SEPTEMBER 21, 2023, THURSDAY
6:00 P.M.
TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION
A. INVOCATION & PLEDGE OF ALLEGIANCE
B. ROLL CALL
C. CONFLICTS DISCLOSURE
D. APPROVAL OF MINUTES:
   1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of August 17, 2023
E. COMMUNICATIONS
F. NEW BUSINESS:
   1. Preliminary Hearing:
      Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 1, Block 2, Barrowtown, 202 East Street; Doris Moore Jules, applicant; and call a Public Hearing for said matter on Thursday, October 19, 2023 at 6:00 p.m. (Council District 1 / City of Houma Fire)
G. STAFF REPORT
H. COMMISSION COMMENTS:
   1. Zoning & Land Use Commissioners’ Comments
   2. Chairman 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. APPROVAL OF MINUTES:
   1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 17, 2023
E. APPROVE REMITTANCE OF PAYMENT FOR THE SEPTEMBER 21, 2023 INVOICES AND THE TREASURER’S REPORT OF AUGUST 2023
F. COMMUNICATIONS
   1. Letter from Charles L. McDonald Land Surveyor, Inc., dated September 5, 2023, requesting to withdraw the application by Floyd McFarland for the Division of Property belonging to Floyd McFarland (Tracts 3-A & 3-B).
G. OLD BUSINESS:
1. a) Subdivision: Imperial Landing Subdivision, Phase D
   Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
   Location: Terrebonne Parish, LA
   Government Districts: Council District 4 / Schriever Fire District
   Developer: Onshore Materials, LLC
   Surveyor: David A. Watz Engineering & Surveying, Inc.
   b) Consider Approval of Said Application

2. a) Subdivision: Tracts A, B, C, & D, A Redivision of Property belonging to Gustave John Theriot
   Approval Requested: Process D, Minor Subdivision
   Location: 1952 Highway 311, Terrebonne Parish, LA
   Government Districts: Council District 2 / Schriever Fire District
   Developer: Gustave J. Theriot
   Surveyor: Kenneth L. Rembert Land Surveyors
   b) Public Hearing
   c) Variance Request: Variance from the minimum lot size requirement & 50' x 50' box requirement
   d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:
1. a) Subdivision: Tracts "E" & "G," A Redivision of Property belonging to Roddy L. Matherne, et ux
   Approval Requested: Process D, Minor Subdivision
   Location: 478 & 516 Bourg Larose Highway, Terrebonne Parish, LA
   Government Districts: Council District (?) / (?) Fire District
   Developer: Roddy Matherne
   Surveyor: Kenneth L. Rembert Land Surveyors
   b) Public Hearing
   c) Variance Request: Variance from the fire hydrant distance requirements
   d) Consider Approval of Said Application

2. a) Subdivision: Lot "A," Property belonging to Leon Cox
   Approval Requested: Process D, Minor Subdivision
   Location: 4377 Bayou Black Drive, Terrebonne Parish, LA
   Government Districts: Council District 7 / Bayou Black Fire District
   Developer: Leon Cox
   Surveyor: Kenneth L. Rembert Land Surveyors
   b) Public Hearing
   c) Consider Approval of Said Application

3. a) Subdivision: Revised Tract "B," Property belonging to Terrebonne Parish Recreation District No. 1
   Approval Requested: Process C, Major Subdivision-Final (Revised 9/13/2023)
   Location: 1533 Bayou Gardens Blvd., Terrebonne Parish, LA
   Government Districts: Council District 4 / Coteau Fire District
   Developer: Terrebonne Parish Recreation District No. 1, Mark Amedee
   Surveyor: Kenneth L. Rembert Land Surveyors
   Engineer: Duplantis Design Group, PC
   b) Consider Approval of Said Application

   Approval Requested: Process D, Minor Subdivision
   Location: 1039 Bayou Blue Road, Terrebonne Parish, LA
   Government Districts: Council District 9 / Bayou Blue Fire District
   Developer: Emmett J. Robichaux, Jr.
   Surveyor: Kenneth L. Rembert Land Surveyors
   b) Public Hearing
   c) Consider Approval of Said Application
5. a) Subdivision: Subdivision of Tracts 2 & 3 into Tract 4, Revised Tract 2, and Revised Tract 3
   Approval Requested: Process D, Minor Subdivision
   Location: 1611 Bayou Black Drive, Terrebonne Parish, LA
   Government Districts: Council District 7 / City of Houma Fire District
   Developer: Joe Bernier
   Surveyor: Delta Coast Consultants, LLC
b) Public Hearing
c) Variance Request: Non-conforming servitude used to access Revised Tract 3 & 2 from Rosewood Drive
d) Consider Approval of Said Application

6. a) Subdivision: Resubdivision Survey of Parcels #14868, #14384, #42968, #12890, & #15290 into Tracts 1A thru 5A & Tracts 1B thru 5B
   Approval Requested: Process A, Raw Land Division
   Location: 1612 Coteau Road, Terrebonne Parish, LA
   Government Districts: Council District 9 / Coteau Fire District
   Developer: Coteau Land, LLC
   Surveyor: Acadia Land Surveying, LLC
b) Public Hearing
c) Consider Approval of Said Application

7. a) Subdivision: Evangeline Oaks Subdivision
   Approval Requested: Process C, Major Subdivision-Final
   Location: Rue Des Affaires, Terrebonne Parish, LA
   Government Districts: Council District 4 / Bayou Cane Fire District
   Developer: Evangeline Business Park, L.L.C.
   Engineer: David A. Waitz Engineering & Surveying, Inc.
b) Consider Approval of Said Application

I. STAFF REPORT
   1. Public Hearing
      Discussion and possible action regarding the adoption of the Main Street Corridor Master Plan

J. ADMINISTRATIVE APPROVAL(S):
   2. Survey & Division of Lots 5 through 8, Block 2, of Charles Subdivision into Lot 5-6 and 7-8; Section 8, T17S-R17E, Terrebonne Parish, LA (119 & 125 Howard Avenue / Councilman Brien Pledger, District 1)
   3. Property Line Shift between Tracts A and B on Property belonging to GLCB, LLC; Section 4, T17S-R17E, Terrebonne Parish, LA (6451/6453 & 6473/6475 West Main Street / Councilman Gerald Michel, District 3)
   4. Property Line Shift between Designated Tracts 1 and 2 on Property of Buquet Distributing Company, Inc. and Buquet Realty Co., Inc.; Section 4, T17S-R17E, Terrebonne Parish, LA (5363 & 5393 Highway 511 / Councilman Darrin Guidry, District 6)

K. COMMITTEE REPORT:
   1. Subdivision Regulations Review Committee

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

M. PUBLIC COMMENTS

N. ADJOURN
MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 17, 2023

A. The Chairman, Mr. Robbie Liner, called the meeting of August 17, 2023 of the HTRPC to order at 6:07 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers.

B. Upon Roll Call, present were: Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Ross Burgard and Ms. Rachael Ellender, Secretary/Treasurer. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Beregeay, Legal Advisor.

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 himself or herself from participating in the debate, discussion, and voting on that matter. There were no conflicts to report.

D. APPROVAL OF THE MINUTES:
1. Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of June 15, 2023.”

   The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

E. Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC remit payment for the August 17, 2023 invoices and approve the Treasurer’s Reports of June 2023 and July 2023.”

   The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. COMMUNICATIONS:
1. Mr. Pulaski read an email from Leonard Chauvin P.E., P.L.S., Inc. dated August 17, 2023, requesting to withdraw Item G.1 regarding property belonging to William Washam [See ATTACHMENT A].

2. Mr. Pulaski read a letter from Kenneth L. Rembert Land Surveyors dated August 17, 2023, requesting to table Item H.8 until the next regular meeting regarding the Gustave John Theriot property [See ATTACHMENT B].
   a) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC adopt a motion to table the application for Process D, Minor Subdivision, Tracts A, B, C, & D, A Redivision of Property belonging to Gustave John Theriot until the next regular meeting of September 21, 2023 as per the Developer’s request [See ATTACHMENT B].

   The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Pulaski read an email from Terral J. Martin, Jr., P.L.S. dated August 7, 2023 requesting to table Item H.10 regarding WDR Properties, LLC indefinitely [See ATTACHMENT C].
   a) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC adopt a motion to table the application for Process D, Minor Subdivision, Tract 1 and Tract 2 being a Redivision of Property belonging to WDR Properties, LLC indefinitely as per the Developer’s request [See ATTACHMENT C].

   The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
G. OLD BUSINESS:
1. **WITHDRAWN as per the Developer’s request.** Division of Property belonging to William J. Washam to create Tract WW-1 and Tract WW-2 [See ATTACHMENT A]

H. APPLICATIONS / NEW BUSINESS:
   a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
   b) There was no one present to speak on the matter.
   c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

2. The Chairman called to order the Public Hearing for an application by David P. LeCompte requesting approval for Process D, Minor Subdivision, for Tracts 1-A, 2-A, & 3-A, A Redivision of Tract “A.”
   a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
   b) There was no one present to speak on the matter.
   c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

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

e) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A-1-A, A-1-B, & A-1-C, A Redivision of Tract A-1 belonging to Charlotte G. Trosclair.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

f) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of an approval letter from the Department of Health and municipal addresses being depicted on the plat.

g) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1-A, 2-A, & 3-A, A Redivision of Tract “A,” Property belonging to David P. LeCompte, et al conditioned upon the submittal of an approval letter from the Department of Health and municipal addresses being depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Stephanie Leonard requesting approval for Process D, Minor Subdivision, for Tracts 1-5, Charles John Lajaunie.
   a) Ms. Alisa Champagne, Charles L. McD onald Land Surveyor, Inc. discussed the location and division of property.
b) There was no one present to speak on the matter.

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

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance from the fire hydrant distance due to it being within the 10% allowance and conditional approval of the subdivision provided upon the submittal of all utility service letters and municipal addresses and method of sewerage disposal be depicted on the plat.

e) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, variance from the fire hydrant distance due to it being within the 10% allowance and conditional approval of the subdivision provided upon the submittal of all utility service letters and municipal addresses and method of sewerage disposal be depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by Onshore Materials, LLC requesting conceptual & preliminary approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase D.

a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.

b) The Chairman recognized E.J. Grabert, 319 Louisiana Drive, who expressed concerns of traffic through Monroe Street, that the condition of Louisiana Drive and not being able to handle the traffic, and that there needs to be a different access.

c) The Chairman recognized Virginia Holcomb, 220 Louisiana Drive, who expressed concerns of the number of additional homes and vehicles that will go through Monroe Street and Louisiana Drive, little communication with Developer, and the grass not being kept up on the property.

d) The Chairman recognized Susan Boudreaux, 218 Louisiana Drive, who expressed concerns of traffic, narrow streets, drainage, Walmart traffic, another new subdivision nearby, and speeding.

e) The Chairman recognized Bronwyn Grabert, 319 Louisiana Drive, who expressed concerns of traffic and accuracy of the traffic counter.

f) Mr. Faulk moved, seconded by Mr. Smith: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

g) Discussion was held regarding traffic counters that could have been put out by Roads & Bridges, MPO, or DOTD and various issues that could result.

h) Mr. Waitz discussed the original plans for the subdivision with the neighbors that included a compromise that led to this design and that it follows parish guidelines. Discussion ensued regarding the original layout of Phase B that included a cut-thru street that wasn’t wanted but would allow Phase D to have the current layout as presented.

i) Mr. Pulaski stated the residents could call Gravity Drainage, Tim Babin, at 985-873-6717, to request the ditches to be cleaned out and help drainage issues.
j) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon all utility letters being submitted.

k) It was suggested that the Developer compromise with the residents to repave Monroe Street and Louisiana Drive after construction of the new subdivision is complete.

l) Discussion was held regarding the existing streets being part concrete and part asphalt, construction traffic issues in the earlier phases that have been cleared up, helping the residents in the earlier phases by not having a thru street, the ditch and drainage being improved in the area just like the earlier phases, subdivision and drainage master plan that was submitted, speeding issues to be taken care of by law enforcement not the Developer or Engineer, and possible access through Sucrose Drive if lots were not already built on.

m) Mr. Pulaski stated they would check and make note of the condition of Monroe Street and Louisiana Drive.

n) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase D conditioned upon all utility letters being submitted.”

o) Discussion was held regarding alternate access, the Master Plan, and the traffic count of 312 average trips per day.

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Faulk and Mr. Thibodeaux; NAYS: Mr. Rogers, Mr. Smith, and Mr. Soudelier; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION FAILED.

It was later confirmed that the Commission failed to make another motion after this one failed; matter will be placed on next meeting agenda of September 21, 2023 as old business and adjacent property owner letters will be sent out again.

5. The Chairman called to order the Public Hearing for an application by Poule D'eau Properties, LLC requesting approval for Process D, Minor Subdivision, for Tracts “A” & “B,” A Redivision of Property belonging to Poule D’eau Properties, LLC.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.

b) There was no one present to speak on the matter.

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

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility service letters and municipal addresses being depicted on the plat.

e) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Tracts “A” & “B,” A Redivision of Property belonging to Poule D’eau Properties, LLC conditioned upon municipal addresses being depicted on the plat, at least one permanent-type benchmark be depicted on the plat, and submittal of all utility letters.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. The Chairman called to order the Public Hearing for an application by Ryan Pitre requesting approval for Process D, Minor Subdivision, for Tracts 1 & 2, A Redivision of Property belonging to Ryan Pitre.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
b) The Chairman recognized Nicole Sanderford, 309 Merrill Drive, who lived at this address for 23 years and expressed concerns of drainage and that it started when the previous owners built the shed and the Parish informing her it was civil matter.

c) The Chairman recognized Heather Abadie, 1504 Acadian Drive, who stated she had never heard of any drainage issues but willing to help now that they know about the issues.

d) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon submittal of all utility letters and the municipal addresses be depicted on the plat. He also stated that there was a note on the bottom left corner of the plat about drainage and the private ditches have to be maintained by the property owners.

f) Discussion was held regarding both properties backing up to DOTD and continuing issues with them maintaining their property and may be part of the drainage issues.

g) Mr. Faulk moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Tracts 1 & 2, A Redivision of Property belonging to Ryan Pitre conditioned upon submittal of all utility letters and the municipal addresses be depicted on the plat.”

h) Mr. Pulaski stated the Parish Manager, Mike Toups, had a good relationship with DOTD and he would bring the matter to his attention and possibly inspect the property.

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

7. The Chairman called to order the Public Hearing for an application by Patrice Sims requesting approval for Process D, Minor Subdivision, Lots 18A & 18B, A Redivision of Lot 18, Block 4, Deweyville Subdivision.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.

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

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

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance from the minimum lot size requirement to 3,390 sf and conditional approval provided upon submittal of all service utility letters.

e) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 18A & 18B, A Redivision of Lot 18, Block 4, Deweyville Subdivision with a variance granted from the minimum lot size requirement and conditioned upon submittal of all utility letters.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr.
THE CHAIRMAN DECLARED THE MOTION ADOPTED.

8. Tabled until September 21, 2023 as per the Developer’s request. Tracts A, B, C, & D, A Redivision of Property belonging to Gustave John Theriot [See ATTACHMENT B]

9. The Chairman called to order the Public Hearing for an application by Savior Property Management, LLC requesting approval for Process D, Minor Subdivision, Division of Property belonging to Floyd McFarland (Tracts 3-A & 3-B).
   a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc. discussed the location and division of property. She stated the fire hydrant was not within the required distance nor within the 10% allowance and they were requesting a variance. She stated that the applicant said he could not afford to install a fire hydrant and that he shouldn’t be responsible for the Parish’s infrastructure.
   b) There was no one from the public to speak on the matter.
   c) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”
      The Chairman called for a vote on the motion offered by Mr. Thibodeaux.
      THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
   d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the variance due to the request being in excess of the 10% allowance policy and tabling the matter to allow the Developer time to install the required hydrant(s).
   e) Discussion was held regarding whether the Developer will agree to install the hydrant(s). Ms. Champagne stated she couldn’t speak for him, but she would remove the matter from consideration, if necessary.
   f) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC deny the request for a variance from the fire hydrant distance requirements due to it not meeting the 10% allowance policy.”
      The Chairman called for a vote on the motion offered by Mr. Thibodeaux.
      THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
   g) Mr. Smith moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Division of Property belonging to Floyd McFarland (Tracts 3-A & 3-B) to allow the Developer time to install the required hydrant(s).”
      The Chairman called for a vote on the motion offered by Mr. Smith.
      THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

10. Tabled Indefinitely as per the Developer’s request. Tract 1 and Tract 2 being a Redivision of Property belonging to WDR Properties, LLC [See ATTACHMENT C]

I. STAFF REPORT:

1. Mr. Pulaski discussed the Main Street Corridor Master Plan and stated a healthy downtown is vital to the entire community. He discussed the rising insurance costs, people leaving the parish, and working toward helping them to stay.
   a) Discussion was held regarding marketing, social media, and algorithm of said social media.
   b) Mr. Smith moved, seconded by Mr. Faulk: “THAT a Public Hearing be called for the discussion and adoption of the Main Street Corridor Master Plan for Thursday, September 21, 2023 at 6:00 p.m.”
      The Chairman called for a vote on the motion offered by Mr. Smith.
      THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr.
J. ADMINISTRATIVE APPROVAL(S):

Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4 for the month of July and Administrative Approvals 1-6 for the month of August.”

July 2023

1. Lot Line Adjustment between Rev. Tract 2A, Lot 39 & Lot 45 into Rev. 2 Tract 2A, Rev. Lot 39 & Rev. Lot 45; Section 93, T21S-R18E, Terrebonne Parish, LA (7822, 7818, & 7816 Waterfront Drive / Councilman Dirk Guidry, District 8)

2. Revised Lot 10, Block 43 of Add. No. 16, Phase B & Revised Lot 11, Add. No. 18, Phase B to Summerfield Place Subdivision; Section 82, T17S-R17E, Terrebonne Parish, LA (418 Lancaster Drive & 261 Newsom Drive / Councilman Darrin Guidry, District 6)

3. Revised Lot 3, Block 2, A Redivision of Lots 3 thru 5, Block 2, Add. No. 1 to St. Michel Subdivision; Sections 8 & 96, T17S-R17E, Terrebonne Parish, LA (110 thru 114 St. Michel Avenue / Councilwoman Jessica Domangue, District 5)

4. Lot Line Adjustment located in Greenacree Subdivision (Lots 26B, 27A, 27B, Block 1) & Greenacree Subdivision, Addendum 1 (Lot 4, Block 3); Section 6, T17S-R18E, Terrebonne Parish, LA (306 Mason Drive / Councilwoman Jessica Domangue, District 5)

August 2023

1. Lot Line Shift of Lot 14, Block 1, Fesi Court Subdivision, belonging to Brian and Kaylie Robichaux, and Lot 19, Parcel 3, and portion of Parcel 4, of Addendum No. 3 to Mulberry Heights Subdivision, belonging to Paul and Sandra Larose, into Lot 14-A and Lot (139 Del Rio Drive / Councilman Danny Babin, District 7)

2. Lot Line Adjustment of Property belonging to William & Michelle McDonald into Tract 1 and Revised Tract B-2; Sections 64 & 65, T16S-R17E, Terrebonne Parish, LA (300 Bellwood Drive / Councilman John Amedée, District 4)

3. Lot Line Shift of Lot 8, Block 1, Cameron Isles Business Park and the Remainder of Matherne Realty Partnership, LLC into Lot 8A, Block 1, Cameron Isles Business Park and the Remainder of Matherne Realty Partnership, LLC; Sections 101 & 102, T17S-R17E, Tet (815 Centurion Lane / Councilman Carl Harding, District 2 & Councilman Darrin Guidry, District 6)

4. Revised Tracts 4-2 & 5-2, A Redivision of Property belonging to Frogco Amphibious Equipment, LLC, et al; Section 54, T16S-R17E, Terrebonne Parish, LA (110 Doris Court / Councilman John Amedée, District 4)


6. Redivision of Lot Lines of Property belonging to Bon Villa Mobile Home Park, LLC; Section 7, T16S-R17E, Terrebonne Parish, LA (106 Bon Villa Court, Gray / Councilman John Amedée, District 4)

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED:

YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
   a) Mr. Thibodeaux inquired about the status of the sidewalk along Highway 24 North to Lost Bayou that was to be funded from a Pedestrian grant from a few years back. Mr. Pulaski stated he would follow up on it.

2. Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded Mr. Soudelier: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:34 p.m.”
The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission
Good Morning,

I would like to inform you that we would like to pull the division for William (Jack) Washam from the agenda and future agendas. If you have any questions, do not hesitate to call. Thank you!

Sincerely,

Nicholas Billiot, L.S.I.
Land Surveying Intern
627 Jackson St.
Thibodaux, LA 70301
Phone: 985-449-1376
Fax: 985-449-1050
Email: nicholas@ljcpe.com

LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR

External Sender

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August 17, 2023

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: NEW BUSINESS – Item 8, Tracts A, B, C & D property of Gustave John Theriot

Dear Chris:

Please let this letter serve as a request to place the above item on the table and be considered for approval at the next planning commission meeting. The Board of Health issue has an issue with a couple of the treatment plants and I have to amend the bayou side tracts to show Mr. Theriot’s ownership under the highway east of the center of the highway. DOTD only bought west of the highway centerline.

Thank you,

Sincerely,

Keneth L. Rembert

KLQ/apr
Becky,

Please remove item 10 Re-division WDR Properties (Applications/ New Business) from the August 17th Planning commission meeting. The item will be tabled indefinitely.

Thank you,

Terrel

---

From: Becky Becnal <bbecnal@tpcg.org>
Sent: Tuesday, August 1, 2023 12:46 PM
To: Terral Martin <tmartin@redstickpower.com>
Cc: Joan Schexnayder <jschex@tpcg.org>
Subject: RE: Re-Division 2713 Hwy 316 - Drainage Calculations

- **24.11.2 - PROCESS A, B, & D**
  Process A & B: One hundred twenty-five dollars ($125.00) minimum fee, plus current postage charge for certified mail per notice
  **Process D**: One hundred twenty-five dollars ($125.00) minimum fee, plus current postage charge for certified mail per notice; or two hundred ninety-six dollars ($296.00) minimum fee, plus current postage charge for certified mail per notice if engineering review required (Ord. No. 7373, §1, 10-24-07)

Please submit another check for the difference of $171.00. Let me know if you have any questions.

Thanks,

Becky
APPLICATION
SUBDIVISION OF PROPERTY

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: IMPERIAL LANDING SUBDIVISION - PHASE D
2. Developer’s Name & Address: ONSHORE MATERIALS, L.L.C.
   127 LINCOLN LANE, THIBODAUX, LA 70301
   Owner’s Name & Address: ONSHORE MATERIALS, L.L.C.
   127 LINCOLN LANE, THIBODAUX, LA 70301
   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: INTERSECTION OF MONROE ST. & CORSE DR., THIBODAUX, LA 70301
5. Location by Section, Township, Range: SECTION 77, T15S-R16E
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. Planned Unit Development: Y  N  L

11. Date and Scale of Map: JUNE 29, 2003

12. Council District / Fire Tax Area: 

13. Number of Lots: 31

14. Filing Fees: $399.40

CERTIFICATION:

[Signature] 

Date 7/6/23

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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] 

Date 7/6/23
APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

A. _____ Raw Land
   Re-Subdivision

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

C. _____ Major Subdivision
   Conceptual
   Preliminary
   Engineering
   Final

D. _____ Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

x variance from minimum lot size requirements ≠ 50'x50'

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

1. Name of Subdivision: PLAT SHOWING TRACTS A, B, C & D, A REDIVISION OF PROPERTY BELONGING TO GUSTAVE JOHN THERIOT

2. Developer’s Name & Address: 1952 HIGHWAY 311, SCHRIEVER, LA 70395
   Owner’s Name & Address: SAME
   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: 1952 HIGHWAY 311, SCHRIEVER, LA 70395

5. Location by Section, Township, Range: SECTIONS 11, 56 & 57, T16S-R16E

6. Purpose of Development: SALE OF A PORTION OF LAND

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
   X Roadside Open Ditches
   X Rear Lot Open Ditches
   Other

10. Planned Unit Development: Y ☐ N ☒

11. Date and Scale of Map:
   7/31/23 SCALE 1”=100’

12. Council District / Fire Tax Area:
   2 Harding/Schriever Fire

13. Number of Lots: 4

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent
7/31/23

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

GUSTAVE JOHN THERIOT
Print Name of Signature
7/31/23

Date

RPC / G.2

PC23/ 7 - 8 - 31

Revised 11/3/2021
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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

VARIANCE REQUESTED FOR FIRE HYDRANT SINCE NONE CAN BE PLACED ON A 4” WATERLINE

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

1. Name of Subdivision: RODDY MATHERNE ET UX

2. Developer’s Name & Address: RODDY MATHERNE 516 BOURG LAROSE HWY, BOURG, LA 70343
   RODDY & CARLA MATHERNE 516 BOURG LAROSE HWY, BOURG, LA 70343
   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: 478 & 516 BOURG LAROSE HWY

5. Location by Section, Township, Range: SECTION 77, T17S-R19E

6. Purpose of Development: RECONFIGURE LOT LINES

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
   X Roadside Open Ditches
   ___ Rear Lot Open Ditches
   ___ Other

10. Planned Unit Development: Y \[\#\]

11. Date and Scale of Map: DATE: 8/23 SCALE: 1"=200'

12. Council District / Fire Tax Area:

13. Number of Lots: 2

14. Filing Fees: $244.00

CERTIFICATION:

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

Signature of Applicant or Agent

Date

8/28/23

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

RODDY M. MATHERNE

Print Name of Signature

8/28/23

PC23/9-1-34

REVISED 11/3/2021
Houma-Terrebonne Regional Planning Commission
P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: httpcinfo@tpcg.org

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed
description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance
of the variance would not nullify the intent and purpose of the ordinance which may include the
public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: LOT "A", PROPERTY BELONGING TO LEON COX
2. Developer's Name & Address: LEON COX 4347 BAYOU BLACK DR HOUMA, LA 70360
   Owner's Name & Address: LEON COX 4347 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: 4377 BAYOU BLACK DR
5. Location by Section, Township, Range: SECTIONS 44 & 45, T17S-R16E
6. Purpose of Development: RECONFIGURE LOT LINES
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. Planned Unit Development: Y □ N □
11. Date and Scale of Map:
    DATE: 8/24/23 SCALE: 1"=40'
12. Council District / Fire Tax Area:
    7 Balbon / Bayou Black Fire
13. Number of Lots: 1

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent
8/28/23

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with
the Application or 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.

LEON COX
Print Name of Signature
8/28/23

Date

RPC / H.2

PC23/ 9 - 2 - 35

Revised 11/3/2021
APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

<table>
<thead>
<tr>
<th>A.</th>
<th>Raw Land</th>
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<tr>
<td>B.</td>
<td>Mobile Home Park</td>
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<td>C.</td>
<td>Major Subdivision</td>
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<td>Preliminary</td>
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<td>Engineering</td>
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<td>Final</td>
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<td>D.</td>
<td>Minor Subdivision</td>
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</table>

Variance(s) - Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: RECREATION DIST. NO. 1
2. Developer's Name & Address: TERREBONNE PARISH RECREATION DISTRICT NO. 1
   208 PAULETTE ST HOUMA, LA 70364
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR
4. Physical Address: 1533 BAYOU GARDENS BLVD
5. Location by Section, Township, Range: SECTIONS 56 & 57, T16S-R17E
6. Purpose of Development: CREATE A PLAYGROUND
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. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map:
    DATE: 8/28/23 SCALE: 1"=100'
12. Council District / Fire Tax Area:
    4 Brandon / Cadet Fire
13. Number of Lots: 1
14. Filing Fees: $50.00

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent

Date: 8/29/23

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

TERREBONNE PARISH RECREATION DIST. NO.1

Mark Amedee
Print Name of Signature

Date: 8/29/23

PC23/ 9 - 3 - 3u
RPC / H.3

"MINOR SUBDIVISION"

LAND USE: COMMERCIAL DEVELOPER. TERREBONNE PARISH RECREATION DIST. NO. 1

PLAN SHOWING REVISED TRACT "B". PROPERTY BELONGING TO TERREBONNE PARISH RECREATION DIST. NO. 1 LOCATED IN SECTIONS 56 & 57, T16S-R17E, TERREBONNE PARISH, LOUISIANA

Kenneth L. Rembert, PLS
LAND SURVEYOR

DRAWN BY:

 DATE: 28 AUG 23

SCALE: 1" = 100'
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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.8.2.1)

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

2. Developer’s Name & Address: 70364
   CLAUDETTE & EMMETT J. ROBICHAUX, JR. 1039 BAYOU BLUE RD
   HOUMA, LA 70364
   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: 1039 BAYOU BLUE RD
5. Location by Section, Township, Range: SECTION 27, T17S-R18E
6. Purpose of Development: RECONFIGURE LOT LINES
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. Planned Unit Development: Y [N X]
11. Date and Scale of Map:
    DATE: 8/22/23 SCALE: 1"=60'
12. Council District / Fire Tax Area:
    A Traskair / Bayou Blue Fire
13. Number of Lots: 3
14. Filing Fees: $321.59

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

KENETH L. REMBERT
Print Applicant or Agent

Signature of Applicant or Agent

8/28/23

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

EMMETT J. ROBICHAUX, JR.
Print Name of Signature

8/28/23

RPC / H.4

Revised 11/3/2021
APPLICATION
SUBDIVISION OF PROPERTY

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

Non-Conforming servitude used to access Revised Tract 2 & 3 from Rosewood Drive

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:
1. Name of Subdivision: Subdivision of Tracts 2 & 3 into Tract 4, and Revised Tracts 2 & 3
2. Developer’s Name & Address: Joe Bernier, 1838 Doctor Beartrous Road, Theriot LA 70397
   Owner’s Name & Address: Joe Bernier, 1838 Doctor Beartrous Road, Theriot LA 70397
   All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:
4. Physical Address: 1611 Bayou Black Drive, Houma LA 70360
5. Location by Section, Township, Range: Section 104, T17S - R17E
6. Purpose of Development: Create 3 lots of record to be sold
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. Planned Unit Development: Y ☐ N ☑
11. Date and Scale of Map: 08/29/23 Scale: 1” = 30’
12. Council District / Fire Tax Area:
    Council District 7/City of Houma
13. Number of Lots: 3
14. Filing Fees:

CERTIFICATION:
I, Prosper Toups, certify this application including the attached data to be true and correct.

Prosper Toups, Ill
Print Applicant or Agent
Date 8-31-23
Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

Joe Bernier
Signature
Date 8/31/23

PC23/9 - 5 - 38

RPC / H.5

Revised 11/3/2021
SUBDIVISION OF TRACTS 2 & 3
INTO TRACT 4, REVISI ED TRACT 2, AND REVISI ED TRACT 3
LOCATED IN SECTION 104, T17S-R17E
TERREBONNE PARISH, LOUISIANA
Houma-Terrebonne Regional Planning Commission
P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: httpinfo@rpg.org

APPLICATION
SUBDIVISION OF PROPERTY

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

Variance(s) = Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:
1. Name of Subdivision: Krumhhaar/ES&H Subdivision
2. Developer's Name & Address: Coteau Land, LLC - 2578 Hwy 311 - Schriever, LA 70393
   Owner's Name & Address: Shaffer Properties, LLC, and Estate of Jane Krumhhaar, represented by the independent administrator, Katie Allen
   All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Michael P. Blanchard, PLS

SITE INFORMATION:
4. Physical Address: 1612 Coteau Rd - Houma, LA 70361
5. Location by Section, Township, Range: Sections 17, 18, 26 & 27 - T17S, R17E
6. Purpose of Development: *No Development* Land Exchange Only
7. Land Use:
   x Single-Family Residential
   x Multi-Family Residential
   ______ Commercial
   ______ Industrial
   ______ Other
8. Sewerage Type:
   Community
   x Individual Treatment
   ______ Package Plant
   ______ Other
9. Drainage:
   Curb & Gutters
   x Roadside Open Ditches
   ______ Rear Lot Open Ditches
   ______ Other
10. Planned Unit Development: Y □ N ❌
11. Date and Scale of Map: TBD Scale: 1" = 200'
12. Council District / Fire Tax Area:

CERTIFICATION:
1. Michael P. Blanchard , certify this application including the attached data to be true and correct.

Print Applicant or Agent

Signature of Applicant or Agent

Date 08/09/2023

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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 8/9/2023

Revision 11/22/2021

RPC / H.6
**APPLICATION**

**SUBDIVISION OF PROPERTY**

**APPROVAL REQUESTED:**

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<th>B.</th>
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<td>Raw Land</td>
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<td>Re-Subdivision</td>
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Variance(s) — Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

---

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

1. **Name of Subdivision:** Krumhaar/ES&H Subdivision
2. **Developer's Name & Address:** Coteau Land, LLC - 2678 Hwy 311 - Schriever, LA 70395
   
   **Owner's Name & Address:** Shaffer Properties, LLC and Estate of Jane Krumhaar, represented by the independent administrator, Katie Allen

   All owners must be listed, attach additional sheet if necessary
3. **Name of Surveyor, Engineer, or Architect:** Michael P Blanchard, PLS

**SITE INFORMATION:**

4. **Physical Address:** 1612 Coteau Rd - Houma, LA 70361
5. **Location by Section, Township, Range:** Sections 17, 18, 26 & 27 - T17S, R17E
6. **Purpose of Development:** *No Development* Land Exchange Only
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. **Planned Unit Development:** Y ☐ N ☒
11. **Date and Scale of Map:** TBD
    **Scale:** 1" = 200'
12. **Council District / Fire Tax Area:**
13. **Number of Lots:** 10
14. **Filing Fees:**

**CERTIFICATION:**

1. **Michael P. Blanchard**, certify this application including the attached date to be true and correct.

   **signature**

   **Print Applicant or Agent**

   **08/07/2023**

   **Date**

   The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

   **signature**

   **Print Name of Signature**

   **8/13/13**

   **Date**
APPLICATION
SUBDIVISION OF PROPERTY

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: EVANGELINE OAKS SUBDIVISION
2. Developer’s Name & Address: EVANGELINE BUSINESS PARK, LLC., 1055 ST. CHARLES AVENUE, SUITE 120, NEW ORLEANS, LA 70113
   Owner’s Name & Address: EVANGELINE BUSINESS PARK, LLC., 1055 ST. CHARLES AVENUE, SUITE 120, NEW ORLEANS, LA 70113
   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: SECTION 7, 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. Planned Unit Development: Y X N □
11. Date and Scale of Map: AUGUST 25, 2023 1” = 100’
12. Council District / Fire Tax Area:
13. Number of Lots: 235
14. Filing Fees: $1,000.00

CERTIFICATION:

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

RONNIE J. THERIOT, MANAGER
Print Applicant or Agent
8/25/23

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

RONNIE J. THERIOT, MANAGER
Print Name of Signature
8/25/23

Signature

Date