

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF MARCH 1, 2023

1. The Chairman, Mr. David Tauzin, called the meeting of March 1, 2023, of the Houma Board of Adjustment to order at 5:02 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, present were: Mr. David Tauzin, Chairman, Joe Harris, Vice Chairman; Mr. Matthew Chatagnier, Mr. Willie Newton, Secretary and Mr. Pete Konos. Absent at the time of Roll Call were: Reverend Corion Gray. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Julius Hebert, Parish Attorney and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Chatagnier "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of January 17, 2023."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier Mr. Konos and Mr. Newton; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Front yard setback from the required 20' to 4' for a carport addition in an R-1 zoned area located at 352 Cleveland Street.
 - 1) The Chairman recognized Ms. Martha Pineda of 352 Cleveland Street, Houma, who stated that the variance is for a porch addition in an R-1 zoned area located at 352 Cleveland Street.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos, Mr. Chatagnier, & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Reverend Gray. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval, conditioned that the applicant understands and agrees that the porch addition may not be enclosed in the future by the applicant or their assigns and that the condition of approval be recorded at the Terrebonne Parish Clerk of Court's Office to ensure that future owners are aware.
 - 5) Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant conditional approval of a front yard setback variance from the required 20' to 4' for a porch addition in an R-1 zoning district located at 352 Cleveland Street, conditioned that the applicant understands and agrees that the porch addition may not be enclosed in the future by the applicant or their assigns and that the condition of approval be recorded at the Terrebonne Parish Clerk of Court's Office to ensure that future owners are aware."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, Mr. Newton & Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin ABSENT: Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Side yard setback variance from the required 5' to 1.2' for a proposed carport addition in an R-1 zoned area located at 412 Wayside Drive.

1) The Chairman recognized Mr. Curtis Marcello, Jr. of 412 Wayside Drive who stated that the variance is for a carport addition in an R-1 zoned area located at 412 Wayside Drive.

2) There was no one from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos, Mr. Chatagnier, & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Reverend Gray. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval, conditioned that the applicant install gutters and downspouts sufficient to direct the roof runoff away from the adjacent property and either towards the street or rear as the lot was designed to drain.

5) Mr. Konos moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of a side yard setback variance from the required 5' to 1.2' for a carport addition in an R-1 zoning district located at 412 Wayside Drive. Conditioned that the applicant install gutters and downspouts sufficient to direct the roof runoff away from the adjacent property and either towards the street or rear as the lot was designed to drain."

The Chairman called for a vote on the motion offered by Mr. Konos. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, Mr. Newton & Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin ABSENT: Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

C. Special Exception: Exception to allow for a correctional facility in an I-1 zoned area located at 137 Capital Blvd.

1) The Chairman recognized Terrebonne Parish Sheriff Timothy Soignet of 3441 West Park Avenue, who stated that the special exception is to allow for a transitional facility at the previous Motor Pool facility, in an I-1 zoned area located at 137 Capital Blvd.

2) The Chairman recognized Mr. William "Bill" Dodd, Attorney for Terrebonne Parish Sheriff's Office, of 120 Versailles Drive, who stated the exception is to allow for a transitional facility in an I-1 zoned area. Mr. Dodd stated that the transitional program is already in existence and has been a model program.

3) The Chairman recognized Mr. Daniel Belanger of 330 Ravensaide Drive. Mr. Belanger stated that he was also in law enforcement and wanted to inform the Board of an experience he had with a trustee. He also asked that the program intended to be run out of this facility be enforced with strict guidelines for trustees.

4) Discussion continued between the Sheriff and Board Members regarding the transitional program.

5) The Chairman recognized Mrs. Denise Bergeron of 141 Capital Blvd., who asked the Board to consider all aspects of this request. She expressed her concerns relating to the possibility of decreased property value with this type of facility on the area.

6) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend continuing the Public Hearing to the next regular meeting of the Houma Board of Adjustment on March 20, 2023. He stated that while Administration supports the work release program and its need in the community, the special exception criteria covers various topics and standards. Mr. Pulaski stated that the Parish has retained the professional services of a FAICP certified urban planner who is also a professor of urban planning and a land use attorney and that this person will research and provide an opinion on the matter.

7) Discussion continued between Parish Legal, Board Members and Sheriff Soignet regarding this exception.

8) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment continue the public hearing to the next scheduled meeting of March 20, 2023 for the special exception to allow for additional time to collect additional information relating to a correctional facility in an I-1 zoned area located at 137 Capital Blvd."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, Mr. Newton & Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin ABSENT: Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. Structure Variance: Rear yard setback from the required 20' to 0.0' for a proposed addition to an existing commercial building in a C-2 zoned area located at 105 Bayou Gardens Blvd.

1) The Chairman recognized Mr. Keneth Rembert of Keneth L. Rembert, Surveyor, 635 School Street, Houma, who stated that the variance is to allow for a proposed addition to an existing commercial building in a C-2 zoned area located at 105 Bayou Gardens Blvd.

2) There was no one from the public present to speak on the matter.

3) Mr. Chatagnier moved, seconded by Mr. Harris: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Chatagnier. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos, Mr. Chatagnier, & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Reverend Gray. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval, conditioned that the applicant install gutters and downspouts to direct runoff to the street and away from adjacent properties.

5) Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment grant approval of a rear yard setback variance from the required 20' to 0.0' for a proposed addition to an existing commercial building in a C-2 zoning district located at 105 Bayou Gardens Blvd."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, Mr. Newton & Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin ABSENT: Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is March 20, 2023.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Newton moved, seconded by Mr. Harris: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:50 p.m."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Chatagnier, Mr. Harris & Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Mr. Willie Newton, Secretary
Houma Board of Adjustment