. Michelle Smith appeared to present the drainage servitude revocation request.

**Commission Action:** A motion was made by Mr. Clint King, seconded by Mrs. Debbie LaCour, to recommend approval of the Drainage Servitude Revocation.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr.,  
Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays": None

Absent: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

**10. Consideration of the following Simple Division of Property:**

**A. River View Subdivision - 2<sup>nd</sup> Filing**

McLin & Associations, Inc.

(Council District 6)

Mrs. Ellen Jackson and Mr. Bert Achord appeared to present the Simple Division of Property.

**Commission Action:** A motion was made by Mr. Chester Martin, Jr., seconded by Mr. Kent Schexnayder, to approve the Simple Division of Property.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr.,  
Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays": None

Absent: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

**11. New Business:**

A. Consideration of granting a variance for the Simple Division of Lots 1-17 Webber City Subdivision and a narrow irregular shaped strip of land along the western boundary of Lots 1-17 for Mickey Deslatte.

Ms. Mickey Deslatte and Atty. Sidney Marchand appeared to present the variance for the Simple Division.

**Commission Action:** A motion was made by Mr. Clint King, seconded by Mrs. Kathy Edmonston, to recommend approval of the variance of having to dedicate a 15' servitude across the rear of the lots for the Simple Division.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays":None

Absent: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

**12. Adjourn:**

There being no further items to come before the Ascension Parish Planning Commission, moved by Mr. Michael Watson, seconded by Mrs. Debbie LaCour to adjourn the meeting at 8:00 p.m.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yeas": Messrs: Kent Schexnayder, Michael Marchand, Chester Martin, Jr., Clint King, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour.

"Nays":None

Absent: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

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James Alton, Chairman

Zoning Commission

**MINUTES**  
**Zoning Commission**  
**February 13, 2002**

**The Zoning Commission of the Parish of Ascension held a Public Hearing on February 13, 2002 at 8:00 p.m. in the Council Meeting Room, Courthouse-East, Gonzales, Louisiana in a regular session convened:**

\*\* Mr. James Alton, Mr. Kent Schexnaydre and Mr. Bryce Cox's terms expired with the last meeting. Ms. Jessie LeBlanc, Legal Counsel, swore in three members to the Zoning Board for a new term, James Alton and Kent Schexnaydre, re-elected members and Michael Marchand a new member.

**1. Public Comment Period**

**No one had any comments for the Comment Period.**

**2. Election of officers.**

Mr. James Alton opens the floor for nominations of Chairman of the Ascension Parish Zoning Commission.

Mr. Kent Schexnaydre, Commission Member, seconded by Mr. Chester Martin, nominated Mr. James Alton for Chairman. There being no further nominations the floor was closed.

**Commission Action:**

A "Yea" and "Nay" vote was called and resulted as follows:

"Yea": Messrs.: Clint King, Brent Phillips, Michael Watson, Michael Marchand, Kent Schexnaydre, Chester Martin, Mrs. Debbie LaCour and Mrs. Kathy Edmonston

"Nays": None.

Absent: None

Mr. James Alton did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion passed.

Mr. James Alton, Chairman, opened the floor for nominations of Vice Chairman of the Ascension Parish Zoning Commission.

Mr. Clint King, Commission Member, seconded by Mr. Michael Watson, nominated Mrs. Debbie LaCour for Vice Chairman. There being no further nominations the floor was closed.

**Commission Action:**

A "Yea" and "Nay" vote was called and resulted as follows:

"Yea": Messrs.: Clint King, Brent Phillips, Michael Watson, Bryce Cox, Kent Schexnaydre, Chester Martin, Mrs. Debbie LaCour

"Nays": None.

Absent: Mrs. Kathy Edmonston

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion passed.

**3. Meeting call to order by Chairman.** Mr. James Alton, Chairman called the meeting to order.

**4. Roll Call of Members.** The following members were present for roll call: Mr. James Alton, Chairman, Mr. Kent Schexnaydre, Mr. Clint King, Mrs. Debbie LaCour,

**Zoning Meeting**

**February 13, 2002**

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**Mr. Chester Martin, Mr. Michael Watson Mr. Brent Phillips Mrs. Kathy Edmonston and Mr. Michael Marchand.** Also in attendance were Mrs. Jessie LeBlanc, Legal Counsel, Mr. Lance Brock, Zoning Official and Mr. Barney Arceneaux, Director of Planning and Development

## **5. Public Hearing to consider the following Re-Zoning Cases**

### **A. Zoning Review ID 596.02 - Tract A-3-B for Bouran Equipment, LLC**

Located on the south side of Babin Road approximately 2000' west of U.S. Hwy 61 (Airline Hwy) to amend the Ascension Parish Zoning map from Medium Intensity Residential (RM) to Industrial Buffer (B) (Council District 8)

The applicant did not appear to present his request.

Greg Duplessis lives on K C Road and said he felt the area was predominantly residential, but there are business in the area also. To protect the homeowner's investment he does not want to see the area re-zoned. He said, "When you make your decision I think that you people have to consider what is best for the entire area and how will it benefit the most people and not just one individual or group of people."

Tim Theriot stated, "I live on 9 acres adjacent to VIS, the property being considered for rezoning. Please do not rezone this property to anything other than what it is, Medium Intensity Residential (RM). I am concerned with the property value, safety of family, the noise in the area and the traffic. There is also a scrap pile with hazard chemical drums and unknown materials on the site with a pit in the rear of property."

Denise Theriot, Debbie Bourque, Ken Poche, and Dr. Joe Braud spoke against the re-zoning of VIS property.

Theresa Robert said, "The property is grandfathered presently but is and has been closed for 4 or 5 month." She referred to the Commentary section of Section XX-310 Non-Conforming Uses

of the Development Code and asked the commission to support the comments of the people and deny the request.

A letter was read from Ms. Mary McGovern, and another one from Suzanne Patterson and John and DeEtte DeArmon, property owners in the area, who could not attend the meeting. They were opposed to any re-zoning in the area.

Jeremy Theriot, adjacent property owner, stated, "Currently this road isn't in the best condition and I have to wonder what will happen to the road if you do re-zone this to Industrial Buffer (B) and have heavy trucks going down this road. We have to also look at the environmental impact, noise, water and air pollution. Industrial Buffer areas are generally around Industrial Sites. That where they should stay."

**Commission Action:** Mr. Clint King, seconded by Mrs. Debbie LaCour, made a motion to recommend denying re-zoning, to Industrial Buffer (B), the property South of Babin Road for Bouran Equipment, LLC.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yea": Messrs.: Clint King, Michael Marchand, Chester Martin, Kent Schexnaydre, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour

"Nays": None.

Absent: Messrs.: None

The Chairman did not vote.

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8 Yeas, 0 Nays, 0 Absent and the motion carried.

**B. Zoning Review ID 597.02 - 19.2 Acres for Don Coppola**

Located on the easterly side of Bishop Woods Road approximately 2300' North of LA Hwy 621 to amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to High Intensity Residential (RH)  
(Council District 4)

Robert Nagin said, "I am concerned with drainage and traffic in the area. It is already hard to exit off Bishop Wood Rd. on to Hwy 621. I am asking you not to re-zone."

Judith Bell said, "I own basically 2/3 of the adjoining property on the right side. I've had this property for 20 years and I do have drainage problems on the property. With the density proposed for the adjacent site they will have to build up the property and flood my property more. I question why the density has to be so high. I have horses on my property and am worried that if a subdivision is built next to my property someone may cut the fence or a child

may wander on to my property to play with my horses. Please do not re-zone the adjacent property."

John Bell who is a State Trooper stated, I am concerned with crime in the area. Bishop Woods Rd. has a subdivision down the road from this property being considered for re-zoning that is known as a high crime area. I am worried about the crime moving into the area of this property if the large density is allowed."

Robert Burns had a petition (signed by 98% of the people living on Bishop Woods Rd.) against rezoning Bishop Wood Rd.

Mike Lee and Rodney Daigle both said they are concerned with flooding and traffic and are against re-zoning.

Doug Diez, developer, said, "What we are here to do is to make a zoning change from Medium Intensity Residential (RM) to High Intensity Residential (RH)). What that means is today without getting the property re-zone we can put approximately 60 homes on the property. If we put 60 homes on the property we will have open ditches and an average style home. What we would like to do is add 25 more lot (85 homes) and go to curb and gutter and build better homes. The parish will not let a developer build a subdivision that will add a larger volume of water to the drainage system than they have now."

Don Militello said he felt that when people move into an area and improve the area the crime rate goes down not up. He would like the commission to consider accepting the rezoning.

Theresa Robert said the traffic on Hwy 621 is a big concern now with the cars coming off side roads. She asked the commission to deny the request.

Arthur Smith said there is a big problem with drainage and traffic. He said, "The speed limit is 25 miles an hour on Bishop Woods Rd, a narrow road with no sides. I would like to see the Medium Intensity Residential (RM) remain."

Effie Kling said the homes being proposed on this property would be good for first time home buyers so she would like to see the property rezoned.

Greg Duplessis, Kenny Braud and Debbie Raguso also opposed the rezoning.

Brad Hughes was in favor of the rezoning. He felt that the rezoning would allow affordable housing for people in the area.

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**Commission Action:** Mr. Michael Watson, seconded by Mr. Chester Martin, made a motion to recommend denying the Rezoning of the property on Bishop Woods based on the health, safety and welfare of the particular area.

A "Yea" and "Nay" vote was called and resulted as follows:

"Yea": Messrs.: Clint King, Michael Marchand, Chester Martin, Kent Schexnaydre, Brent Phillips, Michael Watson, Mrs. Kathy Edmonston and Mrs. Debbie LaCour

"Nays": None.

Absent: Messrs.: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

## 7. Adjourn

**Commission Action:** Mr. Clint King, seconded by Mr. Chester Martin made a motion to adjourn at 9:30 p.m.

A "Yea" and "Nay" vote was called and resulted as follows:

**"Yea": Messrs.: Clint King, Chester Martin, Michael Marchand, Kent Schexnaydre, Michael Watson, Brent Phillips, Mrs. Kathy Edmonston and Mrs. Debbie LaCour**

"Nays": None.

Absent: Messrs: None

The Chairman did not vote.

8 Yeas, 0 Nays, 0 Absent and the motion carried.

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James Alton  
Chairman