

From: [Michelle Impastato](#)
To: [Madelyn Fontenot](#); [Melissa Bartholomew](#); [Angela Gaubert](#); [Ashley Richard](#); [Miranda Rome](#)
Subject: FW: October 9, 2025 Minutes Planning Commission
Date: Friday, March 13, 2026 10:44:20 AM
Attachments: [10.9.2025.pdf](#)
[10.9.2025 Corrected.docx](#)

FYI

Michelle Impastato

Council Secretary
St. Charles Parish Council

Ph: 985-783-5125
P.O. Box 302 / 15045 River Road Hahnville, LA 70057
Email: mimpastato@stcharlesgov.net

Note: Please be aware that receipt of and/or response to this email may be considered a public record.

From: Donya Hebert <dhebert@stcharlesgov.net>
Sent: Friday, March 13, 2026 10:43 AM
To: Michelle Impastato <mimpastato@stcharlesgov.net>
Cc: Michael Albert <malbert@stcharlesgov.net>; Chris Welker <cwelker@stcharlesgov.net>
Subject: October 9, 2025 Minutes Planning Commission

Michelle,

Per our conversation, the above minutes will be corrected and added to the agenda for approval at the April 2nd meeting.

Thanks,

Donya Hebert Wilson
Administrative Assistant
Planning and Zoning
985-783-5060

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

MEMBERS ABSENT: None

ALSO PRESENT: Michael Albert, Chris Welker, Zoe Finn, and Donya Hebert of the Planning Department.

2025-11-R requested by Calvin Preston for a change of zoning from R-1A(M) to R-2 on Lot 52, Block E, Oak Ridge Park Subdivision, 1103 Paul Frederick Drive, Luling. Council District 1.

Mr. Welker – for a rezoning, the request must meet two or three guidelines in order for the department to recommend approval. We found this request meets the first and third guidelines and do recommend approval. This request is in the same area that we’ve seen a few days before, including recently. I think maybe even last meeting or last two meetings where it’s a request from R1AM to R2 on Paul Frederick. The request meets the first guideline, whether or not it conforms to the future land use map or as a spot zone. The designation here is town center, which includes the R2 zoning district, that’s one of its suggested zoning districts. It also works toward meeting the Paul Maillard overlay district, so it kind of goes hand in hand with that. It’s not a spot zone. I said we’ve had a few of these and approved a few of these over the past few months, including a row of four or five lots across the street and then one that’s just a couple of lots down on the same side of the street. We wouldn’t consider spot zone as there’s now growing R2 in the area. That doesn’t meet the second guideline. There’s still reasonable use of the property under current zoning, which is R1AM which permits site built houses in addition to manufactured homes. There’s a manufactured home on the site, I believe right now there’s nothing really preventing the use of that, but we don’t find it meets criteria three, whether or not the change of zoning will be incompatible with the existing neighborhood character. This stretch of Paul Frederick consists of site-built houses along with manufactured homes. The type of development permitted in R2 while it does permit a two family dwelling, its characteristics are kind of similar to R1A site built home zoning, which site construction, same type of setbacks, parking requirements and whatnot. There’s really not much a departure compared to what can be permitted there now. We found it meets the first and third criteria and the department recommends approval.

Deborah Preston 1019 Gassen St. speaking on behalf of Calvin Preston. The mic was not on; therefore we do not have her statement.

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

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

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

NAYS: NONE

ABSENT: NONE

PASSED

2025-12-R a request by Karen Abate to reconsider a withdrawn rezone application within 6 months, specifically a change of zoning from R-1A(M) to M-1 on Lot G, Block 11, Almedia Plantation, 180 Almedia Road, St. Rose. Council District 5.

Mr. Welker – right now this is not an actual rezone request. This is a request to allow a rezoning application to be submitted within a certain time frame. The case was going before the Planning Commission a couple of months back for the July 10 meeting, it was on the agenda, but last minute the applicant withdrew based on the restrictions on withdrawn applications. There’s a time limit of 6 months before it can be accepted, they’re looking to come back within that 6-month period. If you approve, they would be able to apply now. It’s up to you whether or not you find it appropriate.

The applicant was present and wished not 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 Price.

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

PASSED 2025-2-MAJ requested by J. Breaux Enterprises for Preliminary Plat approval of RIVERMIST, a new residential subdivision off River Road, St. Rose (adjacent to Dianne Place Subdivision). Zoning District R-1A. Council District 5.

Mr. Welker – read the staff report and the department recommends approval.

Applicant – Gregory Bloss 1308 Camellia Blvd., spoke on behalf of J. Breaux Enterprises.

Tom Easterly 450 Royal St., spoke on behalf of J. Breaux Enterprises.

David DeGeneres, spoke on behalf of Waster Water.

The public hearing was opened.

Opposed

- Dakota Wood 214 Dianne Dr.
- Cindy Castillo 230 Dianne Dr.
- Jan Van 160 Janet Dr.
- Courtney Fasola 275 Dianne Dr.
- Debby Bicket 130 Janet Dr.
- Cliff Buller 3 Canyon Lane
- George Vance 153 Oak Manor
- Robert Dale 263 Dianne Dr.
- Bonnie Hymel 232 Janet Dr.

Applicant – Jeremy Breaux 1807 W. Gloria Switch Road Carencro, stated his case.

- Milton Allemand 238 Janet Dr.
- Zina Riley 264 Janey Dr.
- Councilman Walter Pile

The public hearing was closed.

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

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

FAILED

UNFINISHED BUSINESS-

NEW BUSINESS- Mr. Welker supplied the board with information on C-2/C-3 as requested. The Commissioners will meet with the Planning Dept. to address concerns.

MINUTES – September 4, 2025 (**APPROVED**)

ADJOURN

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

MEMBERS ABSENT: None

ALSO PRESENT: Michael Albert, Chris Welker, Zoe Finn, and Donya Hebert of the Planning Department.

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