



City of St. George, Louisiana

Zoning Commission Minutes

Monday, July 6, 2026 immediately after Planning Commission (starts at 6:00pm)
St. George Fire Department, 14100 Airline Hwy, St. George, LA 70817

1. Call to Order. Billy Aguillard called the meeting to order at 6:15pm.

2. Roll Call

Commissioners Present

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

Commissioners Absent

Bobby McKey

Others Present

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

3. Minutes. Laurie Marien moved to approve the June 1, 2026 minutes; Travis Thornton seconded. Without objection, the minutes were approved.

4. Public Hearing

- a. **CU-26-0004 Conditional Use Permit at 9100 Bluebonnet Centre Blvd:** This 2.88-acre property is located on Lot 4 of the Bluebonnet Center property, in Sec 58, T7S, R1E, GLD, EBR. The applicant is requesting a conditional use permit to install two sets of internally lit channel letters on the rooftop edge (totaling 50.47 sq ft per roof sign) in the C2 Heavy Commercial Zoning District. (Applicant: Ti Cabirac, Signworx, on behalf of 9100 Bluebonnet Centre BR, LLC) (Deferred from: 6/1/2026)

Christy Reeves, Vice President of Ochsner Health, stated the applicant requested to amend the original proposal from two signs to one sign explaining that it would improve visibility and help identify the facility.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Billy Aguillard; seconded by Travis Thornton

All in favor, motion passed and CU-26-0004 were recommended for approval for a Conditional Use Permit, along with a waiver of the 80-foot-high building requirement, to allow the installation of a single, approximately 50.47 sq. ft., roof sign atop the façade facing Interstate 10.

- b. **SP-26-0006 Site Plan at 12501 Rieger Rd:** This 10.91-acres property is located on Lot LLC-3 of the Leon R. Kleinpeter property, in Sec 49, T8S, R2E, GLD, EBR. The applicant requests a site plan to construct a two-story medical office building (totaling 120,000 sq ft) with 600 vehicular parking stalls. (Applicant: Andre Rodrigue, Stantec Consulting Services, Inc, on behalf of LRK, LLC)

George Papandreas, Executive Vice President of Carnegie, presented the VA clinic site plan request and noted the developer's experience with VA facilities and commitment to the project.

Morgan Frantz, Preconstruction Coordinator of Carnegie, explained that the proposed VA clinic would consolidate existing services into one location and improve access for veterans.

Andre Rodrigue, Principal at Stantec, explained the drainage, traffic, and stormwater studies showing the project would meet requirements.

Commissioners questioned access points, traffic safety, drainage impacts, and the need for the three separate entrances.

Stephanie Phillips and Alec Shortess, St. George Engineering Department, responded to questions about the project's traffic, drainage, and access plans.

Morgan Frantz explained that the VA requires three access points to separate staff, service, and ambulance. George Papandreas clarified that separate access is required by VA standards.

Commissioners asked about the clinic's hours of operation and expected ambulance traffic. Morgan Frantz indicated that the clinic would maintain its current operating schedule of 7:30 am to 4:00 pm and that ambulance pickups would be limited.

Chair Aguillard opened the public hearing.

Kevin Guillot expressed concerns about potential flooding from the proposed retention pond and requested access to longer-term drainage studies.

Brian Esneault requested further review to ensure the development would not impact nearby properties.

Margaret Hale questioned truck access, parking lot lighting, and traffic impacts.

Al Thibodeaux raised concerns about traffic conditions and drainage issues.

Yvonne Reed expressed concerns about changes to the site plan, increased traffic, flooding impacts, and the need for additional drainage improvements.

Edwin Kloster questioned the long-term maintenance of the facility, traffic study process, future use of site, and requested additional review.

Commented in opposition, via email prior to the meeting: Brian Esneault (received 7/5/2026, 7/6/2026)

Chair Aguillard closed the public hearing.

Loren Kleinpeter explained that the three access points were required by the VA process and requested approval without removing those requirements. Loren Kleinpeter submitted four exhibits for the record, including a letter to the City of St. George Engineering Department, the Louisiana Department of Transportation and Development approval, the project presentation, and information regarding the VA approval process and requirements.

Commissioners and staff discussed possible solutions for the third access point while trying to balance safety concerns and keeping the project moving. The applicant agreed to continue working with the City of St. George on access concerns.

Motion to approve with conditions: Billy Aguillard seconded by Laurie Marien
Yea: 4 (Travis Thornton, Laurie Marien, Jason McAllister, Billy Aguillard)
Nay: 0

Motion passed and SP-26-0006 was approved with the northern Pecue Ln access (near Woodridge Ave) and the Rieger Rd access allowed, while a third access point remains subject to further study. The Planning Director was directed to lead coordination with City staff and the applicant/developer to further evaluate the location and design of the third access point, and report findings and recommendations to the Commission within 30 days of the Commission's action. The approval is further subject to the following conditions:

Prior to issuance of any permits, the applicant/developer shall:

1. Obtain City Council's approval of the zoning designation for Lot LRK, LLC-3, and the detention infrastructure, pond and shared access parcels;
2. Complete dedication of the existing gravity sewer servitude and establish public sewer service to the site;
3. Display all stormwater detention basin and drainage infrastructure at least necessary to serve the proposed development on the permitting plans;
4. Record and provide evidence of a perpetual drainage servitude benefiting the proposed development over the detention parcels, encompassing the proposed detention pond and the proposed drainage infrastructure leading to the detention pond.

Prior to issuance of a permit closeout, the applicant/developer shall:

5. Complete construction of the stormwater detention basin and drainage infrastructure at least necessary to serve the proposed development;
6. Record all required reciprocal access and cross-access agreements associated with the shared access drive.

- c. **SP-26-0009 Site Plan at T 13400 Rieger Rd:** This 10.17-acres property is located on Lot 4, 5 of the Pecue Place property, in Sec 49, T8S, R2E, GLD, EBR. The applicant requests a Site Plan to construct an office/warehouse building (totaling 112,500 sq ft) on the proposed Tract 4-A (S-26-0021) in the B-2 Business-2 Zoning District/Planned Overlay PO-PUD-13-06. (Applicant: Craig Corie, Monroe & Corie, Inc on behalf of Pecue Properties, LLC)

Craig Corie presented the request.

Chair Aguillard opened the public hearing.

Benjamin Stalter was in support of the project.

Chair Aguillard closed the public hearing.

Motion to approve: Travis Thornton; seconded by Laurie Marien

Yea: 4 (Travis Thornton, Laurie Marien, Jason McAllister, Billy Aguillard)

Nay: 0

Motion passed and SP-26-0009 was approved.

5. Other Business: None

6. General and Public Comments: None

7. Adjournment. Laurie Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 8:03pm.