

Angela Gaubert

Subject: FW: Commission Rules

From: Walter Pilie <wpilie@stcharlesgov.net>
Sent: Friday, February 6, 2026 4:13 PM
To: Michael Albert <malbert@stcharlesgov.net>; Michelle Impastato <mimpastato@stcharlesgov.net>
Cc: Chris Welker <cwelker@stcharlesgov.net>
Subject: RE: Commission Rules

Thank you!!

Walter Pilie'

Councilman District 3
115 Ducayet Dr
Destrehan, LA. 70047
504-418-6814
wpilie@stcharlesgov.net

From: Michael Albert <malbert@stcharlesgov.net>
Sent: Friday, February 6, 2026 2:17 PM
To: Walter Pilie <wpilie@stcharlesgov.net>; Michelle Impastato <mimpastato@stcharlesgov.net>
Cc: Chris Welker <cwelker@stcharlesgov.net>
Subject: FW: Commission Rules

December 4th, 2025 the Commission reaffirmed their rules. Attached and link below.

Michael J. Albert, AICP, CFM
Director
Department of Planning & Zoning
(985) 783-5060
malbert@stcharlesgov.net
[SCP P&Z Website](#)

From: Brett Badgerow <bbadgerow@stcharlesgov.net>
Sent: Friday, February 6, 2026 11:55 AM
To: Michael Albert <malbert@stcharlesgov.net>
Subject: Commission Rules

December 4, 2025 Replay

Brett Badgerow
Planner I
St. Charles Parish
P (985) 783-5060
P.O. Box 302
14996 River Rd.

CALL TO ORDER
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Carmine Frangella, Randy Petit, Jack Keen, Marilyn Ross,
Richard Folse, Jr., Ryant Price

MEMBERS ABSENT: None

ALSO PRESENT: Marny Stein, Chris Welker, Brett Badgerow, Zoe Finn and
Toriel Flot of the Planning Department.

2025-7-HOP requested by Rachel Davis for a home occupation – “Luxe Nursing, LLC” – at 232 Sophia Drive, Luling. Council District 2.

Mr. Badgerow - read the staff report and the department recommends approval.

Applicant did not wish to speak.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Ross made a motion to approve, seconded by Commissioner Folse.

YEAS: FRANGELLA, FOLSE, PRICE, ROSS, PETIT, KEEN

NAYS: NONE

ABSENT: NONE

PASSED

2025-8-HOP requested by Frank Graff III for a home occupation – “FG3 Investigations and Legal Services, LLC” – at 117 Johnson Street, St. Rose. Council District 5.

Mr. Badgerow - read the staff report and the department recommends approval.

Applicant did not wish to speak.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Price made a motion to approve, seconded by Commissioner Keen.

YEAS: FRANGELLA, FOLSE, PRICE, ROSS, PETIT, KEEN

NAYS: NONE

ABSENT: NONE

PASSED

2025-13-MIN requested by Abdulrahim Kaplan for a resubdivision of one lot into two, 365 Smith Street, Hahnville. Zoning District R-1A(M) and R-1A. Council District 1.

Mr. Badgerow - read the staff report and the department recommends approval.

Commissioner Ross made a motion to approve, seconded by Commissioner Frangella.

YEAS: FRANGELLA, FOLSE, PRICE, ROSS, PETIT, KEEN

NAYS: NONE

ABSENT: NONE

PASSED

2025-14-MIN requested by John Winters for a resubdivision of four lots into four requiring a waiver, 154 St. Charles Place, Hahnville. Zoning District R-1A(M), R-2 and R-1A. Council District 1.

Mrs. Finn - read the staff report and the department recommends approval.

Applicant did not wish to speak.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Frangella made a motion to approve, seconded by Commissioner Price.

YEAS: FRANGELLA, FOLSE, PRICE, ROSS, PETIT, KEEN
NAYS: NONE
ABSENT: NONE
PASSED

2025-15-MIN requested by Laurie Delaune for a resubdivision of one lot into two, 113 Verdin Lane, Paradis. Zoning District R-1A(M). Council District 4.

Commissioner Petit – letter was received and applicant requested postponement.

Commissioner Price made a motion to postpone, seconded by Commissioner Ross.

YEAS: FRANGELLA, FOLSE, PRICE, ROSS, PETIT, KEEN
NAYS: NONE
ABSENT: NONE
PASSED

2025-16-MIN requested by Simoneaux Family Land, LLC for consideration of a consecutive minor resubdivision, a Portion of Section 38 (Bayou Gauche Island). Zoning District R-1A(M). Council District 4.

Mr. Badgerow – read the staff report and the department does not object to the continued of the island and the resulting benefits to code enforcement and permitting.

Applicant did not wish to speak.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Keen made a motion to approve, seconded by Commissioner Frangella.

YEAS: FRANGELLA, FOLSE, PRICE, ROSS, PETIT, KEEN
NAYS: NONE
ABSENT: NONE
PASSED

UNFINISHED BUSINESS-

NEW BUSINESS- Current Commission Rules, Motion to approve rules made by Commissioner Price, seconded by Commissioner Folse. Passed unanimously.

Election of chairs. Chair – Randy Petit, Vice Chair Jack Keen.

MINUTES – November 6, 2025 will be voted on January 8, 2026.

ADJOURN