

PARISH OF NATCHITOCHES PLANNING COMMISSION
MINUTES OF REGULAR MEETING

Proceedings of the Natchitoches Parish Planning Commission were taken at a regular meeting held on (Day) Monday, (Date) July 13, 2026.

The Natchitoches Parish Planning Commission, State of Louisiana, met in regular and legal sessions on (Day) Monday, (Date) July 13, 2026, at 5:00 p.m. The meeting was held in the Council Board Room (Room 211); 200 Church Street (Courthouse), Natchitoches, Louisiana 71457.

Commission Chairman, George Minturn called the meeting to order.

A roll call was conducted.

	Committee Member	Present	Absent	Late
1	Mr. George Minturn (Chairman)	☒	☐	☐
2	Mr. Jeff Rollo	☒	☐	☐
3	Mr. Leslie Bayonne (Vice-Chairman)	☒	☐	☐
4	Mr. Elvin Shields	☒	☐	☐
5	Mr. Michael Deason	☒	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐
7	Mr. Ronnie Evans	☒	☐	☐
8	Ms. Rhonda Sanders	☐	☒	☐
9	Ms. Annie Green	☒	☐	☐
10	Mr. Steven Mansour (Asst. DA)	☒	☐	☐

Do we have a quorum?

☒ YES	☐ NO
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The first item on the agenda was adoption of the minutes for the (Date) July 13, 2026, regular meeting.

Commissioner, Mr. **Sesvold** made a motion to **Accept** the minutes and Commissioner, Mr. Deason seconded.

(Chairman) Commissioner, Mr. Minturn: "I have a motion and a second. Any further discussion?"
NONE

A roll call was conducted.

	Committee Member	Yes	No	Abstain	Recuse	Absent
1	Mr. George Minturn (Chairman)	☐	☐	☐	☐	☐

2	Mr. Jeff Rollo	☒	☐	☐	☐	☐
3	Mr. Leslie Bayonne (Vice-Chairman)	☒	☐	☐	☐	☐
4	Mr. Elvin Shields	☒	☐	☐	☐	☐
5	Mr. Michael Deason	☒	☐	☐	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐	☐	☐
7	Mr. Ronnie Evans	☒	☐	☐	☐	☐
8	Ms. Rhonda Sanders	☐	☐	☐	☐	☒
9	Ms. Annie Green	☒	☐	☐	☐	☐

Motion carried.

☒ YES	☐ NO
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Survey Plat Subdivision of Land:

The Commission then moved on to the first exhibit:

EXHIBIT #1 – Commission to consider an application by Alicia Cunningham for a survey and subdivision of 2 Tracts of land (parcel #0090051000) for the purpose of an act of sale. The property is located in Section 100 & 101 Township 8 North, Range 6 West, with no physical address. Current zoning is IA.

Commissioner, Mr. **Deason** made a motion to **Accept** the application and plat as submitted. Commissioner, Ms. Sesvold seconded.

(Chairman) Commissioner, Mr. Minturn: “I have a motion and a second. Any further discussion?”
NONE

A roll call was conducted.

	Committee Member	Yes	No	Abstain	Recuse	Absent
1	Mr. George Minturn (Chairman)	☐	☐	☐	☐	☐
2	Mr. Jeff Rollo	☒	☐	☐	☐	☐
3	Mr. Leslie Bayonne (Vice- Chairman)	☒	☐	☐	☐	☐
4	Mr. Elvin Shields	☒	☐	☐	☐	☐
5	Mr. Michael Deason	☒	☐	☐	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐	☐	☐
7	Mr. Ronnie Evans	☒	☐	☐	☐	☐
8	Ms. Rhonda Sanders	☐	☐	☐	☐	☒
9	Ms. Annie Green	☒	☐	☐	☐	☐

Motion carried.

☒ YES	☐ NO
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EXHIBIT #2 – Commission to consider an application by Mark Bossier for a survey and subdivision of 2 Tracts of land (parcel #0090072360A) for the purpose of an act of sale. The property is located in Section 50 Township 7 North, Range 6 West, with the physical address of 11077 Hwy 1, Natchitoches, LA 71457. Current zoning is B2.

Commissioner, Mr. **Sesvold** made a motion to **Accept** the application and plat as submitted. Commissioner, Mr. Evans seconded.

(Chairman) Commissioner, Mr. Minturn: “I have a motion and a second. Any further discussion?”
NONE

A roll call was conducted.

	Committee Member	Yes	No	Abstain	Recuse	Absent
1	Mr. George Minturn (Chairman)	☐	☐	☐	☐	☐
2	Mr. Jeff Rollo	☒	☐	☐	☐	☐
3	Mr. Leslie Bayonne (Vice-Chairman)	☒	☐	☐	☐	☐
4	Mr. Elvin Shields	☒	☐	☐	☐	☐
5	Mr. Michael Deason	☒	☐	☐	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐	☐	☐
7	Mr. Ronnie Evans	☒	☐	☐	☐	☐
8	Ms. Rhonda Sanders	☐	☐	☐	☐	☒
9	Ms. Annie Green	☒	☐	☐	☐	☐

Motion carried.

EXHIBIT #3 – Commission to consider an application by Ryan Stewart for a survey and subdivision of a 0.52 AC tract (parcel #0020063500) for the purpose of new construction. The property is located in Section 7 Township 11 North, Range 6 West, with the physical address of 318 Meriweather Rd, Saline, LA 71070. Current zoning is IA.

Commissioner, Mr. **Sesvold** made a motion to **Accept** the application and plat as submitted. Commissioner, Mr. Rollo seconded.

(Chairman) Commissioner, Mr. Minturn: “I have a motion and a second. Any further discussion?”
NONE

A roll call was conducted.

	Committee Member	Yes	No	Abstain	Recuse	Absent
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1	Mr. George Minturn (Chairman)	☐	☐	☐	☐	☐
2	Mr. Jeff Rollo	☒	☐	☐	☐	☐
3	Mr. Leslie Bayonne (Vice- Chairman)	☒	☐	☐	☐	☐
4	Mr. Elvin Shields	☒	☐	☐	☐	☐
5	Mr. Michael Deason	☒	☐	☐	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐	☐	☐
7	Mr. Ronnie Evans	☒	☐	☐	☐	☐
8	Ms. Rhonda Sanders	☐	☐	☐	☐	☒
9	Ms. Annie Green	☒	☐	☐	☐	☐

Motion carried.

☒ YES	☐ NO
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EXHIBIT #4 – Commission to consider an application by Blanca Bush for a survey and subdivision of a 1 AC tract (parcel #0030038990) for the purpose of an act of sale. The property is located in Section 11 Township 11 North, Range 8 West, with the physical address of 247 LC Baker Rd, Campti, LA 71411. Current zoning is IA.

Commissioner, Mr. **Rollo** made a motion to **Accept** the application and plat as submitted. Commissioner, Mr. **Sesvold** seconded.

(Chairman) Commissioner, Mr. Minturn: “I have a motion and a second. Any further discussion?”
NONE

A roll call was conducted.

	Committee Member	Yes	No	Abstain	Recuse	Absent
1	Mr. George Minturn (Chairman)	☐	☐	☐	☐	☐
2	Mr. Jeff Rollo	☒	☐	☐	☐	☐
3	Mr. Leslie Bayonne (Vice- Chairman)	☒	☐	☐	☐	☐
4	Mr. Elvin Shields	☒	☐	☐	☐	☐
5	Mr. Michael Deason	☒	☐	☐	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐	☐	☐
7	Mr. Ronnie Evans	☒	☐	☐	☐	☐
8	Ms. Rhonda Sanders	☐	☐	☐	☐	☒
9	Ms. Annie Green	☒	☐	☐	☐	☐

Motion carried.

EXHIBIT #5 – Commission to consider an application by Charlton Ray Baker for a survey and subdivision of a tract of land (parcel #0090125800C) for the purpose of an act of sale. The

property is located in Section 88 Township 8 North, Range 6 West, with no physical address. Current zoning is R1.

Commissioner, Mr. **Deason** made a motion to **Accept** the application and plat as submitted. Commissioner, Mr. Evans seconded.

(Chairman) Commissioner, Mr. Minturn: “I have a motion and a second. Any further discussion?”
NONE

A roll call was conducted.

	Committee Member	Yes	No	Abstain	Recuse	Absent
1	Mr. George Minturn (Chairman)	☐	☐	☐	☐	☐
2	Mr. Jeff Rollo	☒	☐	☐	☐	☐
3	Mr. Leslie Bayonne (Vice-Chairman)	☒	☐	☐	☐	☐
4	Mr. Elvin Shields	☒	☐	☐	☐	☐
5	Mr. Michael Deason	☒	☐	☐	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐	☐	☐
7	Mr. Ronnie Evans	☒	☐	☐	☐	☐
8	Ms. Rhonda Sanders	☐	☐	☐	☐	☒
9	Ms. Annie Green	☒	☐	☐	☐	☐

Motion carried.

EXHIBIT #6 – Commission to consider an application by James T Harris for a survey and subdivision of 62.99 AC (parcel #0010167000A) for the purpose of an act of sale. The property is located in Section 4 & 5 Township 9 North, Range 7 West, with the physical address of 117 Levee Rd, Natchitoches, LA 71457. Current zoning is IA.

Commissioner, Mr. **Sesvold** made a motion to **Accept** the application and plat as submitted. Commissioner, Mr. Rollo seconded.

(Chairman) Commissioner, Mr. Minturn: “I have a motion and a second. Any further discussion?”
one no

A roll call was conducted.

	Committee Member	Yes	No	Abstain	Recuse	Absent
1	Mr. George Minturn (Chairman)	☐	☐	☐	☐	☐
2	Mr. Jeff Rollo	☒	☐	☐	☐	☐
3	Mr. Leslie Bayonne (Vice-Chairman)	☒	☐	☐	☐	☐

4	Mr. Elvin Shields	☒	☐	☐	☐	☐
5	Mr. Michael Deason	☒	☐	☐	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐	☐	☐
7	Mr. Ronnie Evans	☒	☐	☐	☐	☐
8	Ms. Rhonda Sanders	☐	☐	☐	☐	☒
9	Ms. Annie Green	☒	☐	☐	☐	☐

Motion carried.

LAND DISTRICT ZONING AMENDMENTS AND VARIANCES

Commissioner, Mr. Sesvold made a Motion to go into Preliminary Hearing. Commissioner, Mr. Evans seconded.

PRELIMINARY HEARING –

EXHIBIT #7 – Commission to consider an application by Vintage Design Group, LLC for a survey and rezoning of 2 tracts of land (parcel #0010010600F & 0010010600G) for the purpose of building an indoor recreational facility. The property is located in Section 14 Township 9 North, Range 7 West, with no physical address. Current zoning is IA and requested zoning is B3.

Commissioner, Mr. **Sesvold** made a motion to **Accept** the application and plat as submitted. Commissioner, Mr. Bayonne seconded.

(Chairman) Commissioner, Mr. Minturn: “I have a motion and a second. Any further discussion?”
NONE

A roll call was conducted.

	Committee Member	Yes	No	Abstain	Recuse	Absent
1	Mr. George Minturn (Chairman)	☐	☐	☐	☐	☐
2	Mr. Jeff Rollo	☒	☐	☐	☐	☐
3	Mr. Leslie Bayonne (Vice-Chairman)	☒	☐	☐	☐	☐
4	Mr. Elvin Shields	☒	☐	☐	☐	☐
5	Mr. Michael Deason	☒	☐	☐	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐	☐	☐
7	Mr. Ronnie Evans	☒	☐	☐	☐	☐
8	Ms. Rhonda Sanders	☐	☐	☐	☐	☒
9	Ms. Annie Green	☒	☐	☐	☐	☐

Motion carried.

Motion to open public hearing by Mr. Sesvold and seconded by Mr. Rollo.

PUBLIC HEARINGS –

EXHIBIT #8 – Commission to consider an application by David Boyd White for a survey and rezoning of a tract of land (parcel #0010257500) for the purpose of putting a mobile home on the property. The property is located in Section 38 Township 9 North, Range 8 West, with the physical address of 274 Hwy 3191 Natchitoches, LA 71457. Current zoning is R1 and requested zoning is IA.

Kate White spoke in favor of this development.
Theresa Carroll spoke in opposition of this development.

EXHIBIT #9 – Commission to consider an application by Rhodes Properties & Development for a survey and rezoning of 3 Tracts of land (parcel #0010270700BJ, #0010270700BK, and #0010270700BL) for the purpose of new residential construction. The property is located in Sections 89 & 92 Township 9 North, Range 7 West, with the physical address of 155 Fulton Rd, 157 Fulton Rd, and 159 Fulton Rd Natchitoches, LA 71457. Current zoning is B2, requested zoning is R1.

Larry Wyndant spoke in favor of this development.
Wesley Harold spoke in favor of this development.

EXHIBIT #10 – Commission to consider an application by Earl K gray and Patricia McCarty for a survey and rezoning of 2 Tracts of land (parcel #0010262400 and parcel #0010262400A) for the purpose of adding another mobile home to the property. The property is located in Section 14 Township 9 North, Range 8 West, with the physical address of 167 Eight Mile Loop, Natchitoches, LA 71457. Current zoning is RMH1, requested zoning is B3.

Lorrie McCarty spoke in favor of this application.

EXHIBIT #11 – Commission to consider an application by Wireless of Things, LLC for a special exception approval with possible setbacks variances (parcel #0070064900) for the purpose of adding a cell tower to the property. The property is located in Section 36 Township 8 North, Range 8 West, with the physical address of 2819 Highway 120, Robeline, LA 71469. Current zoning is IA, no change requested.

Craig Rachell who is the property owner spoke and in favor of this application.

Motion to close public hearings by Mr. Bayonne and seconded by Mr. Evans.

ACTION ON PUBLIC HEARING –

EXHIBIT #8 – Commission to consider an application by David Boyd White for a survey and rezoning of a tract of land (parcel #0010257500) for the purpose of putting a mobile home on the property. The property is located in Section 38 Township 9 North, Range 8 West, with the physical address of 274 Hwy 3191 Natchitoches, LA 71457. Current zoning is R1 and requested zoning is IA.

Commissioner, Mr. **Sesvold** made a motion to **Accept** the application and plat as submitted. Commissioner, Mr. Evans seconded.

(Chairman) Commissioner, Mr. Minturn: “I have a motion and a second. Any further discussion?” 3yes 4 no

A roll call was conducted.

	Committee Member	Yes	No	Abstain	Recuse	Absent
1	Mr. George Minturn (Chairman)	☐	☐	☐	☒	☐
2	Mr. Jeff Rollo	☒	☐	☐	☐	☐
3	Mr. Leslie Bayonne (Vice-Chairman)	☒	☐	☐	☐	☐
4	Mr. Elvin Shields	☐	☒	☐	☐	☐
5	Mr. Michael Deason	☐	☒	☐	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐	☐	☐
7	Mr. Ronnie Evans	☐	☒	☐	☐	☐
8	Ms. Rhonda Sanders	☐	☐	☐	☐	☒
9	Ms. Annie Green	☐	☒	☐	☐	☐

Motion not carried.

EXHIBIT #9 – Commission to consider an application by Rhodes Properties & Development for a survey and rezoning of 3 Tracts of land (parcel #0010270700BJ, #0010270700BK, and #0010270700BL) for the purpose of new residential construction. The property is located in Sections 89 & 92 Township 9 North, Range 7 West, with the physical address of 155 Fulton Rd, 157 Fulton Rd, and 159 Fulton Rd Natchitoches, LA 71457. Current zoning is B2, requested zoning is R1.

Commissioner, Mr. **Sesvold** made a motion to **Accept** the application and plat as submitted. Commissioner, Mr. Bayonne seconded.

(Chairman) Commissioner, Mr. Minturn: “I have a motion and a second. Any further discussion?”
NONE

A roll call was conducted.

	Committee Member	Yes	No	Abstain	Recuse	Absent
1	Mr. George Minturn (Chairman)	☐	☐	☐	☐	☐
2	Mr. Jeff Rollo	☒	☐	☐	☐	☐
3	Mr. Leslie Bayonne (Vice- Chairman)	☒	☐	☐	☐	☐
4	Mr. Elvin Shields	☒	☐	☐	☐	☐
5	Mr. Michael Deason	☒	☐	☐	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐	☐	☐
7	Mr. Ronnie Evans	☒	☐	☐	☐	☐
8	Ms. Rhonda Sanders	☐	☐	☐	☐	☒
9	Ms. Annie Green	☒	☐	☐	☐	☐

Motion Carried.

EXHIBIT #10 – Commission to consider an application by Earl K Gray and Patricia McCarty for a survey and rezoning of 2 Tracts of land (parcel #0010262400 and parcel #0010262400A) for the purpose of adding another mobile home to the property. The property is located in Section 14 Township 9 North, Range 8 West, with the physical address of 167 Eight Mile Loop, Natchitoches, LA 71457. Current zoning is RMH1, requested zoning is B3.

Commissioner, Mr. **Evans** made a motion to **Accept** the application and plat as submitted. Commissioner, Mr. Rollo seconded.

(Chairman) Commissioner, Mr. Minturn: “I have a motion and a second. Any further discussion?”
NONE

A roll call was conducted.

	Committee Member	Yes	No	Abstain	Recuse	Absent
1	Mr. George Minturn (Chairman)	☐	☐	☐	☐	☐
2	Mr. Jeff Rollo	☒	☐	☐	☐	☐
3	Mr. Leslie Bayonne (Vice- Chairman)	☒	☐	☐	☐	☐
4	Mr. Elvin Shields	☒	☐	☐	☐	☐

5	Mr. Michael Deason	☒	☐	☐	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐	☐	☐
7	Mr. Ronnie Evans	☒	☐	☐	☐	☐
8	Ms. Rhonda Sanders	☐	☐	☐	☐	☒
9	Ms. Annie Green	☒	☐	☐	☐	☐

Motion Carried.

EXHIBIT #11 – Commission to consider an application by Wireless of Things, LLC for a special exception approval with possible setbacks variances (parcel #0070064900) for the purpose of adding a cell tower to the property. The property is located in Section 36 Township 8 North, Range 8 West, with the physical address of 2819 Highway 120, Robeline, LA 71469. Current zoning is IA, no change requested.

Commissioner, Mr. **Sesvold** made a motion to **Accept** the application and plat as submitted. Commissioner, Mr. Bayonne seconded.

(Chairman) Commissioner, Mr. Minturn: “I have a motion and a second. Any further discussion?”
NONE

A roll call was conducted.

	Committee Member	Yes	No	Abstain	Recuse	Absent
1	Mr. George Minturn (Chairman)	☐	☐	☐	☐	☐
2	Mr. Jeff Rollo	☒	☐	☐	☐	☐
3	Mr. Leslie Bayonne (Vice- Chairman)	☒	☐	☐	☐	☐
4	Mr. Elvin Shields	☒	☐	☐	☐	☐
5	Mr. Michael Deason	☒	☐	☐	☐	☐
6	Mr. Michael Sesvold	☒	☐	☐	☐	☐
7	Mr. Ronnie Evans	☒	☐	☐	☐	☐
8	Ms. Rhonda Sanders	☐	☐	☐	☐	☒
9	Ms. Annie Green	☒	☐	☐	☐	☐

Motion Carried.

OFFICE BUSINESS – NONE

VISITORS FOR NON-AGENDA ITEMS –

There being no other agenda items, Commissioner, Mr. **Sesvold** made a motion to adjourn.
Commissioner, Mr. Evans seconded.

(Chairman) Commissioner, Mr. Minturn: “I have a motion and a second. Any further discussion?”
NONE

A voice call vote was conducted.

Motion carried. The meeting was adjourned.

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