



City of St. George, Louisiana
Planning Commission
Minutes

Monday, December 1, 2025 at 6:00pm
St. George City Hall, 14100 Airline Hwy, St. George, LA 70817

1. Call to Order and Pledge of Allegiance. Billy Aguillard called the meeting to order at 6:00pm.

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
Joann Nguyen, Planning
Technician
Justin Dupuy, Floodplain
Administrator
Mark Balkin, Counsel

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

4. Public Hearing

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

- e. **S25-25-F Exchange of Property at NW corner of Cozumel Dr and Siegen Ln:** This combined 2.944-acre properties is comprised of Tracts 1-A and 4-A of the Del Rey Plaza in Sec.37, T7S-R1E and Sec. 58, T7S-R2E, GLD, EBR, LA. The applicant requests an exchange of property between two lots in the C2 Heavy Commercial Zoning District. (Applicant: Darvin Ferguson, Benchmark Group, LLC, on behalf of Smith Siegen, LLC)

Darvin Ferguson presented the exchange of property request.

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 S25-25-F was approved.

- a. **PUD-17-06-D1 Final Development Plan for Harveston West Village:** This combined property is located on Tract V-2 and portions of Tracts V-4 and W1 of Longwood and Burtville Plantation Property, Sec. 44, T8S, R1E, GLD, EBR. The applicant requests a final development plan & preliminary plat to include 30 developable lots, required infrastructure and common open space areas, within the PUD-17-06 The Preserve at Harveston Zoning District. (Applicant: Jasen Berry, West Village Development-CDL, LLC, on behalf of SLP, LLC)

Joseph Marino explains that the Harveston West Village project will start with a 30-lot phase approved for Bluebonnet access, with plans for full build-out after PUD revisions and traffic studies are complete.

Bryant Dixon states the original plan included 208 lots, but the 30-lot phase meets requirements for one access point, serves as a placeholder for future phases, while major concept plan revisions and traffic studies are finalized.

Chair Aguillard noted the primary concern is the drainage study and asked if the developer is committed to meeting all the requirements. Joseph Marino confirmed that the plan includes full pond construction with mass grading. Dupuy confirmed that mass grading is allowed; however, to be aware that utility and infrastructure installation will occur on the site.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve with conditions: Laurie Marien; seconded by Travis Thornton
Yea: 5 (Travis Thornton, Laurie Marien, Jason McAllister, Bobby McKey, Billy Aguillard)
Nay: 0

Motion passed and PUD-17-06-D1 was approved with conditions to Engineering requirements outlined in staff report Findings 7, 8, and 9.

- b. **S25-22-P Preliminary Plat for The George:** This 4.615-acre property is located on Tract A-1 of Dyer Tract, in Sec. 38, T8S, R2E, GLD, EBR. The applicant requests a preliminary plat to subdivide one lot into 18 developable lots, 1 common area lot, a stormwater management pond shared with the adjacent Tract A of the Heard Tract, new public streets with sidewalks and subsurface drainage and public sewer lines, in the R Rural Zoning District. (Applicant: Chad Stevens, MR Engineering & Surveying, on behalf of Lamp Post Properties, LLC)

Chad Stevens presented the preliminary plat request.

Chair Aguillard opened the public hearing.

Joel Hendrick opposed, citing concerns about neighborhood character and property values, requesting that new lots be at least half an acre to one acre in size.

Scott Bayles opposed, citing concern about small lot sizes, potential government-subsidized housing, increased traffic, and negative impacts on property values and neighborhood character.

Charles Burrell opposed, citing concern about neighborhood character, citing incompatibility with existing land use and traffic safety concerns on Jefferson Highway.

Macy Brown opposed, citing concern that the proposed lot change would reduce her backyard space, which contains a koi pond that cannot be relocated.

Howard Pope opposed, citing concern that reducing the minimum home size from 2,400 to 2,000 square feet would negatively affect property values and neighborhood aesthetics.

Loren Kleinpeter stated that the proposed development meets all legal and ordinance requirements and recommended the commission to approve the project.

Commented in opposition, via email prior to the meeting: Jessica Drago (received 11-3-2025), Katie Berault (received 11-24-2025)

Commented in support, via email following the meeting: Pam Mistretta (received 12-1-2025)

Chair Aguillard closed the public hearing.

Bobby McKey asked if the developer has a minimum home size they can publicly state. Chad Stevens stated that the developer will commit to a minimum home size of 2,000 square feet.

Chair Aguillard asked whether all drainage, or 75% of it, would be routed through the retention pond back toward Jefferson Highway. Chad Stevens clarified that the drainage will be divided in the same manner as it is today, prior to development.

Laurie Marien stated that she would like Counsel to address Mr. Kleinpeter's comments. Counsel Balkin said subdivision approval is mostly a technical review if requirements are met and suggested updating zoning rules for larger developments.

Motion to approve: Laurie Marien; seconded by Travis Thornton

Yea: 3 (Travis Thornton, Laurie Marien, Jason McAllister)

Nay: 2 (Bobby McKey, Billy Aguillard)

Motion passed and S25-22-P was approved.

- c. **S25-23-F Exchange of Property at 14545 & 14575 Terrell Rd:** This combined 3.97-acre properties is comprised of Lots A-4-A and A-3-A of Watkins, M.H. Tract in Sec. 52, T7S-R2E, GLD, EBR, LA. The applicant requests an exchange of property between two lots in the R Rural Zoning District. (Applicant: Phillip Thomas, on behalf of Wendell and Lynda Brown)

Phillip Thomas presented the exchange of property request.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve: Travis Thornton; seconded by Laurie Marien

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

Nay: 0

Motion passed and S25-23-F was approved.

- d. **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)

Rob Walker presented the subdivision request.

Chair Aguillard asked about the location and size of the house. Rob Walker stated that it will be in the bottom-left area of the property and will occupy approximately two acres. Bobby McKey then asked if there is a bridge. Rob Walker confirmed that there is currently no bridge.

Bryant Dixon noted staff recommended deferring the item to allow more time for review. Travis Thornton added that his main concern is access since there is still no bridge and asked what is causing the delay. Rob Walker said he obtained permits in 2019 and now he is working with the parish to resolve new restrictions on culvert crossings.

Motion to defer to January 5, 2026: Travis Thornton; seconded by Bobby McKey
All in favor, motion passed and S25-24-F was deferred to January 5, 2026.

- f. **S25-26-F Subdivision at T 13400 Rieger Rd:** This 15.46-acre property is located on Lot 4-B-1-A-1-A-1 of Pecue Place Subdivision formerly being the Leon R. Kleinpeter, Sr. Estate located in Sec 49, T8S, R2E, GLD, EBR, LA. The applicant requests to subdivide one lot into three in the PUD-13-06 Pecue Place Zoning District. (Applicant: David L. Patterson, Landsource, Inc, on behalf of Bighorn Development II, LLC)

David Patterson presented the subdivision request.

Chair Aguillard asked who originally constructed Rieger Rd, noting that the roadway appears poorly maintained and requires cleanup and repairs. David Patterson

responded that the section of Rieger Rd was accepted some time ago, but ongoing construction and dirt runoff have worsened maintenance issues; however, plans are in place to address them.

Chair Aguiard opened the public hearing.

Brian Campbell noted the City of Baton Rouge has failed to maintain the donated roadway and sidewalks.

Karen Fournet opposed, citing concern that the development should comply with PUD requirements, maintain proper drainage, and remain residential.

Allen Thibodeaux opposes commercial uses like convenience stores or gas stations and asks the Planning Commission to enforce compatible land use rules.

Comment in opposition, via email prior to the meeting: Kathy Franklin (received 12-1-2025)

Chair Aguiard closed the public hearing.

Chair Aguiard asked staff if each individual lot would require site plan approval by the Planning Commission or if it could be handled at the staff level. Rachel Zhou said the lots will return to the Planning Commission for final development plan approval.

Bobby McKey asked about the size of the buffer zone between the subdivision. Karen Fournet stated that the buffer zone is 60 feet. Allen Thibodeaux said there are visible signs of erosion where it discharges from the Kleinpeter property.

Motion to approve: Travis Thornton; seconded by Laurie Marien

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

Nay: 0

Motion passed and S25-26-F was approved.

5. Adjournment. Laurie Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 6:59pm.