Houma-Terrebonne Regional Planning Commission

JANUARY 16, 2020, THURSDAY
6:00 P.M.
TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor

A • G • E • N • D • A
(Revised 1/10/2020)

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 December 19, 2019
E. COMMUNICATIONS
F. PUBLIC HEARING:
   1. 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 (Council District 5 / City of Houma Fire)
G. NEW BUSINESS:
   1. Home Occupation: Pet sitting service in an R-1 (Single-Family Residential) zoning district; 805 Cottagemill Lane; Kelly Courtney, applicant (Council District 1 / City of Houma Fire)
H. STAFF REPORT
I. COMMISSION COMMENTS:
   1. Planning Commissioners’ Comments
   2. Chairman’s Comments
J. PUBLIC COMMENTS
K. 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 December 19, 2019
E. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 16, 2020 INVOICES AND THE TREASURER’S REPORT OF DECEMBER 2019
F. COMMUNICATIONS
G. OLD BUSINESS:

1. a) Subdivision: Redivision of Tract 2-AA belonging to Rita Lapervouse 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

2. a) Subdivision: Thibodaux By-Pass Commercial Park
   Approval Requested: Process D, Minor Subdivision
   Location: 458 Highway 3185, Thibodaux, Terrebonne Parish, LA
   Government Districts: Council District 4 / Schriever Fire District
   Developer: David A. Waitz Engineering & Surveying, Inc.
   Surveyor: Donnes Real Estate
   b) Public Hearing
   c) Consider Approval of Said Application

3. 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) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Redivision of Tract "TP" creating Lot 127 within Southern Comfort
   Waterfront Community
   Approval Requested: Process D, Minor Subdivision
   Location: 8294 Grouper Court, Dulac, Terrebonne Parish, LA
   Government Districts: Council District 1 / Grand Caillou Fire District
   Developer: Chris Stuart
   Surveyor: Charles L. McDonald Land Surveyor, Inc.
   b) Public Hearing
   c) Variance Request: Variance from the 6,000 sq ft minimum lot size requirement
   d) Consider Approval of Said Application

2. a) Subdivision: Redivision of Tract A-3 belonging to Houma Lodging, Inc.
   Approval Requested: Process D, Minor Subdivision
   Location: 117 Linda Ann Avenue, Terrebonne Parish, LA
   Government Districts: Council District 2 / Schriever Fire District
   Developer: Kevin Patel
   Surveyor: Charles L. McDonald Land Surveyor, Inc.
   b) Public Hearing
   c) Variance Request: Variance from the 25′ frontage requirement in lieu of the existing concrete driveway on the 35′ perpetual servitude for ingress and egress
   d) Consider Approval of Said Application

3. a) Subdivision: Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property
   Approval Requested: Process D, Minor Subdivision
   Location: 864 LA Highway 311, Schriever, Terrebonne Parish, LA
   Government Districts: Council District 2 / Schriever Fire District
   Developer: Vernon Lee Caldwell, III
   Surveyor: David A. Waitz Engineering & Surveying, Inc.
   b) Public Hearing
   c) Consider Approval of Said Application

4. a) Subdivision: Evangeline Estates, Phase B
   Approval Requested: Process C, Major Subdivision-Engineering
   Location: Rue des Affaires, Terrebonne Parish, LA
   Government Districts: Council District 3 / Bayou Cane Fire District
   Developer: Evangeline Business Park, LLC
   Engineer: David A. Waitz Engineering & Surveying, Inc.
   b) Consider Approval of Said Application
5. a) Subdivision: The New Isle, Phase 1  
   Approval Requested: Process C, Major Subdivision-Engineering  
   Location: 2170 West Main Street, Terrebonne Parish, LA  
   Government Districts: Council District 4 / Schriever Fire District  
   Developer: Louisiana Land Trust  
   Engineer: CSRS, Inc.

   b) Consider Approval of Said Application

I. STAFF REPORT
1. Discussion and possible action with regard to the 2020 American Planning Association’s National Planning Conference to be held April 25-28, 2020 in Houston, Texas (Early Bird Deadline – March 4, 2020)

J. ADMINISTRATIVE APPROVAL(S):
1. Revised Tracts "A" & "B", Redivision of Property belonging to Myra D. Fanguy, Sections 48, 49, & 50, T18S-R18E, Terrebonne Parish, LA
2. Redivision of Property belonging to Lester J. Naquin, III & Shawn Naquin, Sections 7 & 38, T17S-R17E, Terrebonne Parish, LA
3. Parcels 1 thru 5, Property belonging to The Harry Bourg Corporation, et al, Section 37, T20S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:
1. Subdivision Regulations Review Committee: None.

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

M. PUBLIC COMMENTS

N. ADJOURN
A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of December 19, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:07 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Kyle Faulk.

B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Kyle Faulk; Mr. Robbie Liner; Mr. Phillip Livas; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mrs. Angi Falgout, Secretary/Treasurer and Mr. Keith Kurtz. 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. Livas moved, seconded by Mr. Faulk: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 21, 2019.”

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

E. Mr. Cehan moved, seconded by Mr. Liner: “THAT the HTRPC emit payment for the December 19, 2019 invoices and approve the Treasurer’s Report of November 2019.”

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

1. Mr. Cehan moved, seconded by Mr. Soudelier: “THAT the HTRPC accept and approve the proposed 2020 Budget as submitted.”

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

F. ANNUAL ORGANIZATIONAL MEETING:

1. The Chairman discussed the proposals received to perform the 2019 audit. He spoke highly of Martin and Pellegrin who have always attended the meetings to present the audit to the Commission. Martin & Pellegrin, CPA’s submitted a proposal for 3 years.

a) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC accept and approve Martin & Pellegrin, CPAs, proposal to perform the Commission’s audit for three years (2019, 2020, & 2021) at a cost of $2,750.00.”

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

2. The Chairman stated the next item on the agenda was Election of Officers for 2020.

a) Mr. Cehan nominated Mr. Kyle Faulk for the position of Chairman.

(1) Mr. Cehan moved, seconded by Mr. Livas: “THAT the nominations for the position of Chairman be closed and Kyle Faulk be elected as Chairman by acclamation.”

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None;
b) Mr. Faulk nominated Mr. Joey Cehan for the position of Vice-Chairman.

(1) Mr. Faulk moved, seconded by Mr. Liner: “THAT the nominations for the position of Vice-Chairman be closed and Joey Cehan be elected as Vice-Chairman by acclamation.”

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

c) Mr. Faulk nominated Mrs. Angi Falgout to remain in the position of Secretary/Treasurer.

(1) Mr. Faulk moved, seconded by Mr. Soudelier: “THAT the nominations for the position of Secretary/Chairman be closed and Mrs. Angi Falgout be elected as Secretary/Treasurer by acclamation.”

(2) Mr. Freeman reminded the Commission that Mrs. Falgout was up for reappointment by the Parish President, and in the event she doesn’t get reappointed, a new secretary/treasurer will have to be elected.

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

G. COMMUNICATIONS:

1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated December 16, 2019, requesting to table Item H.1 with regard to the Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns until the next regular meeting of January 16, 2020 [See ATTACHMENT A].

a) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC table the application by Cammie Talbot for Process D, Minor Subdivision for Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns until the next regular meeting of January 16, 2020 [See ATTACHMENT A].”

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

H. OLD BUSINESS:

1. Withdrawn. Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns [See ATTACHMENT A]

I. NEW BUSINESS:

1. The Chairman stated the next item on the agenda under New Business was the discussion and possible action to reconsider the Final Approval for Imperial Landing, Phase A to accept a bond for light standards.

a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., stated they had received conditional final approval for Imperial Landing Subdivision, Phase A in July but the lights are on backorder. He stated DSLD was ready to purchase the lots and they requested to submit a bond for the lights in order to get final approval.

b) The costs of the lights at 125% would be $10,000.00 ($8,000 @ 125%) and they would need 160 days for completion.

c) Discussion was held with regard to the development going to Council after the lights were installed and that no permits would be issued until that time.

d) Mr. Faulk moved, seconded by Mr. Thibodeaux: “THAT the HTRPC amend the conditional final approval for Imperial Landing Subdivision, Phase A granted July 18, 2019 to accept a bond in the amount of $10,000.00 due to backordered lights and allow 160 days for completion.”
The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Michael X. St. Martin requesting approval for Process D, Minor Subdivision, for Tracts 1 thru 6, Mandalay Oaks Subdivision.
   a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division of property. He requested to hold the public hearing and then ask that the matter be tabled due to the installation of the fire hydrants.
   b) There was no one from the public to speak on the matter.
   c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “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, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
   d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the matter to allow time for the submittal of all utility letters, Engineering approval, and installation of fire hydrants.
   e) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts 1 thru 6, Mandalay Oaks Subdivision until the next regular meeting of January 16, 2020 as per the Developer’s request.”
      The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Uptown Enterprises, LLC requesting approval for Process D, Minor Subdivision, for Town Hall Commercial Park, Redivision of Property belonging to Uptown Enterprises, LLC into Lot 1 and Lot 2.
   a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
   b) No one from the public was present to speak.
   c) Mr. Cehan moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”
      The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
   d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters, municipal addresses being depicted on the plat, and the method of sewerage disposal being depicted on the plat.
   e) Mr. Livas moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Town Hall Commercial Park, Redivision of Property belonging to Uptown Enterprises, LLC into Lot 1 and Lot 2 condition upon the submittal of all utility service availability letters, municipal addresses being depicted on the plat, and the method of sewerage disposal being depicted on the plat.”
      The Chairman called for a vote on the motion offered by Mr. Livas. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier;
ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by Evangeline Business Park, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision, for Evangeline Estates, Phase B.
   a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
   b) No one from the public was present to speak on the matter.
   c) Mr. Faulk moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

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

d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.

c) Mr. Cehan moved, seconded by Mr. Soudelier: “THAT the HTRP C grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Evangeline Estates, Phase B.”

discussion was held with regard to the smaller lots and the development being a PUD (Planned Unit Development).

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

d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.

c) Mr. Cehan moved, seconded by Mr. Soudelier: “THAT the HTRP C grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Evangeline Estates, Phase B.”

discussion was held with regard to the smaller lots and the development being a PUD (Planned Unit Development).

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

d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.

c) Mr. Cehan moved, seconded by Mr. Soudelier: “THAT the HTRP C grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Evangeline Estates, Phase B.”

discussion was held with regard to the smaller lots and the development being a PUD (Planned Unit Development).

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

4. The Chairman stated the next item on the agenda was an application by Development Ventures, LLC requesting engineering approval for Process C, Major Subdivision, for Sugarland Subdivision, Addendum No. 5.
   a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a letter dated December 12, 2019, with regard to the punch list items for the development [See ATTACHMENT B].
   b) Mr. Gene Milford, Milford & Associates, Inc., requested a variance from item 1.b and that they would comply/resolve the remaining punch list items.
   c) Discussion was held with regard to allowing rear lot drainage for 50% of each lot.
   d) Mr. Livas moved, seconded by Mr. Faulk: “THAT the HTRP C grant engineering approval of the application for Process C, Major Subdivision, for Sugarland Subdivision, Addendum No. 5 with a variance granted from Item 1.b to allow rear lot drainage for 50% of each lot and conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated December 16, 2019 [See ATTACHMENT B].”

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

K. STAFF REPORT: None.

L. ADMINISTRATIVE APPROVALS:

Mr. Livas moved, seconded by Mr. Thibodeaux: “THAT the HTRC acknowledge for the record the following Administrative Approvals 1-2.”

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

M. COMMITTEE REPORT:
1. Subdivision Regulations Review Committee:
   a) Mr. Pulaski stated he had not completed the revisions yet to the mobile home
      park regulations and requested the matter be taken off of the agenda until
      completed.
   b) The Chairman stated that the new Chairman, Mr. Faulk, could select three new
      members to serve on the committee.

N. COMMISSION COMMENTS:
1. Planning Commissioners’ Comments:
   a) Mr. Cehan wished everyone a Merry Christmas.
   b) Mr. Thibodeaux stated he attended Demonstration Day.
2. Chairman’s Comments:
   a) The Chairman stated he also attended Demonstration Day. He also congratulated
      the new leaders of the Planning Commission.

O. PUBLIC COMMENTS: None.

P. Mr. Faulk moved, seconded Mr. Cehan: “THAT there being no further business to come before
the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:55 p.m.”
The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED:
YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS:
None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN
DECLARED THE MOTION ADOPTED.

Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission
December 16, 2019

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

Re: H. Old Business:
   1. a) Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns; Process D, Minor Subdivision; 151C North Hollywood Road, Terrebonne Parish, LA; Council District 5 / Bayou Cane Fire District; Cammie Talbot, Developer; Charles L. McDonald Land Surveyor, Inc.

Dear Becky:

The developer is requesting that the above referenced agenda item on the December 19, 2019 Planning Commission's agenda be tabled until the next upcoming meeting.

Feel free to call me if you have any questions.

Sincerely,

[Signature]

Alisa Champagne,
(agent for Cammie Talbot)
TO: Christopher M. Pulaski

FROM: Joan E. Schexnayder, P.E.

SUBJECT: Sugarland Subdivision
       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. V.A.5 Location of all utilities are not shown on the typical section.
   b. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be dedicated provided that it does not exceed 60% of the total depth of lots up to 225 feet. These lots qualify for the exception. The developer’s engineer has requested this exception.
   c. 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.

3. Catchbasins should be installed at Station 10+00.

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.

cc: F.E. Milford, III, P.E.
    Ernest Brown
    Planning Commission
    Engineering Division
    Reading File
    Council Reading File
Houma-Terrebonne Regional Planning Commission
P.O. Box 1448, Houma, Louisiana 70361
Ph: (985) 875-6795 – Fax (985) 580-8141

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:
A. _____ Raw Land
   _____ Re-Subdivision
C. _____ Major Subdivision
   _____ Conceptual
       _____ Preliminary
       _____ Engineering
       _____ Final
   _____ Variance(s) (detailed description):
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 Laperouse Talbot, or assigns
2. Developer's Name & Address: Commie 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
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
9. Drainage: Curb & Gutter
       Roadside Open Ditches
       Rear Lot Open Ditches
   ** Other
8. Sewerage Type: ** Community
       Individual Treatment
       Package Plant
       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 Bollinger, certify this application including the attached data to be true and correct.

Galen Bollinger
Print Applicant or Agent
4 November 2019
Signature of Applicant or Agent

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.

Cammie Talbot, Managing Director
Print Name of Signature
3 November 2019
Signature
CAMTAL, LLC

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

SCALE: 1" = 40'

R3

1 NOVEMBER 2019

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

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

GALILEE F. BOLLINGER
REG. P.L.S. No. 4800

Notes:
This map does not purport to show all servitudes, rights of way or improvements which may affect this property. Title information was provided by the owner. No additional title research was performed by the surveyor.

Sewer Disposal:
Community sewer service is available to this property.

Legend:
- Indicates 1/2" iron pipe set
- Indicates X cut in conc.
- Indicates drainage flow direction
- Indicates elevation
- Indicates address

Reference Maps:
Bearings shown herein are based on a survey map entitled "MAP SHOWING PROPERTY BELONGING TO RITA LAPEYROUSCE TALBOT", prepared by Charles L. McDonald, Land Surveyor, Inc., dated 2/6/1982 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: __________________
Houma-Terrebonne Regional Planning Commission
P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 673-6793 – Fax (985) 540-8141

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

A. _____ Raw Land
   _____ Re-Subdivision
   _____ Mobile Home Park
   _____ Residential Building Park
B. _____ Conceptual/Preliminary
   _____ Engineering
   _____ Final
C. _____ Conceptual
   _____ Preliminary
   _____ Engineering
   _____ Final
   _____ Minor Subdivision

Variance(s) (detailed description):

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

1. Name of Subdivision: THIBODAUX BY-PASS COMMERCIAL PARK
2. Developer's Name & Address: DONNES REAL ESTATE, INC.
   DONNES REAL ESTATE, INC., 107 EAST 2ND STREET,
   THIBODAUX, LA 70301
   [* All owners must be listed, attach additional sheet if necessary]
   "Owner's Name & Address: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
3. Name of Surveyor, Engineer, or Architect:

SITE INFORMATION:

4. Physical Address: 458 HIGHWAY 3185, THIBODAUX, LA 70301
5. Location by Section, Township, Range: SECTIONS 64 & 81, T15S-R16E
6. Purpose of Development: TO CREATE A COMMERCIAL SUBDIVISION
7. Land Use:
   _____ Single-Family Residential
   _____ Multi-Family Residential
   _____ Commercial
   _____ Industrial
   _____ Other
8. Sewerage Type:
   _____ Community
   _____ Individual Treatment
   _____ Package Plant
   _____ Other
   _____ Roadside Open Ditches
   _____ Rear Lot Open Ditches
9. Drainage: Curb & Gutter
10. Date and Scale of Map: October 31, 2019 1" = 50'
11. Council District:
12. Number of Lots: 8
13. Filing Fees: $384.66

JEFFREY J. DONNES,
PRESIDENT

Print Applicant or Agent:
11-4-19

Signature of 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.
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.

JEFFREY J. DONNES, PRESIDENT

Print Name of Signature
11-4-19

Date

Revised 3/25/2010
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. _____ Minor Subdivision
   _____ Variance(s) (detailed description):

D. _____ X

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 70360

2. Developer’s Name & Address:
   MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA 70360
   *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:
   _____ 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:
    7 Marmanda / Bayou Black Fire

12. Number of Lots: 6

13. Filing Fees:  $316.46

1. 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
Houma-Terrebonne Regional Planning Commission
P.O. Box 1440, Houma, Louisiana 70361
Ph. (985) 873-6703 – Fax (985) 580-8141

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
D. ______ Minor Subdivision
   ______ Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:
Redivision of Tract TP creating Lot 127 Southern Comfort Waterfront

1. Name of Subdivision: Community
2. Developer’s Name & Address: Chris Stuart 4320 Jeffrey Drive Baton Rouge, LA 70816
   HOA of Southern Comfort Waterfront Community, Inc
   "Owner’s Name & Address: PO Box 78383 Baton Rouge, LA 70837
   [* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:
4. Physical Address: 8294 Grouper Ct. Dulac, LA
5. Location by Section, Township, Range: Section 37, T20S-R17E
6. Purpose of Development: Creates campground Lot 127 from a portion of Tract TP
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: 3 December 2019 1" = 30'
11. Council District:
12. Number of Lots: 2
13. Filing Fees:

I, Alisa Champagne , certify this application including the attached date to be true and correct.

Alisa Champagne
Print Applicant or Agent
Date: 10 December 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.

Print Name of Signature
Date: 1/6/2020

Signature
MAP SHOWING THE REDIVISION OF TRACT "TP" CREATING LOT NO. 127 WITHIN SOUTHERN COMFORT WATERFRONT COMMUNITY LOCATED IN SECTION 37, T20S–R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 30'

3 DECEMBER 2019

CHARLES L. MCDONALD
LAND SURVEYOR, INC.
P.O. BOX 1350 – 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 SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH THE ABOVE STANDARDS. APPROVED:

[Signatures]

Reference Map:
Bearings shown herein are based on a survey map entitled “SOUTHERN COMFORT WATERFRONT COMMUNITY, A PRIVATE COMMUNITY” recorded at entry #1091500.
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
D. ** Minor Subdivision
   ______ Conceptual
   ______ Preliminary
   ______ Engineering
   ______ Final

** Variance(s) (detailed description): Variance from the 25' frontage requirement in lieu of the existing concrete driveway on the 35' Perpetual Servitude, for Ingress & Egress

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:
1. Name of Subdivision: Redivision of Tract A-3 belonging to Houma Lodging, Inc.
2. Developer's Name & Address: Kevin Patel c/o Houma Lodging, Inc. 117 Linda Ann Ave.
   *Owner's Name & Address: Kevin Patel c/o Houma Lodging, Inc. 117 Linda Ann Ave.
   [*All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:
4. Physical Address: 117 Linda Ann Ave.
5. Location by Section, Township, Range: Section 5, T16S-R116E/R17E
6. Purpose of Development: Creates 3 commercial 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: 19 December 2019 1"=100'
11. Council District:
12. Number of Lots: 3
13. Filing Fees:

1, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne
Print Applicant or Agent

19 December 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.

Kevin Patel c/o Houma Lodging, Inc.
Print Name of Signature

Date 12/1/2019

Signature
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
D. _____ Minor Subdivision

Variance(s) (detailed description):

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

REDIVISION OF PROPERTY BELONGING TO REBECCA PLANTATION, L.L.C., ANNE VERNON CALDWELL LAGARDE, AND VERNON LEE CALDWELL, III INTO TRACT C

1. Name of Subdivision: CALDWELL, III INTO TRACT C
2. Developer's Name & Address: VERNON LEE CALDWELL, III, 803 HWY. 311, SCHRIEVER, LA 70395
   REBECCA PLANTATION, L.L.C., 918 EAST FIRST ST., THIBODAUX, LA 70301; ANNE VERNON CALDWELL LAGARDE, 803 HWY. 311, SCHRIEVER, LA 70395; & VERNON LEE CALDWELL, III, 803 HWY. 311, SCHRIEVER, LA 70395

*Owner's Name & Address: [*All owners must be listed, attach additional sheet if necessary]*

3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 864 HWY. 311, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTION 9, T-16-S, R-16-E
6. Purpose of Development: SUBDIVISION OF PROPERTY FOR A MINOR SUBDIVISION FOR RESIDENTIAL USE

7. Land Use:
   X Single-Family Residential
   _____ Multi-Family Residential
   _____ Commercial
   _____ Industrial
8. Sewerage Type:
   X Individual Treatment
   _____ Package Plant
   _____ Other

9. Drainage:
   X Curb & Gutter
   _____ Roadside Open Ditches
   _____ Rear Lot Open Ditches
   _____ Other
10. Date and Scale of Map: 11/25/19 1" = 60'


12. Number of Lots: 2
13. Filing Fees: $ 296.00

VERNON LEE CALDWELL, III, certify this application including the attached date to be true and correct.

VERNON LEE CALDWELL, III
Print Applicant or Agent

12-18-19
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.

VERNON LEE CALDWELL, III

12/18/2019

PC201 1 - 3 - 3

Revised 3/25/2019
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
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.
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:
   _____ Single-Family Residential
   _____ Multi-Family Residential
   _____ Commercial
   _____ Industrial
   _____ Curb & Gutter
   _____ Roadside Open Ditches
   _____ Rear Lot Open Ditches
   _____ Other
8. Sewerage Type:
   _____ Community
   _____ Individual Treatment
   _____ Package Plant
   _____ Other
9. Drainage:
10. Date and Scale of Map:
    November 11, 2019 1" - 40'
11. Council District:
12. Number of Lots: 53
13. Filing Fees: $860.00

RONNIE J. THERIOT, MANAGER

Print Applicant or Agent
12/18/18

Signature of Applicant or Agent

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.

RONNIE J. THERIOT, MANAGER

Print Name of Signature
12/18/18

PC20/1 - 4 - 4

Revised 3/23/2010
Houma-Terrebonne Regional Planning Commission
P.O. Box 1444, Houma, Louisiana 70360
Ph: (985) 873-6703, Fax: (985) 860-6141

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:
A. ______ Raw Land
   Re-Subdivision
C. [X] Major Subdivision
      Conceptual
      Preliminary
      [X] Engineering
      Final
   Variance(s) (detailed description):
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: THE NEW ISLE

2. Developer’s Name & Address:
   LOUISIANA LAND TRUST 1100 MONROE ST, 300 BURTON ROAD LA 70360
   Owner’s Name & Address:
   LOUISIANA LAND TRUST 1100 MONROE ST, 300 BURTON ROAD LA 70360
   *If owners must be listed, attach additional sheet if necessary*

3. Name of Surveyor, Engineer, or Architect: CCBS, INC.

SITE INFORMATION:
4. Physical Address: 2170 WEST MAIN STREET
5. Location by Section, Township, Range: Section 24, Township 14, Range J
6. Purpose of Development:

7. Land Use:
   [X] Single-Family Residential
   [X] Multi-Family Residential
   [X] Commercial
   Industrial
9. Drainage:
   [X] Curb & Gutter
   [X] Roadside Open Ditches
   [X] Rear Lot Open Ditches
   Other
10. Sewerage Type:
    [X] Community
    Individual Treatment
    Package Plant
    Other

11. Date and Scale of Map:
    December 23, 2019, Scale 1:300

12. Number of Lots: 47
13. Filing Fees: $800.00

1. James Andereaman certify this application including the attached date to be true and correct.

James Andereaman
Print Applicant or Agent
12.23.19

Date

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and that he/she has submitted with this Application a complete, true and correct billing 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 B. Taylor
Print Name of Signature
12.23.19

Signature