



City of St. George, Louisiana  
**Planning Commission**  
**Minutes**

Monday, January 5, 2026 at 6:00pm  
St. George Fire Department, 14100 Airline Hwy, St. George, LA 70817

**1. Call to Order and Pledge of Allegiance.** Billy Aguillard called the meeting to order at 6:01pm.

**2. Roll Call**

**Commissioners Present**

Travis Thornton, Vice Chair  
Laurie Nelson Marien  
Billy J. Aguillard, Chair  
Jason McAllister  
Bobby McKey

**Commissioners Absent**

**Others Present**

Bryant Dixon, Planning Director  
Rachel Zhou, Senior Planner  
Collin Lindrew, Senior Planner  
Joann Nguyen, Planning  
Technician  
Mark Balkin, Counsel

**3. Minutes.** Travis Thornton moved to approve the December 1, 2025 minutes; Laurie Marien seconded. Without objection, the minutes were approved.

**4. Public Hearing**

Chair Aguillard requested that Item 4b be moved to the first item on the agenda.

Motion to move: Travis Thornton; seconded by Laurie Marien.

All in favor, motion passed and S25-21-P was moved to the first item of the agenda.

- b. **S25-21-P Preliminary Plat at 7958, 8022 and 8044 Antioch Rd:** This 26.89-acre property is located on Lot E, Lot C-1-A-1-A, Lot B of the James A. Singleton Tract, in Sec. 4, T8S, R2E, GLD, EBR. The applicant requests a preliminary plat for the Haven subdivision, with 87 developable lots, six non-developable lots for greenspace and private detention ponds, 1 pump station tract, new public streets with sidewalks and subsurface drainage, and public sewer lines, in the R Rural Zoning District. (Applicant: Greg Bauer, Lynn Levy Land Company, LLC)

Chair Aguillard asked if the applicant would accept a deferral, and the applicant agreed to defer until the next meeting.

Commented in opposition, via email prior to the meeting: Melissa Langlois (received 12-23-2025), Jenny Bellone (received 1-05-2026), Bettina Black (received 1-5-2026), Zack Bellone (received 1/5/2026)

Motion to defer: Travis Thornton; seconded by Laurie Marien  
Yea: Travis Thornton, Laurie Marien, Jason McAllister, Bobby McKey, Billy Aguillard  
Nay: 0

Motion passed and S25-21-P was deferred to February 2, 2026.

- a. **S25-24-F Subdivision at Bayou Manchac Rd:** This 494.05-acre property is located on Lot V.M. Stone of Stone, Violet May Roseman Tract, in Sec. 60, T8S, R2E, GLD, EBR, LA. The applicant requests to subdivide one lot into two in the R Rural Zoning District. (Applicant: Curtis M. Chaney, Earles and Associates, LLC, on behalf of Rob Walker, Section 60, LLC) (Deferred: 12/1/2025)

Chair Aguillard asked whether the requested deferral was due to the lack of Baton Rouge approval related to site access and asked about the proposed deferral timeframe. The applicant explained the project was handled by a former consultant and they are not fully up to date, stating a 30-day deferral was acceptable.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to defer: Laurie Marien; seconded by Travis Thornton  
All in favor, motion passed and S25-24-F was deferred to February 2, 2026.

- c. **S-25-0101 Exchange of Property at 19551 Fairway Oaks Ave and Tract E-1-A:** This combined 2.09-acre properties is comprised of Lot 505 and Tract E-1-A and of the Santa Maria subdivision in Sec. 54, T8S-R2E, GLD, EBR, LA. The applicant requests an exchange of property between two lots in the R Rural Zoning District. (Applicant: James Falgout, Earles & Associates, LLC, on behalf of Sarah Domingue and Santa Maria HOA)

Gabe Villavaso stated that the Santa Maria HOA plans to donate a small portion of property to Sarah Domingue to allow for site improvements and cleanup.

Chair Aguillard asked if the HOA had donated the property to the lot, and Gabe Villavaso confirmed that was his understanding.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve: Travis Thornton; seconded by Laurie Marien  
All in favor, motion passed and S-25-0101 was approved.

- d. **S-25-0102 Subdivision at 8966 Hill Dr:** This 0.67-acre property is located on Lot 375-A, in Sec. 58, T7S, R1E, GLD, EBR. The applicant requests a preliminary/final plat to subdivide one lot into two lots, including a flag lot, in the A1 Single Family Residential

Zoning District. (Applicant: Melinda Krebs, Richmond W. Krebs & Associates, LLC, on behalf of Victor Szegfu)

Chair Aguillard asked if the applicant had any additional comments. Melinda Krebs responded that she did not.

Chair Aguillard opened the public hearing.

Monty McNutt stated that he had no objection but recommended that the committee defer approval until all conditions are satisfied, citing potential enforcement challenges.

Commented in opposition, via email prior to the meeting: Ralph Dauterive (received 12-27-2025)

Chair Aguillard closed the public hearing.

Travis Thornton asked about the purpose for subdividing the flag lot. Melinda Krebs stated the lot would be divided into two parcels to construct two homes of approximately 3,000 square feet each, which would be sold.

Laurie Marien questioned regarding home placement, Melinda Krebs confirmed that one home would face the rear of another, noting that a similar two home flag lot configuration exists on Noel Lane.

Chair Aguillard stated that flag lots are permitted and that the proposal meets the minimum lot standards. However, the Commission has evaluated this proposal based on existing additions and based on the information of the Director of Public Works. This area currently has known drainage and overly flooding issues due to inadequate infrastructure, including catch basins that are installed too high and do not function properly. The Public Works has indicated that the road and drainage improvements are needed to address this problem. Under these circumstances, the Commission does not have the sufficient information to conclude that creating an additional lot and future development would not worsen the flooding issues. Until the existing drainage deficiencies are corrected and are adequately addressed, approval of this proposal will not be consistent with public health and safety standards. For this reason, Chair Aguillard stated that the application should be denied.

Motion to deny: Travis Thornton; seconded by Laurie Marien

Yea: 5 (Travis Thornton, Laurie Marien, Jason McAllister, Bobby McKey, Billy Aguillard)

Nay: 0

Motion passed and S-25-0102 was denied.

- e. **S-25-0107 Exchange of Property at 17630 Perkins Rd & 17731 Highland Rd:** This combined 4.54-acre properties is comprised of Lots Y-1-A and A-1-A-1 of the Rufus D. Hayes Tract in Sec. 56, T8S-R2E, GLD, EBR, LA. The applicant requests an exchange of

property between two lots in the R Rural Zoning District. (Applicant: Robert Overall, Centerline Engineering & Land Surveying, on behalf of Beth Claybourn)

Chair Aguillard asked the applicant if he had any further comments. Robert Overall requested that the Commission approve the application.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve: Laurie Marien; seconded by Travis Thornton  
All in favor, motion passed and S-25-0107 was approved.

**5. Adjournment.** Laurie Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 6:17pm.