



Planning Commission

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Meetings are held at the
Iberia Parish Council Chambers
300 Iberia Street, 4th 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
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. June 15, 2026

Motion: A motion to approve the agenda 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			
VOTE TOTALS	7	0	0	2

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V. ADOPTION OF MINUTES

1. May 18, 2026 Minutes

Motion: A motion to adopt the minutes 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			
VOTE TOTALS	7	0	0	2

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VI. DEVELOPMENT REVIEW

1. Case No.: PC2026-0011

Plat Name: The plat of survey showing the property boundary and division of 13.254 Acres belonging to Shelisi Jefferson Olivier

Requested Action: Subdivide 13.254 acres to create six (6) new lots. In conjunction with the plat application, the applicant is requesting a variance regarding the timing of the required roadway construction. Specifically, the variance seeks approval to defer construction of the roadway until a later phase of development.

Location: Jefferson Island Rd.

Parcel #: 0102312995

Proposed Land Use: Single Family Residential

Size: 13.254 acres

Owner/Applicant: Shelisi Jefferson Olivier

Comments: Mr. Ben Langlais, Surveyor, was present and discussed several alternatives that could potentially allow the variance request to be approved, including placing a note on the plat regarding the timing of the roadway construction or recording an affidavit to address the issue. Ian Alpha, attorney, stated that Iberia Parish does not have an adequate mechanism to ensure that the proposed private roadway would be constructed in the future and built to Parish standards if the variance were approved. After discussion, 1st motion was made to deny the variance because it did not meet the criteria established by the Iberia Parish Ordinance. Additionally, approval of the request would have resulted in the creation of landlocked properties without a roadway in place to provide legal and physical access. Mrs. Shelisi Olivier, the property owner, arrived at the meeting and consulted with her surveyor regarding the variance request. Following discussion, Mrs. Olivier agreed



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to proceed with the construction of the private roadway in accordance with Parish requirements and to accept the plat as presented for preliminary and final plat approval.

1st Motion: A motion to **deny** the variance 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			
VOTE TOTALS	7	0	0	2

2nd Motion: A motion to **approve** the agenda item was made by **Jane Braud**

Second: A second motion was made by **Richard Broussard**

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			
VOTE TOTALS	7	0	0	2

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2. Case No.: PC2026-0012
 Plat Name: The plat showing the property boundary survey of five lots belonging to Mark A Lasalle, Mark A. Lasalle II, Misty Lasalle Bonin, and Maryann Lasalle.
 Requested Action: Subdivide 27.257 acres to create five (5) new lots. In conjunction with the plat application, the applicant is requesting the following variances: Approval for a private road exceeding the maximum allowable length of 1,200 feet; Approval to allow the existing limestone haul road to serve as the required private road; and Approval for a flag lot pole that exceeds the 500 feet maximum length permitted by the Iberia Parish Subdivision Ordinance.
 Location: Bull Island Rd.
 Parcel #: 0102943000



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Proposed Land Use: Single Family Residential
Size: 27.257 acres
Owner/Applicant: Mark A Lasalle

Comments: Mr. Mark Lasalle, property owner, and Mr. Ben Langlinais, surveyor, were present. A motion was made to approve the three variance requests, along with Preliminary and Final Plat approval for the subdivision.

Motion: A motion to approve the agenda item was made by Richard Broussard
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			
VOTE TOTALS	7	0	0	2

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- 3. Case No.: PC2026-0013
Plat Name: Teche Lakes Development
Requested Action: Subdivide 62.2 acres to create seventy-six (76) residential lots, three (3) Commercial lots and two (2) apartments lots containing 189 dwelling units.
Location: Emile Verret and Old Jeanerette Rd.
Parcel #: 04028159990A
Proposed Land Use: Residential and Commercial
Size: 62.2 acres
Owner/Applicant: Guidry Land Development LLC

Comments: Cliff Guidry, owner/developer, was present. Two concerns regarding the proposed development were presented to the Commission. Due to the absence of Mr. and Mrs. David and Carla Hostetter, a letter outlining their concerns was read into the record by Agnes Conner, Manager of Planning and Zoning. Their concerns included lighting, traffic, and drainage. Additionally, Mr. James Martin expressed concerns regarding drainage and traffic associated with the development. Mr. Guidry addressed all concerns raised by the neighboring property owners and provided responses to the Commission.

Motion: A motion to approve the agenda item was made by Jane Braud
Second: A second motion was made by Gerrit Landry

Commissioners	Aye	Nay	Abstain	Absent
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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			
VOTE TOTALS	7	0	0	2

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4. Case No.: PC2026-0014
 Plat Name: Plat showing a subdivision of property belonging to Ricky James Viator and Chad Anthony Viator
 Requested Action: Subdivide 7.38 acres to create two (2) new lots
 Location: Jefferson Island Rd.
 Parcel #: 0105331001B
 Proposed Land Use: Single Family Residential
 Size: 7.38 acres
 Owner/Applicant: Ricky J Viator

Comments: Mr. Ricky Viator, property owner, was present. Mr. Viator stated that he is subdividing the property to create separate tracts for himself and his brother.

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

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			
VOTE TOTALS	7	0	0	2

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5. Case No.: PC2026-0015
 Plat Name: Plat showing partition of property owned by Lance Barras
 Requested Action: Subdivide 1.668 acres to create two (2) new lots
 Location: Captain Cade Rd
 Parcel #: 0100259000
 Proposed Land Use: Single Family Residential
 Size: 1.668 acres
 Owner/Applicant: Lance Barras

Comments: Paul Prince, surveyor, and Lance Barras were present. Tim Comeaux, a neighboring property owner, expressed concerns regarding the possibility of additional mobile homes being placed on the property. In response, Mr. Prince stated that no additional mobile homes would be moved onto the property.

Motion: A motion to approved the agenda item was made by Matt Gulotta
Second: A second motion was made by Richard Broussard

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			
VOTE TOTALS	7	0	0	2

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VII. OTHER BUSINESS

Being None

VIII. Public Commentary

Being None

IX. ADJOURNMENT

Motion: A motion to adjourn 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			



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Glenn Crappell	X			
Richard Broussard	X			
Hubert Landry Jr.	X			
Nathaniel Mitchel Sr.				X
Lane Romero	X			
Chad Segura				X
Gerrit Landry	X			
VOTE TOTALS	7	0	0	2

THE MOTION CARRIES

THE MEETING WAS ADJOURNED AT 6:27p.m.

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