

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Joseph Cehan, Jr.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
L. A. "Budd" Cloutier, O.D.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

JUNE 18, 2020, THURSDAY

6:00 P.M.

HOUMA MUNICIPAL AUDITORIUM

880 Verret Street, Houma, Louisiana

(Temperature Screening and Face Masks Required)

and

**VIA FACEBOOK LIVE, TERREBONNE PARISH CONSOLIDATED GOVERNMENT
VIA ZOOM TELECONFERENCE**

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 May 21, 2020

E. COMMUNICATIONS

F. STAFF REPORT

G. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

H. PUBLIC COMMENTS

I. 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 May 21, 2020

**E. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 18, 2020 INVOICES AND THE
TREASURER'S REPORT OF MAY 2020**

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: Lots "A" and "B", Property belonging to Lionel Williams, et ux
 Approval Requested: Process D, Minor Subdivision
 Location: 321 & 323 Jackson Street, Terrebonne Parish, LA
 Government Districts: Council District 1 / City of Houma Fire District
 Developer: Lionel & Velma Williams
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Variance Requests: 1) Variance from the minimum lot size requirement
 2) Variance from the fire hydrant distance requirement
 - c) Consider Approval of Said Application
3. a) Subdivision: Stone Creek Subdivision
 Approval Requested: Process D, Minor Subdivision
 Location: 343 Mozart Drive, Terrebonne Parish, LA
 Government Districts: Council District 1 / Grand Caillou Fire District
 Developer: Filemon & Hortencia S. Saldana
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tract 1, Property of Indian Ridge Plantation, L.L.C.
 Approval Requested: Process D, Minor Subdivision
 Location: 3310± Bayou Dularge Road, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Indian Ridge Plantation, L.L.C.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Requests: 1) Variance from the fire hydrant distance requirement
 2) Variance from the minimum lot size requirement
 - d) Consider Approval of Said Application
2. a) Subdivision: Lots 58 thru 61, A Redivision of Parcel 3 belonging to Four Point Holdings, Inc.
 Approval Requested: Process D, Minor Subdivision
 Location: 1035, 1037, 1039, & 1041 Four Point Road, Terrebonne Parish, LA
 Government Districts: Council District 7 / Grand Caillou Fire District
 Developer: Four Point Holdings, Inc.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Request: Variance from the minimum lot size requirement
 - d) Consider Approval of Said Application
3. a) Subdivision: Tracts "A" & "B", A Redivision of Property belonging to Guru Holdings, L.L.C.
 Approval Requested: Process D, Minor Subdivision
 Location: 1525 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Guru Holdings, L.L.C.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Revised Lot 21 and Lots 21-A & 21-B, A Redivision of Lots 21 of Magenta Estates West belonging to Richard Hall
 Approval Requested: Process D, Minor Subdivision
 Location: 451 Crochetville Road, Montegut, Terrebonne Parish, LA
 Government Districts: Council District 9 / Montegut Fire District
 Developer: Richard Hall
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Request: Variance from the minimum lot size requirement
 - d) Consider Approval of Said Application

5. a) Subdivision: Redivision of Tract G of the Redivision of Property belonging to Anne Marie Dupont Boudreaux creating Lot 1, Lot 2, Lot 3, & Lot 4
 Approval Requested: Process D, Minor Subdivision
 Location: 1634 & 1636 Bull Run Road, Schriever, Terrebonne Parish, LA
 Government Districts: Council District 2 / Donner-Chacahoula Fire District
 Developer: Anne Marie Dupont Boudreaux
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding presenting a draft of revisions to certain portions of Chapter 17, Article II, Section 17-28 of the Parish Code of Ordinances

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Campsite 87, Property belonging to Robinson Canal Land Company, Ltd., Section 83, T20S-R18E, Terrebonne Parish, LA
2. Revised Lots 6-A, 7 & 8, Block 2, A Redivision of Lot 6-A and Revised Lots 7 & 8, Lewis Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
3. Revised Campsites 92 & 95, Property belonging to Robinson Canal Land Company, Ltd., Section 82, T20S-R18E, Terrebonne Parish, LA
4. Revised Tracts 5 and 6 of Oak Forest Plantation Estates, A Redivision of Property belonging to John F. Fazzio, et al, Sections 80 & 81, T16S-R15E, Terrebonne Parish, LA
5. Revised Tract "FF-1", Property belonging to The Halili Razz Trust, et al, Sections 17 & 20, T20S-R16E, Terrebonne Parish, LA
6. Revised Tract 6-A-1, Revised Tract 7-A-1 and Revised Tract 7-A-2 into Tracts Rev. 2 Tract 6-A-1, Rev. 2 Tract 7-A-1, and Rev. 2 Tract 7-A-2, Sections 2 & 3, T19S-R19E, Terrebonne Parish, LA
7. Redivision of Lots 15, 16, and 17, Block 1 of Roberta Grove Subdivision into Lots 15A, 16A, and 17A, Section 9, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

M. PUBLIC COMMENTS

N. ADJOURN



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION PUBLIC NOTICE

Following the Declaration of Public Health Emergency, La RS 29:766, by the Governor of the State of Louisiana, John Bel Edwards, and pursuant to Proclamations 27-JBE-2020, the Parish President for Terrebonne Parish, Gordon E. Dove, has declared a State of Emergency within Terrebonne Parish.

As per the attached Certification by Commission Chairman Kyle D. Faulk, and in accordance with Section 4 of Louisiana Executive Proclamation Number JBE 2020-30 of March 16, 2020 and the Parish President's Executive Order on Public Meetings signed March 23, 2020 at 4:50 p.m. and recorded in the Public Record on March 25, 2020 at COB 2600, page 585, Entry No. 1600720, the Houma-Terrebonne Regional Planning Commission meeting scheduled for Thursday, May 21, 2020 at 6:00 p.m. shall be conducted via Zoom tele/video conference and shall be live streamed on Terrebonne Parish Consolidated Government's Facebook page. This meeting will also be conducted at the Houma Municipal Auditorium at 880 Verret Street while practicing social distancing and the wearing of face masks.

This meeting will not include video of the Commission sitting in the Council meeting room. Commission Members, Administration, and their staff will participate remotely from the Houma Municipal Auditorium. When you "view" the meeting, you may or may not be able to actually see a participant, depending on the participant's account settings.

1. Facebook

The Public may view the meeting over live video stream on the Terrebonne Parish Consolidated Government Facebook page. The public can access the page by searching for "Terrebonne Parish" or by typing this link into your browser:

<https://www.facebook.com/tpcg.org/>.

The Facebook page will be used for viewing purposes only. The comments section will be disabled. Public wishing to address the Commission will be administered through Zoom.us. Instructions are below.

2. Viewing or Listening to the Meeting via Zoom

The Public may view or listen to the meeting on video webinar or teleconference conducted by Zoom. **The Webinar ID for this meeting is 95008561314.** You will not be able to address the Commission during this meeting unless you follow instructions in part 3 below.

A. View the Meeting from a PC, Mac, Android, or iPhone device.

1. Enter this link into your browser to join the webinar:

<https://zoom.us/j/95008561314>.

2. When prompted, enter your name and email address.
3. Click "Join" or "Join Webinar." Password: 426627
4. The meeting should automatically download and launch.

B. Listen to the Meeting from any mobile or wired touchtone telephone.

1. Dial 1-301-715-8592.
2. When prompted, enter the Webinar ID 95008561314.



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

3. Public Addressing the Board

Individuals “Wishing to Address the Commission” can attend the meeting at the Houma Municipal Auditorium or participate via Zoom Teleconferencing. **ALL ATTENDEES will be required to have their temperatures taken prior to entering the proceedings. Individuals with a temperature higher than 100.4 will not be allowed to attend the meeting. ATTENDEES MUST WEAR FACE MASKS.** Individuals “Wishing to Address the Commission” via Zoom Teleconferencing will have to fill out a speaker card and email the card to cpulaski@tpcg.org and/or bbecnel@tpcg.org. A speaker card is attached to this Notice. To prevent participation in the meeting by anonymous or fictitious individuals, you are required to include your name, telephone number, and email address on the card, and you are required to sign and date your card at the bottom. If you do not have printing and/or scanning technology, your typed name will suffice for an electronic signature. **Speaker cards will be accepted until 3:00 p.m. CST on the date of the meeting. Any cards submitted after deadline will not be accepted. Speaker cards submitted without the required information and signature will not be accepted.**

When the Commission staff receives your speaker card in compliance with these instructions, you will be sent an electronic invitation to join the meeting. For this reason, you will need to include a valid email address on your speaker card. **Any cards submitted without a valid email address will not be accepted.**

Individuals “Wishing to Address the Commission” will need to sign into a Zoom account to participate. To sign up for a free account, go to <https://zoom.us/signup>. To sign into your Zoom account, go to <https://zoom.us/signin>. Each individual addressing the Commission shall be limited to 3.0 minutes.

4. This meeting will be the second time the Houma-Terrebonne Regional Planning Commission uses webinar conferencing technology to conduct a public meeting. While every effort is being made to conduct a smooth and inclusive public meeting during this time of emergency, please understand that technology may not always be reliable, whether due to human error or technical error. Please offer your patience and understanding while the Commission launches and improves this new way of connecting to the people of Terrebonne Parish.



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TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

SPEAKER CARD
Meeting Date: June 18, 2020

Please complete this card prior to the start of the meeting and email to cpulaski@tpcg.org and/or [bbeconel@tpcg.org](mailto:bbecnel@tpcg.org); or fax to (985) 580-8141. If you can't use either of these options, please contact the Planning & Zoning Department Office at (985) 873-6569 or Houma-Terrebonne Regional Planning Commission at (985) 873-6793 so we can determine another option.

If you wish to address the Commission relative to:

Approval of Minutes

ZONING & LAND USE AGENDA ITEMS

Item H – Public Comment

REGIONAL PLANNING COMMISSION AGENDA ITEMS

Item G.1 – Thibodaux By-Pass Commercial Park

Item G.2 – Lots “A” and “B”, Property belonging to Lionel Williams, et ux

Item G.3 – Stone Creek Subdivision

Item H.1 – Tract 1, Property of Indian Ridge Plantation, L.L.C.

Item H.2 – Lots 58 thru 61, A Redivision of Parcel 3 belonging to Four Point Holdings, Inc.

Item H.3 – Tracts “A” & “B”, A Redivision of Property belonging to Guru Holdings, L.L.C.

Item H.4 – Revised Lot 21 and Lots 21-A & 21-B, A Redivision of Lot 21 of Magenta Estates West belonging to Richard Hall

Item H.5 – Redivision of Tract G of the Redivision of Property belonging to Anne Marie Dupont Boudreaux creating Lot 1, Lot 2, Lot 3, & Lot 4

Item M – Public Comment

Please note before submitting speaker card.

Name: _____ Date: _____

Address, Telephone Number, E-mail address, Affiliation, or Representation:

I wish to address the Commission regarding:

I certify that I am the person submitting this speaker card and that this information is true and correct to the best of my knowledge and ability.

Signed: _____ Dated: _____

For more information, cancellations and updates, individuals can go to the Terrebonne Parish Consolidated Government's webpage at <http://www.tpcg.org>.

BECKY M. BECNEL, MINUTE CLERK
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
(985) 873-6793