Due to executive orders and the health, safety, and welfare of all individuals concerned during the COVID-19 pandemic:

The Houma-Terrebonne Regional Planning Commission meeting for Thursday, March 19, 2020 HAS BEEN CANCELLED.

All items on the agenda will be placed on the April 16, 2020 meeting agenda.
Houma-Terrebonne Regional Planning Commission

MARCH 19, 2020, 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 February 20, 2020

E. COMMUNICATIONS

F. OLD BUSINESS:
   1. Planned Building Group:
      Placement of two (2) apartment buildings; 855 Bayou Gardens Boulevard; Guidry Brothers Rental
      Properties, LLC, applicant (Council District 4 / Bayou Cane Fire)

G. NEW BUSINESS:
   1. Home Occupation:
      Establish a home business to provide swimming lessons, 318 Firwood Drive; Ruth Gilfou, Fish Tails
      Swimming, LLC, applicant (Council District 8 / City of Houma Fire)
   2. Planning Approval:
      Placement of a church in an R-1 zoning district, 8369 Park Avenue; Cornerstone Foursquare Church,
      c/o Ray Marcel, applicant (Council District 5 / City of Houma Fire)
   3. Preliminary Hearing:
      Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial), 8338 & 8342 Main Street;
      Bayou Adoue Rentals, LLC, applicant; and call a Public Hearing on said matter for Thursday, April 16,
      2020 at 6:00 p.m.

H. STAFF REPORT:
   1. Public Hearing
      Discussion and possible action with regard to introducing a draft resolution and ordinance to revise the
      Overlay District to include South Hollywood Road from Valhi Boulevard to Southdown Mandalay
      Road

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 February 20, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 19, 2020 INVOICES AND THE TREASURER’S REPORT OF FEBRUARY 2020
1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2019 Audit
2. Martin & Pellegrin, CPAs to present 2019 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. OLD BUSINESS:
1. 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: Donnes Real Estate
   Surveyor: David A. Waitz Engineering & Surveying, Inc.
   b) Public Hearing
   c) Consider Approval of Said Application

2. 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

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: Keneth L. Rembert Land Surveyors
   b) Consider Approval of Said Application

   Approval Requested: Process D, Minor Subdivision
   Location: 4560 Country Drive, Bourg, Terrebonne Parish, LA
   Government Districts: Council District 9 / Bourg Fire District
   Developer: Carroll P. Naquin
   Surveyor: Keneth L. Rembert Land Surveyors
   b) Consider Approval of Said Application

H. STAFF REPORT
1. Discussion and possible action with regard to the ratification of the 2019 HTRPC Annual Report

J. ADMINISTRATIVE APPROVAL(S):
3. Tracts A, B, & C, A Redivision of Property belonging to Earl N. Louviere, Jr., et al, Section 24, T17S-R16E, Terrebonne Parish, LA
4. Revised Tract 7, A Redivision of Property belonging to Lee Anthony Iver and Rosalie Thibodaux Lapoint, Section 58, T16S-R15E, Terrebonne Parish, LA
5. Revised Lot 10, A Redivision of Lots 10 & 11, Block 1, Addendum No. 1, Professional Plaza, Section 101, T17S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Lot 8 & Lot 9, Block 1 of Destiny Place Subdivision, Section 81, T17S-R16E, 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
APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:
A. ______ Raw Land
B. ______ Mobile Home Park
   ______ Re-Subdivision
   ______ 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: 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 AMD SURVEYING,
   INC.
3. Name of Surveyor, Engineer, or Architect:
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
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: October 31, 2019 1" = 50'
11. Council District:
12. Number of Lots: 8
13. Filing Fees: $384.66

JEFFREY J. DONNES, PRESIDENT, certify this application including the attached date to be true and correct.

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, 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.

JEFFREY J. DONNES, PRESIDENT

Print Name of Signature: 11-4-19

Signature

Date
Houma-Ten ebonne Regional Planning Commission
P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 875-6793 – 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
   _____ Final
   _____ Variance(s) (detailed description):
D. X _____ Minor Subdivision
   _____ Conceptual/Preliminary
   _____ Engineering
   _____ Final

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: VERNON LEE CALDWELL, III
2. Developer's Name & Address: 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
   [* 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 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: $216.00

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

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, 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 concurs 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.

Signature of Applicant or Agent

Date

PC201 1 - 3 - 3
Revised 3/25/2010
Houma-Terrebonne Regional Planning Commission
P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 872-6793 – Fax (985) 580-5141

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

C. ______ Minor Subdivision

   ______ Variance(s) (detailed description):

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: MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA 70360
   [* 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
   ______ X Multi-Family Residential
   ______ X Commercial
   ______ X Industrial

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

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

10. Date and Scale of Map:

11. Council District:
   ______ 1 Marmande / Bayou Black Fire

12. Number of Lots: 6

13. Filing Fees: $316.46

KENETH L. REMBERT, certify this application including the attached data, is 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 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

PC19/12 - 1 - 60

Revised 3/22/2019
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
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:  LOTS A & B, PROPERTY OF CARROLL PIERRE NAQUIN

2. Developer's Name & Address:  CARROLL P. NAQUIN, 4035 COUNTRY DR., BOURG, LA 70343  
   CARROLL & LORETTA NAQUIN, 4035 COUNTRY DR., BOURG, LA 70343

*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:  4500 COUNTRY DR., BOURG, LA

5. Location by Section, Township, Range:  SECTION 2, T18S-R18E AND SECTION 12, T17S-R18E

6. Purpose of Development:  CREATE LOT B FOR DAUGHTER'S HOME

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

8. Sewerage Type:
   X Individual Treatment
   Package Plant
   Other

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

10. Date and Scale of Map:
    1/15/20 scale 1"=100'

11. Council District:  
    BOURG

12. Number of Lots:  

13. Filing Fees:  $421.02

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

KENETH L. REMBERT  
Print Applicant or Agent

1/1/20

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.

CARROLL P. NAQUIN  
Print Name of Signature

2/1/20

Date

REVISED 3/25/2010

PC20/ 2.4.9