

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF APRIL 15, 2010

- A. The Chairman, Mr. Daniel Babin, called to order the regular meeting of April 15, 2010 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:13 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "Budd" Cloutier and the Pledge of Allegiance led by Mr. Richard Elfert.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L. Arnold "Budd" Cloutier, Vice-Chairman; Mr. Richard Elfert; Mr. Erny; Mr. Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: None. Also present was Pat Gordon, Director, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 18, 2010."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC accept the minutes, as corrected, for the Zoning & Land Use Commission for the regular meeting of March 18, 2010."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the April 15, 2010 invoices and approve the Treasurer's Report of March 2010."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Gerard M. Legendre, Morris P. Hebert, Inc., requesting to withdraw the Redivision of Property belonging to Dwayne M. Bourq dated April 1, 2010 [See *ATTACHMENT A*].
- F. OLD BUSINESS:
- Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC remove Old Business item 1 regarding the Redivision of Property donated to the Heirs of Harold Hebert from the table and be considered at this time."
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman stated the next item on the agenda under Old Business was an application by Bill Thomas for Process D, Minor Subdivision for the Redivision of Property donated to the Heirs of Harold Hebert.
 - a) Mr. Bill Thomas, 1861 Bayou Blue Road, stated they were trying to divide family property and discussed 8 of undivided property between two (2) existing lots which has existing access.
 - b) Mr. Gordon stated a meeting was scheduled with Mr. Woodard and that he didn't show up in order to try to resolve the matter with the redivision. He discussed the Staff Report and stated Staff a variance from the required 25' frontage along a dedicated, maintained roadway would be needed should the Commission wish to grant and that Tract 2 be depicted as "raw land."

- c) Discussion was held with regard to the property, ownership, and maintenance.
- d) Mr. Erny moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Redivision of Property donated to the Heirs of Harold Hebert with a variance from the 25 frontage requirement and conditioned upon Tract 2 being depicted as raw land.”
- e) Discussion was held with regard to the Developer being sent to someone who is supposed to know the regulations, the 8right -of-way, property ownership, and home placement on the referenced properties.
- f) Mr. Elfert offered a substitute motion, seconded by Dr. Cloutier: “THAT the HTRPC deny the application for Process D, Minor Subdivision for the Redivision of Property donated to the Heirs of Harold Hebert due to only having 8’ of frontage along the road and the regulations clearly state the requirement of 25’.

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: Mr. Erny; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by C & I of Houma, L.L.C. requesting approval for Process D, Minor Subdivision for the Survey of Tracts “B-1”, “B-2”, & Revised Tract “C”, A Redivision of Tracts “B” & “C” belonging to C & I of Houma, L.L.C.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval conditioned upon 911 addressing being depicted on the plat.
- e) Discussion was held with regard to the 25’ frontage requirement, a variance being granted due to the matter receiving previous approval when the 20’ regulation was in place, and the front property line not being in question.
- f) Mr. Ostheimer moved, seconded by Mr. Navy: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Tracts “B-1”, “B-2”, & Revised Tract “C”, A Redivision of Tracts “B” & “C” belonging to C & I of Houma, L.L.C. conditioned that the applicant restore the property line to where it was on B-2 and if he wants to move that then he pursue that administratively so we do not have to grant a variance from the 25’ on Tract C and that the 911 addresses be depicted on the plat.”
- g) Discussion ensued with regard to changing the entire intent of the application.
- h) Mr. Ostheimer withdrew his motion at this time.
- i) Discussion ensued with regard to the property receiving previous approval when the regulations were 20’.
- j) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Tracts “B-1”, “B-2”, & Revised Tract “C”, A Redivision of Tracts “B” & “C” belonging to C & I of Houma, L.L.C. as depicted on this plat with addresses conditioned that the portion of Tract B-2 that is being carved out of Tract C be approved administratively prior to this approval taking effect.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: Dr. Cloutier; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman stated the next item on the agenda was an application by John Ewing Reding requesting approval for Process D, Minor Subdivision for the Survey of the Revised South ½ of Lots 5 & 6 in Block 113, Boudreaux's Addition to the City of Houma.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mr. Navy: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon approval from the Board of Adjustments.
- e) Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT the HTRPC deny the application for Process D, Minor Subdivision for the Survey of the Revised South ½ of Lots 5 & 6 in Block 113, Boudreaux's Addition to the City of Houma based on the fact that it doesn't meet the lot size requirement, variances have not been listed on the application, and variances are needed in order for it to pass."
- f) Discussion was held with regard to variances and if they have been granted previously without being listed on the application and the Commission historically granting variances in the older parts of Houma for minimum lot size requirement.
- g) Mr. Elfert offered a substitute motion, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of Process D, Minor Subdivision for the Survey of the Revised South ½ of Lots 5 & 6 in Block 113, Boudreaux's Addition to the City of Houma conditioned as per Staff's recommendations."

The Chairman called for a vote on the substitute motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, and Mrs. Williams; NAYS: Mrs. Amedée, Dr. Cloutier, Mr. Navy, and Mr. Ostheimer; ABSTAINING: None; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- h) Mr. Freeman stated the motion was not clear as to the applicant getting approval from the Board of Adjustments and the application being denied if not so.
- i) Motion as repeated: Mr. Elfert moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of Process D, Minor Subdivision for the Survey of the Revised South ½ of Lots 5 & 6 in Block 113, Boudreaux's Addition to the City of Houma conditioned upon Board of Adjustments approval for all zoning issues involved and if not the division is not approved."
- j) Motion as amended: Mr. Elfert moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of Process D, Minor Subdivision for the Survey of the Revised South ½ of Lots 5 & 6 in Block 113, Boudreaux's Addition to the City of Houma with a variance from the minimum lot size and if no approval from the Board of Adjustments on all zoning requirements, the approval is denied."

The Chairman called for a vote on the substitute motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mrs. Williams; NAYS: Mrs. Amedée, Dr. Cloutier, Mr. Navy, and Mr. Ostheimer; ABSTAINING: None; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for the application by ITI, L.L.C. requesting approval for Process D, Minor Subdivision for the Survey of Lots 3-A & 3-B, Redivision of Property belonging to ITI, L.L.C.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Williams & Mrs. Amedée: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed applications with existing conditions and these matters historically being approved. He discussed the Staff Report and stated he would recommend conditional approval provided upon approval from the Board of Adjustments for a variance from the minimum lot size requirement and side yard setback.
- e) Discussion was held with regard to existing structures, property ownership, overlay district for older parts of Houma, etc.
- f) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of Process D, Minor Subdivision for the Survey of Lots 3-A & 3-B, Redivision of Property belonging to ITI, L.L.C. conditioned upon approval from the Board of Adjustments for the appropriate variances."
- g) Motion as amended: Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of Process D, Minor Subdivision for the Survey of Lots 3-A & 3-B, Redivision of Property belonging to ITI, L.L.C. conditioned upon approval from the Board of Adjustments for the appropriate variances and if not approved the application be denied."

The Chairman called for a vote on the amended motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: Dr. Cloutier & Mr. Ostheimer; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for the application by the Estate of Norma L. Thibodeaux requesting approval for Process D, Minor Subdivision for the Survey of Tracts "A1" and "A2", A Redivision of Tract "A" belonging to the Estate of Norma LeBouef Thibodeaux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Williams & Mrs. Amedée: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided 911 addressing be depicted on the plat, drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval, and an approval letter from the Board of Health.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Tracts "A1" and "A2", A Redivision of Tract "A" belonging to the Estate of Norma LeBouef Thibodeaux conditioned upon 911 addressing be depicted on the plat, drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval, and an approval letter from the Board of Health."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman called to order the Public Hearing for the application by Saadi-Simmons, Inc. requesting approval for Process D, Minor Subdivision for the Survey of Lots 1 thru 6 in Lot 182 of the Honduras Plantation Subdivision, Property belonging to Saadi-Simmons, Inc.

- a) Mr. Ken Rembert, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Roy Fazzio, 171 Cleveland Street, who stated they were in favor of the development, but expressed concerns of flooding and drainage.
- c) Discussion was held with regard to the appropriate channels for getting engineering calculations done and approval/verification of the same.
- d) The Chairman recognized Brenda Chauvin, 159 Cleveland Street, who expressed concerns of the property she owns versus what she maintains, flooding and proposed location of the ditch for drainage
- e) The Chairman recognized Joyce Fazzio, 171 Cleveland Street, who expressed concerns of flooding and location of the drainage.
- f) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- g) Mr. Gordon discussed the Staff Report and stated drainage calculations would need to be submitted to the Terrebonne Parish Engineering Division for review and/or approval and that a letter was received from Pollution Control indicating sewerage was not available and a trunk line would have to be run along Acadian Drive from Cleveland and put in taps to serve the five (5) lots along Acadian Drive. Mr. Gordon stated this application could be converted to a Process C due to the improvements to the infrastructure.
- h) Discussion was held with regard to converting the application to conceptual & preliminary or denying if not.
- i) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC grant conceptual and preliminary approval for the application for Process C, Major Subdivision for the Survey of Lots 1 thru 6 in Lot 182 of the Honduras Plantation Subdivision, Property belonging to Saadi-Simmons, Inc. (converted from Process D, Minor Subdivision)."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. The Chairman called to order the Public Hearing for an application by Dudley Pontiff, Sr. requesting approval for Process D, Minor Subdivision for the Survey creating Parcel B (0.48 acre) from original Parcel A, Dudley Pontiff.

- a) Mr. Elliott Pontiff, Jr., 835 Bayou Blue Road, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided 25' frontage be extended to the back, 911 addressing be depicted on the plat, and a fire hydrant be depicted on the plat.
- e) Mr. Erny moved, seconded by Mr. Elfert: "THAT the HTRPC grant approval for Process D, Minor Subdivision for Survey creating Parcel B (0.48 acre) from original Parcel A, Dudley Pontiff conditioned upon a 25' frontage be extended to the back, 911 addressing be depicted on the plat, and a fire hydrant be depicted on the plat."
- f) Discussion was held with regard to shifting the property lines in order to have 25' frontage on the south side of the property.
- g) Mr. Ostheimer offered a substitute motion, seconded by Mr. Erny: "THAT HTRPC grant approval for Process D, Minor Subdivision for Survey creating Parcel B (0.48 acre) from original Parcel A, Dudley Pontiff conditioned the flag lot that extends to the highway is 25' measured perpendicular and that it is within 250' of a fire hydrant."
- h) Motion as amended: Mr. Ostheimer offered a substitute motion, seconded by Mr. Erny: "THAT HTRPC grant approval for Process D, Minor Subdivision for Survey creating Parcel B (0.48 acre) from original Parcel A, Dudley Pontiff conditioned the flag lot that extends to the highway ~~is 25'~~ perpendicular and that it is within 250' of a fire hydrant, and an approval letter from the Board of Health."

The Chairman called for a vote on the substitute motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

7. The Chairman called to order the Public Hearing for an application by Auto Spa Properties, LLC requesting approval for Process D, Minor Subdivision for Auto Spa Express, Parcel "D-2" belonging to Auto Spa Properties, L.L.C.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, discussed the location and division of property. He stated they wished to remove the raw land designation.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mr. Navy: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided they submit drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval, an approval letter from the Board of Health, and a waterline be traversed along the entire front of the property per Waterworks' requirements, and 911 addressing be depicted on the plat.
- e) Discussion was held with regard to if the property is lower than the tailwater elevation for the forced drainage system, they would have to bring fill in and bring up the entirety of the lot which would be addressed in the review of the drainage calculations.
- f) Discussion was held with regard to the drainage issues in the area and possibly converting this application to a major subdivision in order to review the drainage issues more carefully.

- g) Dr. Cloutier moved, seconded by Mr. Erny & Mr. Kurtz: “THAT the HTRPC grant approval for Process D, Minor Subdivision for Auto Spa Express, Parcel “D-2” belonging to Auto Spa Properties, L.L.C. conditioned upon the submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval, an approval letter from the Board of Health, and a waterline be traversed along the entire front of the property per Waterworks’ requirements, and 911 addressing be depicted on the plat.”
 - h) The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Erny, Mr. Kurtz, and Mr. Navy; NAYS: Mr. Elfert, Mr. Ostheimer, and Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
8. The Chairman called to order the Public Hearing for an application by Westgate Development, Inc. requesting conceptual & preliminary approval for Process C, Major Subdivision for Parkwood Place Subdivision.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property. He stated they could not request a PUD because the development was being provided a federal grant and special requirements, etc. of the same would not allow for a PUD.
 - b) The Chairman recognized Mr. S.P. LaRussa, Developer, who discussed the proposal and submitted correspondence of the proposed development.
 - c) The Chairman recognized Mark Duplantis, 262 Tyler Christian Drive, Insurance Financial Group and mortgage lender in Terrebonne Parish, who clarified restriction regarding PUDs and certain types of lending for affordable housing.
 - d) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- e) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a variance is granted for the minimum lot size, variance is granted from the block length requirement, and a rezoning request is applied for from Open Land to Single-Family Residential.
 - f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant conceptual and preliminary approval for Process C, Major Subdivision for Parkwood Place Subdivision with variances granted from extending the streets to the side and rear property line, from the block length, and from the lot size requirement from 6,000 sq. ft. to 5,000 sq. ft. due to the uniqueness in location, design, and purpose of the development and conditioned upon the proposed construction unit designs presented for the development be attached to the application, the property receive the appropriate zoning change to facilitate the development, access to the adjoining park be provided, the street names be depicted on the plat, and the out parcels contain parcel numbers.”
 - g) Mr. Ostheimer further discussed his specific reasoning for granting the variances. He stated the reasoning for extending the streets to the side and rear property line was due to the property being bordered on one side by Bayou Chauvin, the rear by Senator Circle, and the opposite side by a park and East Street School. He stated in a way, the surrounding property is already committed for whatever it is going to be and there is no basis for extending the streets to the property line for possible extension. He further stated the reasoning for the variance from the block length and the lot size from 6,000 to 5,000 sq. ft. was due to increasing the lot size to the minimum of 6,000 sq. ft. and adding the cross streets to meet the 600 ft. block length would result in the loss of approximately (20) lots, (12) for the square footage and (8) for the cross streets. He stated the Developer is using all of the land available in this planned development but not designate as such and if he had to use the lot size, he could do so by putting the lots in the back in the reservoir and this design guarantees everyone 5,000 sq. ft. to place and house and allow for play area. He stated the purpose and type of the development, constraints of the sight justify, etc. warranted granting the variances.

- h) Discussion ensued with regard to the good use of the land; betterment of the community; uniqueness of the development to allow for the variances, property being in a zoned area, 50' x 50' square is still in effect, and the accessibility of the park, etc.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 9. The Chairman stated the next item on the agenda was an application by Burnley Enterprises, L.L.C. requesting final approval for Process C, Major Subdivision for Acadian Villa Subdivision, Addendum No. 2, Phase B.

- a) Mrs. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT B*].
- b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, stated they would comply/resolve all of the punch list items and could complete within (30) days.
- c) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC grant final approval for Process C, Major Subdivision for Acadian Villa Subdivision, Addendum No. 2, Phase B conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division's memo dated April 14, 2010 and allow (30) days for completion."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

- 1. Mr. Gordon stated they were applying for a trail grant with the Federal Highway Administration through DOTD and part of the grant was tying in the proposal into a master bicycle plan to earn more points. He stated they have been in touch with the bicyclists, runners, and Councilman Kevin Voisin and have come up with a plan to convert the old sewer oxidation lagoon behind Valhi into off-road bike trails. The MPO will update the plan next year but this would be a starting point to earn extra points for the grant.

- a) The Chairman called to order the Public Hearing for the Proposed Bike and Pedestrian Plan.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon stated that in speaking with bicycle groups, they already utilize the black top side of Bayou Black as well as Highway 311, Bull Run Road, and Valhi.
- e) Dr. Cloutier moved, seconded by Mr. Kurtz: "THAT the HTRPC accept the proposed bicycle routes as presented."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- I. Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4.”
1. Map showing Survey of Tract 3 and Tract 3-A belonging to Jack Bunn, Section 89, T16S-R17E, Terrebonne Parish, LA
 2. Map showing the Redivision of Tracts 1 & 2 of the Division of Property of John E. McCoy, Section 96, T17S-R17E, Terrebonne Parish, LA
 3. Survey of Revised Lots 5 & 6 of Block 1, A Redivision of Lots 5, 6, 1-5 & 1-6 of Block 1, Catherine Subdivision, Property belonging to David W. Henthorn, Section 105, T17S-R17E, Terrebonne Parish, LA
 4. Map Showing the Redivision of Property belonging to Dwayne M. Bourg, Section 65, T16S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: Mr. Ostheimer stated the PUD regulations proposed inside and outside the zoned area and the proposal to require proof that a 4x4 sign has been erected were unanimously passed by the Council.
 - a) Mr. Gordon stated a public hearing should be called for the next Planning Commission meeting for the ratification of the same.
 - b) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC call a Public Hearing for Thursday, May 20, 2010 for: 1) Amending the Subdivision Regulations, Chapter 24, Section 24.7.1.4, Residential Planned Unit Development, to remove the minimum acreage requirement and add architectural review, and 2) Amending the Subdivision Regulations to update signage requirements to require that a dated photograph of the required 4' X 4' sign be provided to the Planning & Zoning Department at least ten (10) days prior to the public hearing for all subdivision processes.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Comprehensive Master Plan Update: Mr. Gordon informed the Staff that the application has been submitted to LRA for funding for the 3rd phase of the Master Plan Update. He further stated they requested \$200,000.00 of the \$10 million dollars in funds for the impacted parishes in Louisiana and was supposed to hear something at the end of the month, but it has been postponed the award date for another two (2) months due to the influx of applications received.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mrs. Williams inquired about any further information regarding the Prospect Bridge replacement project. Mr. Gordon stated to plan your routes ahead once the bridge closes.
 - b) Dr. Cloutier thank the Commissioner's for making it possible for him to attend the APA Conference and found it very informational and interesting and encouraged everyone to attend next year.
2. Chairman's Comments:
 - a) The Chairman discussed the Surveyor and Engineer's responsibility of requesting variances at the application phase and not waiting until the day of the meeting.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded by Dr. Cloutier: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 10:19 p.m.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

288 Corporate Drive
P.O. Box 3103
Houma, LA 70331-3103

(806) 879-2731 VOICE
(806) 879-9052 FAX



One Sterling Plaza
10101 Southwest Freeway, Suite 400
Houston, TX 77074

(713) 219-1470 VOICE
(713) 219-1471 FAX

April 1, 2010

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
8026 MAIN STREET, SUITE 401
HOUMA, LA 70360

ATTN: Mr. Patrick Gordon

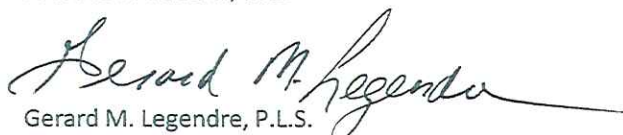
Re: DWAYNE M. BOURG
REDIVISION OF PROPERTY
SECTION 65, T16S-R17E
TERREBONNE PARISH, LOUISIANA

Dear Mr. Gordon:

On behalf of Mr. Dwayne Bourg, I would like to withdraw the Application for Minor Subdivision and replace it with the Application for Administrative Approval. Enclosed is a check payable to HTRPC in the amount of \$125.00 for the appropriate fees.

Should you have any questions or require additional information please let us know.

Sincerely,
MORRIS P. HEBERT, INC.


Gerard M. Legendre, P.L.S.

Enclosure



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

April 14, 2010
Item G - 9

TO: Pat Gordon

**FROM: Gregory E. Bush, LTC, USA, Retired
Director of Public Works**

**SUBJECT: Acadian Villa Subdivision, Addendum 2 Phase B
Final Inspection**

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. 24.7.5.6 No approval letter from Waterworks.
2. Street lights have not been installed.

Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

cc: Planning Commission
David A. Waitz, P.E., P.L.S.
Engineering Division
Reading File
Council Reading File