DECEMBER 19, 2019, THURSDAY
6:00 P.M.
TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION
   A. INVOCATION & PLEDGE OF ALLEGIANCE
   B. ROLL CALL
   C. CONFLICTS DISCLOSURE
   D. APPROVAL OF MINUTES:
      1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of November 21, 2019
   E. COMMUNICATIONS
   F. NEW BUSINESS:
      1. Planning Approval:
         Establish a church in an R-1 (Single-Family Residential) zoning district; 222 Connely Street; The River Church, applicant
      2. Preliminary Hearing:
         Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 14, Block 2, Addendum No. 1, Voisin Place Subdivision and situated at 636 Marmande Street; Heath Davis, applicant; and call for a Public Hearing on said matter for Thursday, January 16, 2020 at 6:00 p.m.
   G. STAFF REPORT
   H. COMMISSION COMMENTS:
      1. Planning Commissioners’ Comments
      2. Chairman’s Comments
   I. PUBLIC COMMENTS
   J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION
   A. INVOCATION & PLEDGE OF ALLEGIANCE
   B. ROLL CALL
   C. CONFLICTS DISCLOSURE
   D. ACCEPTANCE OF MINUTES:
      1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 21, 2019
   E. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 19, 2019 INVOICES AND THE TREASURER’S REPORT OF NOVEMBER 2019
      1. Accept and approve the proposed 2020 Budget
   F. ANNUAL ORGANIZATIONAL MEETING:
      1. Approval of proposal(s) for the 2019 Audit
      2. Election of Officers for 2020
G. COMMUNICATIONS

H. OLD BUSINESS:
1. a) Subdivision: Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns
   Approval Requested: Process D, Minor Subdivision
   Location: 151C North Hollywood Road, Terrebonne Parish, LA
   Government Districts: Council District 5 / Bayou Cane Fire District
   Developer: Cammie Talbot
   Surveyor: Charles L. McDonald Land Surveyor, Inc.
   b) Consider Approval of Said Application

I. NEW BUSINESS:
1. Discussion and possible action to reconsider Final Approval for Imperial Landing Subdivision, Phase A to accept a bond for light standards

J. APPLICATIONS:
1. a) Subdivision: Tracts 1 thru 6, Mandalay Oaks Subdivision
   Approval Requested: Process D, Minor Subdivision
   Location: 3495 Bayou Black Drive, Terrebonne Parish, LA
   Government Districts: Council District 7 / Bayou Black Fire District
   Developer: Michael X. St. Martin
   Surveyor: Kenneth L. Rembert Land Surveyors
   b) Public Hearing
   c) Consider Approval of Said Application

2. a) Subdivision: Town Hall Commercial Park, Redivision of Property belonging to Uptown Enterprises, LLC into Lot 1 and Lot 2
   Approval Requested: Process D, Minor Subdivision
   Location: 803, 805, 807, & 809 Barrow Street, Terrebonne Parish, LA
   Government Districts: Council District 1 / City of Houma Fire District
   Developer: Uptown Enterprises, LLC
   Surveyor: David A. Waitz Engineering & Surveying, Inc.
   b) Public Hearing
   c) Consider Approval of Said Application

3. a) Subdivision: Evangeline Estates, Phase B
   Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
   Location: Rue Des Affaires, Terrebonne Parish, LA
   Government Districts: Council District 3 / Bayou Cane Fire District
   Developer: Evangeline Business Park, LLC
   Surveyor: David A. Waitz Engineering & Surveying, Inc.
   b) Public Hearing
   c) Consider Approval of Said Application

4. a) Subdivision: Sugarland Subdivision, Addendum No. 5
   Approval Requested: Process C, Major Subdivision-Engineering
   Location: Extension of Blakefield Drive, Schriever, Terrebonne Parish, LA
   Government Districts: Council District 4 / Schriever Fire District
   Developer: Development Ventures, LLC
   Engineer: Milford & Associates, Inc.
   b) Consider Approval of Said Application

K. STAFF REPORT

L. ADMINISTRATIVE APPROVAL(S):
1. Revised Lots 5 & 6, Block 7, Add. No. 1, Phase B, Mulberry Gardens Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Revised Lot 1, Block 2, A Redivision of Lots 1 & 2 to Oak Ridge Subdivision, Section 13, T16S-R16E, Terrebonne Parish, LA

M. COMMITTEE REPORT:
1. Subdivision Regulations Review Committee
   a) Public Hearing Discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks

N. COMMISSION COMMENTS:
1. Planning Commissioners’ Comments
2. Chairman’s Comments

O. PUBLIC COMMENTS

P. ADJOURN
MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF NOVEMBER 21, 2019

A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of November 21, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:04 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Wayne Thibodeaux.

B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; Mr. Keith Kurtz; Mr. Phillip Livas; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Laddie Freeman, Legal Advisor, and Ms. Joan Schexnayder, TPCG Engineering Division.

C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.

D. ACCEPTANCE OF MINUTES:

1. Mr. Kelley moved, seconded by Mrs. Falgout: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of October 17, 2019.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

E. Mrs. Falgout moved, seconded by Mrs. Foret: “THAT the HTRPC emit payment for the November 21, 2019 invoices, approve the Treasurer’s Report of October 2019, and approve the amendment to the 2019 Budget.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. COMMUNICATIONS:

1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated November 19, 2019, requesting to withdraw Item G.1 with regard to Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron permanently [See ATTACHMENT A].

   a) Mr. Cehan moved, seconded by Mrs. Falgout: “THAT the HTRPC withdraw the application by Allen Bergeron for Process D, Minor Subdivision for Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron permanently as per the Developer’s request [See ATTACHMENT A].”

   The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated November 21, 2019, requesting to table item H.4 with regard to Thibodaux By-Pass Commercial Park until the next regular meeting of January 16, 2020 [See ATTACHMENT B].

   a) Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC table the application by Donnes Real Estate, Inc. for Process D, Minor Subdivision for Thibodaux By-Pass Commercial Park until the next regular meeting of January 16, 2020 as per the Developer’s request [See ATTACHMENT B].”

   The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
G. OLD BUSINESS:
1. Withdrawn. Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron [See ATTACHMENT A]

H. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Robert J. Carriiles requesting approval for Process D, Minor Subdivision, for Revised Lots 1 thru 7, A Redivision of Lots 1 thru 12 belonging to Robert J. Carriiles, et ux.
   a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the applicant came previously but now wanted to attach the batture property.
   b) There was no one from the public to speak on the matter.
   c) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

   The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

   d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
   e) Mr. Kelley moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Lots 1 thru 7, A Redivision of Lots 1 thru 12 belonging to Robert J. Carriiles, et ux.”

   The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Four Point Industries, Inc. and Frank O. Caminita, et al requesting approval for Process D, Minor Subdivision, for Parcel 1, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc.
   a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a variance from the fire hydrant requirements which was in the allowed 10%.
   b) No one from the public was present to speak.
   c) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the Public Hearing be closed.”

   The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

   d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of both the fire hydrant distance variance to 253’ and division of property.
   e) Mr. Thibodeaux moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Parcel 1, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc. with a variance granted to allow 253’ for the fire hydrant distance requirements.”

   The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the Public Hearing for an application by Cammie Talbot requesting approval for Process D, Minor Subdivision, for the Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns.
   a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She requested the matter be tabled after the Public Hearing was held to allow time to install a fire hydrant and for the engineering review to be completed.
   b) No one from the public was present to speak on the matter.
   c) Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the matter to allow the applicant time to install a fire hydrant within the required 150′ and to allow time for TPGC Engineering Division to review and comment on the drainage plans and calculations.

e) Mrs. Falgout moved, seconded by Mr. Livas: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns until the next regular meeting of December 19, 2019 as per the Developer’s request.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. Withdrawn. Thibodaux By-Pass Commercial Park [See ATTACHMENT B]

5. The Chairman called to order the Public Hearing for an application by Development Ventures, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision, for Sugarland Subdivision, Addendum No. 5.
   a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property.
   b) No one from the public was present to speak on the matter.
   c) Mr. Kelley moved, seconded by Mrs. Falgout: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.

e) Mr. Livas moved, seconded by Mr. Kelley: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Sugarland Subdivision, Addendum No. 5.”

The Chairman called for a vote on the motion offered by Mr. Livas. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. The Chairman called to order the application by Houma-Terrebonne Airport Commission requesting engineering approval for Process C, Major Subdivision (Road Project), for UAS Complex Road (Thunderbird Road Extension, Blue Angel Road, and Wright Brothers Road).
   a) Ms. Joan Schexnayder, on behalf of the TPGC Engineering Division, read a letter dated November 20, 2019, with regard to the punch list items for the development [See ATTACHMENT C].
b) Mr. Gene Milford, Milford & Associates, stated they would comply/resolve all punch list items.

c) Mr. Kelley moved, seconded by Mr. Livas: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision (Road Project), for UAS Complex Road (Thunderbird Road Extension, Blue Angel Road, and Wright Brothers Road) conditioned upon the Developer complying/resolving all items on TPCG Engineering Division’s memo dated November 20, 2019 [See ATTACHMENT C].”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE AMENDED MOTION ADOPTED.

7. The Chairman called to order the Public Hearing for an application by Four Point Industries, Inc. and Frank O. Caminita, et al requesting approval for Process D, Minor Subdivision, for Parcels 2 thru 10, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc.

a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a variance from the fire hydrant requirements which was in the allowed 10%.

b) No one from the public was present to speak.

c) Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of both the fire hydrant distance variance to 265′ and division of property.

e) Mr. Kelley moved, seconded by Mr. Livas: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Parcels 2-10, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc. with a variance granted to allow 265′ for the fire hydrant distance requirements.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Cehan moved, seconded by Mr. Kelley: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

1. Revised Tracts 8-A and 8-B, A Redivision of Tracts 8-A, 8-B, & 8-C belonging to Ken P. Bergeron, Jr., et ux, Sections 4 & 82, T16S-R17E, Terrebonne Parish, LA

2. A Certain Raw Land Tract belonging to Annie 1, L.L.C., Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA

3. Lot Line Adjustment between property belonging to Bourg Lions Club, Inc. and The Hornsby, Stephen and Catherine Revocable Living Trust, Section 10, T17S-R18E, Terrebonne Parish, LA


5. Revised Lots 16 & 18, A Redivision of Revised Lots 16 & 18, Block 2, Phase 1 to Northpark; Section 6, T16S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:
   1. Subdivision Regulations Review Committee:
      a) Mr. Pulaski stated he had not completed the revisions yet to the mobile home park regulations.

L. COMMISSION COMMENTS:
   1. Planning Commissioners’ Comments:
      a) Mr. Pulaski discussed Demonstration Day that will be held December 13-14, 2019 in Downtown Houma.
      b) Mr. Kelley thanked the Commission for allowing him to serve and that he learned a lot.
   2. Chairman’s Comments:
      a) The Chairman recognized and welcomed Mr. Robbie Liner to the Planning Commission who was in the audience. He again thanked Mrs. Foret and Mr. Kelley for their service and dedication to the Commission.

M. PUBLIC COMMENTS:
   1. Mr. Caminita thanked the Commission for their consideration tonight for their matter that was presented and approved.

N. Mrs. Falgout moved, seconded Mr. Thibodeaux: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:35 p.m.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission
November 19, 2019

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361


Dear Becky:

I'm requesting that the above referenced agenda item on the November 21, 2019 Planning Commission's agenda be removed permanently.

Feel free to call me if you have any questions.

Sincerely,

Alisa Champagne,
(agent for Allen Bergeron)
November 21, 2019

Via: E-Mail: bbecnel@tpcg.org

Houma-Terrebonne Regional Planning Commission
P. O. Box 1446
Houma, LA  70361-1446

Attention: Becky M. Becnel,
Planning Commission Secretary


Dear Becky:

We are hereby requesting that you remove Thibodaux By-Pass Commercial Park from the November 21, 2019 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the water line has not been completed and we request that this development be placed on the January, 2020 meeting agenda.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

DAVID A. WAITZ
ENGINEERING & SURVEYING, INC.

[Signature]

cc: Donnes Real Estate, Inc.
File & Reading File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7839 Park Ave. • Houma, Louisiana 70364 • (985) 676-0267 (Phone) • (985) 876-0979 (Fax)
Mailing Address: P. O. Box 1203 • Thibodaux, Louisiana 70302-1203 • E-mail: dwaitz@waitzengineering.com

ATTACHMENT B  Page 1 of 1
TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E.
SUBJECT: UAS Complex
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.2.6 Does not conform to the SDDM:
   a. VII. A SWPPP is required on all proposed developed sites of one acre or greater.

2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
   a. Department of Health and Hospitals for water and sewer
   b. Pollution Control

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd
Attachment

cc: P.E. Milford, III, P.E. (w/ attachment)
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File

Saltwater Fishing Capital of the World ®
APPROVAL REQUESTED:
A. _____ Raw Land
   _____ Re-Subdivision
C. _____ Major Subdivision
   ______ Conceptual
   ______ Preliminary
   ______ Engineering
   ______ Final

B. _____ Mobile Home Park
   _____ Residential Building Park
   ______ Conceptual/Preliminary
   ______ Engineering
   ______ Final

D. ** Minor Subdivision

The following MUST be complete to ENSURE PROCESS OF THE APPLICATION:
1. Name of Subdivision: Redivision of Tract 2- AA Belonging to Rita Lapayrouse Talbot, or assign
2. Developer's Name & Address: Cammie Talbot 7821 Seven Oaks Avenue, Baton Rouge, LA 70806
   "Owner's Name & Address: CAMTAL, LLC 7821 Seven Oaks Avenue, Baton Rouge, LA 70806
   [*All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald P.O. Box 1390 Gray, LA 70359

SITE INFORMATION:
4. Physical Address: 151C North Hollywood Road Houma LA
5. Location by Section, Township, Range: Section 5, T17S-R17E
6. Purpose of Development: To create two legal tracts of record

7. Land Use:
   ______ Single-Family Residential
   ** Multi-Family Residential
   ______ Commercial
   ______ Industrial

8. Sewerage Type:
   ** Community
   ______ Individual Treatment
   ______ Package Plant
   ______ Other

9. Drainage:
   _____ Curb & Gutter
   _____ Roadside Open Ditches
   ** Rear Lot Open Ditches
   ______ Other

10. Date and Scale of Map:
    1 November 2019 Scale: 1"=100'

11. Council District:

12. Number of Lots: __2__

13. Filing Fees: ______

I, Galen Bolinger, certify this application including the attached data to be true and correct.

Galen Bolinger
Print Applicant or Agent

Date 4 November 2019

The undersigned certifies:
1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or
2) That he/she has submitted this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Cammie Talbot, LLC
Print Name of Signature

Date 4 December 2019

Signature CAMTAL LLC
Reference Maps:
Bearings shown herein are based on a survey map entitled "MAP SHOWING PROPERTY BELONGING TO RITA LAPEYROUSE TALBOT," prepared by Charles L. McDonald, Land Surveyor, Inc., dated 2/8/1982 and recorded at entry no. 806617.

Flood Zone Information:
This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0265 C).

Approved and accepted this date by the Houma Terrebonne Regional Planning Commission.

By: ___________________ For: ___________________

MAP SHOWING THE REDIVISION OF TRACT 2-AA BELONGING TO RITA LAPEYROUSE TALBOT, OR ASSIGNS LOCATED IN SECTION 5, T17S—R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

1 NOVEMBER 2019

CHARLES L. MCDONALD
LAND SURVEYOR, INC.
P O BOX 1390 — GRAY, LA 70359
TELE (985) 876-4412

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS. APPROVED.

Galen Bollinger
REG. P.L.S. No. 4850
Houma-Terrebonne Regional Planning Commission  
P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION  
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

A. ______ Raw Land  
   ______ Re-Subdivision  
   ______ Major Subdivision  
   ______ Conceptual  
   ______ Preliminary  
   ______ Engineering  
   ______ Final

B. ______ Mobile Home Park  
   ______ Residential Building Park  
   ______ Conceptual/Preliminary  
   ______ Engineering  
   ______ Final

C. ______ Variance(s) (detailed description):

D. ______ Minor Subdivision

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision:  
   PLAT SHOWING TRACTS 1 THRU 6, MANDALAY OAKS SUBDIVISION

2. Developer’s Name & Address:  
   MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA 70360

3. Name of Surveyor, Engineer, or Architect:  
   KENNETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address:  
   3495 BAYOU BLACK DR. HOUMA, LA 70360

5. Location by Section, Township, Range:  
   SECTIONS 63, 64, 65 & 104, T17S-R17E

6. Purpose of Development:  
   TO CREATE TRACTS TO SELL

7. Land Use:
   ______ Single-Family Residential
   ______ Multi-Family Residential
   ______ Commercial
   ______ Industrial

8. Sewerage Type:
   ______ Community
   ______ Individual Treatment
   ______ Package Plant
   ______ Other

9. Drainage:
   ______ Curb & Gutter
   ______ Roadside Open Ditches
   ______ Rear Lot Open Ditches
   ______ Other

10. Date and Scale of Map:
    DATE: 11/18/19 SCALE: 1"=100'

11. Council District:

12. Number of Lots: 6

13. Filing Fees:

   KENNETH L. REMBERT, certify this application including the attached date to be true and correct:

   [Signature of Applicant or Agent]

   [Print Applicant or Agent]
   11/27/19

   [Signature of Applicant or Agent]

   [Print Name of Signature]
   11/27/19

   Revised 3/25/2019
Houma-Terrebonne Regional Planning Commission
P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 – Fax (985) 580-5141

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:
A. ______ Raw Land
   ______ Re-Subdivision
   ______ Major Subdivision
   ______ Conceptual
   ______ Preliminary
   ______ Engineering
   ______ Final

B. ______ Mobile Home Park
   ______ Residential Building Park
   ______ Conceptual/Preliminary
   ______ Engineering
   ______ Final

C. ______ Variance(s) (detailed description):

D. X ______ Minor Subdivision

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: PLAT SHOWING TRACTS 1 THRU 6, MANDALAY OAKS SUBDIVISION
   MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA

2. Developer’s Name & Address: 70360
   MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA
   [Owner’s Name & Address:
   [* All owners must be listed, attach additional sheet if necessary]

3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 3495 BAYOU BLACK DR. HOUMA, LA 70360
5. Location by Section, Township, Range: SECTIONS 63, 64, 65 & 104, T17S-R17E
6. Purpose of Development: TO CREATE TRACTS TO SELL

7. Land Use:
   X ______ Single-Family Residential
   ______ Multi-Family Residential
   ______ Commercial
   ______ Industrial

8. Sewerage Type:
   X ______ Individual Treatment
   ______ Package Plant
   ______ Other

9. Drainage:
   X ______ Roadside Open Ditches
   X ______ Rear Lot Open Ditches
   ______ Other

10. Date and Scale of Map:
    DATE: 11/18/19 SCALE: 1"=100'

11. Council District:
    7 Marmande / Bayou Black Fire

12. Number of Lots: 6

13. Filing Fees: $ 316.40

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT
Print Applicant or Agent
11/27/19

Date

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or
2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

MICHAEL X. ST. MARTIN
Print Name of Signature
11/27/19

Date

Revised 3/23/2010

PC19/12 - 1 - 60
APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:
A. ______ Raw Land
   ______ Re-Subdivision
C. ______ Major Subdivision
   ______ Conceptual
   ______ Preliminary
   ______ Engineering
   ______ Final

B. ______ Mobile Home Park
   ______ Residential Building Park
   ______ Conceptual/Preliminary
   ______ Engineering
   ______ Final

D. ______ Minor Subdivision
   ________ X__

Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision:   TOWN HALL COMMERCIAL PARK
2. Developer's Name & Address:   UPTOWN ENTERPRISES, L.L.C.
3. *Owner's Name & Address:   UPTOWN ENTERPRISES, L.L.C., P. O. BOX 3851, HOUMA, LA 70361 (SEE ATTACHED LIST OF OWNERS)
   [*All owners must be listed, attach additional sheet if necessary]
4. Name of Surveyor, Engineer, or Architect:   DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
5. Physical Address:   803, 805, 807 & 809 BARROW STREET, HOUMA, LA 70360
6. Location by Section, Township, Range:   SECTIONS 7, T17S-R17E
7. Purpose of Development:   TO CREATE A COMMERCIAL SUBDIVISION
8. Land Use:
   ______ Single-Family Residential
   ______ Multi-Family Residential
   ______ Commercial
   ______ Industrial
   ______ Curb & Gutter
   ______ Roadside Open Ditches
   ______ Rear Lot Open Ditches
   ______ Other
9. Sewerage Type:
   ______ Community
   ______ Individual Treatment
   ______ Package Plant
   ______ Other
10. Date and Scale of Map:
    NOVEMBER 8, 2019   1" = 40'
11. Council District:
    1 Navy / COHFire
12. Number of Lots:   2
13. Filing Fees:   $131.82

MICHAEL P. PELLEGRIN, MANAGER, certify this application including the attached date to be true and correct.

MICHAEL P. PELLEGRIN, MANAGER
Print Applicant or Agent

Date

The undersigned certifies:
1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or
2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

MICHAEL P. PELLEGRIN, MANAGER
Print Name of Signature

Date

PC19/12 - 2 - 61

Revised 3/25/2010
OWNERS OF UPTOWN ENTERPRISES, L.L.C.:

MARIE WILLIAMS
RANDY WILLIAMS
MARTHA PITTMAN
CHARLETTE BLACK
JOANN WILLIAMS
EARL WILLIAMS, JR.
VAN WILLIAMS
ANN HEBERT
ALLEN ELLENDER, III
WILLIAM ELLENDER
CHARLES ELLENDER
MARIA FLOREK
CLAUDE ELLENDER
JULES ELLENDER
CARMEN WAITZ
FRANK ELLENDER
ELWARD ELLENDER
MARY ELLENDER
GERALD ELLENDER
MICHAEL ELLENDER
MICHAEL PELLEGRIN
SYDNEY PELLEGRIN
APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:
A. _____ Raw Land
   _____ Re-Subdivision
B. _____ Mobile Home Park
   _____ Residential Building Park
C. ___ Major Subdivision
   x Conceptual
   x Preliminary
   _____ Engineering
   _____ Final
D. _____ Minor Subdivision
   _____ Conceptual/Preliminary
   _____ Engineering
   _____ Final

Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: EVANGELINE ESTATES - PHASE B (RESIDENTIAL PLANNED UNIT DEVELOPMENT)
2. Developer's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA, LA 70361
   *Owner's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA, LA 70361
   [*All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:
4. Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTIONS 7, 69 & 82, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:
   x Single-Family Residential
   _____ Multi-Family Residential
   _____ Commercial
   _____ Industrial
8. Sewerage Type:
   x Community
   _____ Individual Treatment
   _____ Package Plant
   _____ Other
9. Drainage:
   x Curb & Gutter
   _____ Roadside Open Ditches
   _____ Rear Lot Open Ditches
   _____ Other
10. Date and Scale of Map: November 11, 2019 1" = 40'
12. Number of Lots: 53
13. Filing Fees: $163.66

RONNIE J. THERIOT, MANAGER, certify this application including the attached date to be true and correct.

RONNIE J. THERIOT, MANAGER
Print Applicant or Agent

Print Name of Signature

Date

The undersigned certifies:
(max 500 words)

1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application.
2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Print Name of Signature

Date

PC19/ 12-9-162

Revised 3/25/2010
APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:
A. ______ Raw Land
   ______ Re-Subdivision
B. ______ Mobile Home Park
   ______ Residential Building Park
C. ______ Major Subdivision
   ______ Conceptual
       ______ Preliminary
       ______ Engineering
       ______ Final
   ______ Variance(s) (detailed description):
D. ______ Minor Subdivision

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:
1. Name of Subdivision: Sugarland Subdivision Addendum No. 5
2. Developer's Name & Address: Development Ventures, LLC, 3342 Hwy, 311, Houma, LA 70360
   *Owner's Name & Address: Development Ventures, LLC, 3342 Hwy, 311, Houma, LA 70360
   [All owners must be listed, attach additional sheet if necessary]

SITE INFORMATION:
4. Physical Address: Extension of Blakefield Drive
5. Location by Section, Township, Range: Section 132 & 133, T15S-R16E
6. Purpose of Development: Single-Family Residential Lots
7. Land Use:
   ______ Single-Family Residential
   ______ Multi-Family Residential
   ______ Commercial
   ______ Industrial
8. Sewerage Type:
   ______ Community
   ______ Individual Treatment
   ______ Package Plant
   ______ Other
9. Drainage:
   ______ Curb & Gutter
   ______ Roadside Open Ditches
   ______ Rear Lot Open Ditches
   ______ Other
10. Date and Scale of Map:
    16OCT19 Scale: 1" = 50'
11. Council District:
    4 Dryden/Schriever Fire
12. Number of Lots: 26
13. Filing Fees: $860.00

1. Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III
Print Applicant or Agent
12-2-2019

Date

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ______ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Nicholas Hebert, President
Print Name of Signature
11-25-2019

Date

PC19/ 12 - 4 - 103

Revised 3/25/2010