



## Planning Commission

### MINUTES for December 15, 2025

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Meetings are held at the  
Iberia Parish Council Chambers  
300 Iberia Street, 4<sup>th</sup> Floor  
New Iberia, Louisiana.

#### I. CALL TO ORDER – CHAIRMAN’S OPENING REMARKS

Lane Romero called the meeting to order at 5:30pm

#### II. PRAYER AND PLEDGE

A prayer and the Pledge of Allegiance were said.

#### III. ROLL CALL

| Name                   | PRESENT | ABSENT |
|------------------------|---------|--------|
| Matt Landry            | X       |        |
| Agnes Conner           | X       |        |
| Ian Alpha              |         | X      |
| Jane Braud             | X       |        |
| Matt Gulotta           | X       |        |
| Glenn Crappell         | X       |        |
| Richard Broussard      |         | X      |
| Hubert Landry Jr.      | X       |        |
| Nathaniel Mitchell Sr. | X       |        |
| Lane Romero            | X       |        |
| Chad Segura            |         | X      |
| Gerrit Landry          | X       |        |

#### IV. APPROVAL OF AGENDA

1. December 15, 2025

**Motion:** A motion to **approve** the agenda was made by Jane Braud

**Second:** A second motion was made by Gerrit Landry

| Commissioners          | Aye      | Nay      | Abstain  | Absent   |
|------------------------|----------|----------|----------|----------|
| Jane Braud             | X        |          |          |          |
| Matt Gulotta           | X        |          |          |          |
| Glenn Crappell         | X        |          |          |          |
| Richard Broussard      |          |          |          | X        |
| Hubert Landry Jr.      | X        |          |          |          |
| Nathaniel Mitchell Sr. | X        |          |          |          |
| Lane Romero            | X        |          |          |          |
| Chad Segura            |          |          |          | X        |
| Gerrit Landry          | X        |          |          |          |
| <b>VOTE TOTALS</b>     | <b>7</b> | <b>0</b> | <b>0</b> | <b>2</b> |

**THE MOTION CARRIES**



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#### V. ADOPTION OF MINUTES

1. November 17, 2025 Minutes

**Motion:** A motion to adopt the minutes was made by Gerrit Landry

**Second:** A second motion was made by Nathaniel Mitchell Sr.

| Commissioners          | Aye      | Nay      | Abstain  | Absent   |
|------------------------|----------|----------|----------|----------|
| Jane Braud             | X        |          |          |          |
| Matt Gulotta           | X        |          |          |          |
| Glenn Crappell         | X        |          |          |          |
| Richard Broussard      |          |          |          | X        |
| Hubert Landry Jr.      | X        |          |          |          |
| Nathaniel Mitchell Sr. | X        |          |          |          |
| Lane Romero            | X        |          |          |          |
| Chad Segura            |          |          |          | X        |
| Gerrit Landry          | X        |          |          |          |
| <b>VOTE TOTALS</b>     | <b>7</b> | <b>0</b> | <b>0</b> | <b>2</b> |

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#### VI. DEVELOPMENT REVIEW

1. Consent Agenda of Hearing Examiner Committee Actions

- Kimberly Breau (HE2025-0019)
- Neal Guiberteau (HE2025-0020)

**Motion:** A motion to **approve** the Hearing Examiner Consent Agenda was made by Jane Braud

**Second:** A second motion was made by Gerrit Landry

| Commissioners          | Aye      | Nay      | Abstain  | Absent   |
|------------------------|----------|----------|----------|----------|
| Jane Braud             | X        |          |          |          |
| Matt Gulotta           | X        |          |          |          |
| Glenn Crappell         | X        |          |          |          |
| Richard Broussard      |          |          |          | X        |
| Hubert Landry Jr.      | X        |          |          |          |
| Nathaniel Mitchell Sr. | X        |          |          |          |
| Lane Romero            | X        |          |          |          |
| Chad Segura            |          |          |          | X        |
| Gerrit Landry          | X        |          |          |          |
| <b>VOTE TOTALS</b>     | <b>7</b> | <b>0</b> | <b>0</b> | <b>2</b> |

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2. Case No.: PC2025-0025  
Plat Name: A preliminary of survey showing partition of Property owned by Donald George  
Armentor eliminating Lot 14, Lot 1A and the remainder of Lot 1, Creating Lot 14 – A, Lot 14 – B, Lot 15 -A, Lot 15 -B  
Requested Action: Subdivide 10.165 acres to create four (4) new lots  
Location: 7112 Fremin Rd  
Proposed Land Use: Residential  
Size: 10.165 Acres  
Owner/Applicant: Donald George Armentor  
  
Comments: Steven Armentor was present

**Motion:** A motion to **approve** the agenda item was made by **Gerrit Landry**

**Second:** A second motion was made by **Glenn Crappell**

| Commissioners          | Aye      | Nay      | Abstain  | Absent   |
|------------------------|----------|----------|----------|----------|
| Jane Braud             | X        |          |          |          |
| Matt Gulotta           | X        |          |          |          |
| Glenn Crappell         | X        |          |          |          |
| Richard Broussard      |          |          |          | X        |
| Hubert Landry Jr.      | X        |          |          |          |
| Nathaniel Mitchell Sr. | X        |          |          |          |
| Lane Romero            | X        |          |          |          |
| Chad Segura            |          |          |          | X        |
| Gerrit Landry          | X        |          |          |          |
| <b>VOTE TOTALS</b>     | <b>7</b> | <b>0</b> | <b>0</b> | <b>2</b> |

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3. Case No.: PC2025-0026  
Plat Name: Plat Showing partition of property owned by Glenn Verret Creating lots 2 -  
4  
Requested Action: Subdivide 6.838 acres to create three (3) new lots  
Location: Paul Segura Parkway  
Parcel No.: 0102999000  
Proposed Land Use: Residential  
Size: 6.838 Acres  
Owner/Applicant: Glenn Verret  
  
Comments: Glenn Verret and Paul Prince (Surveyor) were present. The item was tabled to seek legal guidance regarding future development and to request additional information from the Sewer District concerning sewer services. Paul Prince will revise the plat to show only Lot 4.



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**Motion:** A motion to **table** the agenda item was made by **Nathaniel Mitchell Sr.**

**Second:** A second motion was made by **Gerrit Landry**

| Commissioners          | Aye      | Nay      | Abstain  | Absent   |
|------------------------|----------|----------|----------|----------|
|                        |          |          |          |          |
| Jane Braud             |          | X        |          |          |
| Matt Gulotta           |          | X        |          |          |
| Glenn Crappell         |          |          |          |          |
| Richard Broussard      |          |          |          | X        |
| Hubert Landry Jr.      | X        |          |          |          |
| Nathaniel Mitchell Sr. | X        |          |          |          |
| Lane Romero            | X        |          |          |          |
| Chad Segura            |          |          |          | X        |
| Gerrit Landry          | X        |          |          |          |
| <b>VOTE TOTALS</b>     | <b>4</b> | <b>2</b> | <b>0</b> | <b>2</b> |

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4. Case No.: PC2025-0026  
Plat Name: A Preliminary map of survey creating Maraist Farms  
Requested Action: Subdivide 45.059 acres to create seventeen (17) new lots  
Location: Coteau Rd.  
Parcel No.: 0100880002 & 0100880003  
Proposed Land Use: Residential  
Size: 45.059 Acres  
Owner/Applicant: Coteau Properties, LLC

Comments: Clay Menard, Surveyor with Montagnet Domingue & Associates, was present. Preliminary Plat approval was granted. Final Plat approval is contingent upon receiving approval from the other two parishes.

**Motion:** A motion to **approve** the agenda item was made by **Jane Braud**

**Second:** A second motion was made by **Matt Gulotta**

| Commissioners          | Aye      | Nay      | Abstain  | Absent   |
|------------------------|----------|----------|----------|----------|
| Jane Braud             | X        |          |          |          |
| Matt Gulotta           | X        |          |          |          |
| Glenn Crappell         | X        |          |          |          |
| Richard Broussard      |          |          |          | X        |
| Hubert Landry Jr.      | X        |          |          |          |
| Nathaniel Mitchell Sr. | X        |          |          |          |
| Lane Romero            | X        |          |          |          |
| Chad Segura            |          |          |          | X        |
| Gerrit Landry          | X        |          |          |          |
| <b>VOTE TOTALS</b>     | <b>7</b> | <b>0</b> | <b>0</b> | <b>2</b> |

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#### VII. OTHER BUSINESS

##### 1. Approve the 2026 Planning Commission Schedule

**Motion:** A motion was made to table until the next meeting date by Matt Gulotta

**Second:** A second motion was made by Nathaniel Mitchell Sr.

| Commissioners         | Aye      | Nay      | Abstain  | Absent   |
|-----------------------|----------|----------|----------|----------|
| Jane Braud            | X        |          |          |          |
| Matt Gulotta          | X        |          |          |          |
| Glenn Crappell        | X        |          |          |          |
| Richard Broussard     |          |          |          | X        |
| Hubert Landry Jr.     | X        |          |          |          |
| Nathaniel Mitchel Sr. | X        |          |          |          |
| Lane Romero           | X        |          |          |          |
| Chad Segura           |          |          |          | X        |
| Gerrit Landry         | X        |          |          |          |
| <b>VOTE TOTALS</b>    | <b>7</b> | <b>0</b> | <b>0</b> | <b>2</b> |

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#### VIII. Public Commentary

Being None

#### IX. ADJOURNMENT

**Motion:** A motion to adjourn was made by Nathaniel Mitchell Sr.

**Second:** A second motion was made by Gerrit Landry

| Commissioners         | Aye      | Nay      | Abstain  | Absent   |
|-----------------------|----------|----------|----------|----------|
| Jane Braud            | X        |          |          |          |
| Matt Gulotta          | X        |          |          |          |
| Glenn Crappell        | X        |          |          |          |
| Richard Broussard     |          |          |          | X        |
| Hubert Landry Jr.     | X        |          |          |          |
| Nathaniel Mitchel Sr. | X        |          |          |          |
| Lane Romero           | X        |          |          |          |
| Chad Segura           |          |          |          | X        |
| Gerrit Landry         | X        |          |          |          |
| <b>VOTE TOTALS</b>    | <b>7</b> | <b>0</b> | <b>0</b> | <b>2</b> |

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**THE MEETING WAS ADJOURNED AT 6:27pm**



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Submitted by,  
Agnes Phillips-Conner, CFM.  
Manager, Permitting, Planning, and Zoning