

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF APRIL 21, 2011

- A. The Chairman, Mr. Daniel Babin, called to order the regular meeting of April 21, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:07 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "Budd" Cloutier and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée, Mr. Daniel Babin, Chairman; Dr. L. Arnold "Budd" Cloutier, Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. Keith Kurtz and Mr. John Navy. Also present was Patrick Gordon, Director, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Williams and Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 17, 2011."

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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Mrs. Amedée and Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of March 17, 2011."

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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the April 21, 2011 and approve the Treasurer's Report of March 2011."

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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Low Land Investors, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision for High Land Development.
 - a) Mr. Gene Robichaux, Developer, discussed the location and division of property. He stated he made changes since his last submittal and had no intentions of selling the lots. He stated he would lease the lots and would permanently hard-surface the roads prior to selling any of the lots. He also stated he met with Lafayette Woods Subdivision and has met all of their satisfaction.
 - b) The Chairman recognized Councilman Alvin Tillman, District 1, 3635 Friendswood Drive, who stated the proposed development is located in both his district and District 5. He requested time for the Developer as well as himself to meet with the residents of Village East and Friendswood.
 - c) Discussion was held with regard to the roadways being limestone unless he comes back to the Planning Commission to sell the lots. Discussion was held with regard to a nearby school; whereas, Mr. Gordon stated schools aren't typically notified unless they are within 250' of the development.
 - d) Councilman Tillman stated he and the neighbors had concerns of mobile homes going on the property and clarified that he requested this matter be tabled.
 - e) Discussion was held with regard to where the pavement stops and where the limestone will begin with regard to the proposed development.

- f) Mr. Robichaux clarified that there would be no mobile homes in this development. Councilman Tillman was satisfied and told the Commission to no longer table the development on his account.
- g) The Chairman recognized Councilman Joey Cehan, District 8, 216 Hialeah, who wished to have it confirmed by the Developer that Lots 9, 10, & 11 which abut the development remain under a warehouse-type lease and no sand-blasting, etc. type businesses be allowed there. He stated his sister lived on Lot 10. He also expressed concerns of dust, 4-wheelers riding on the levee, and fencing.
- h) Mr. Robichaux stated he would have restrictions on the lots bordering the subdivisions.
- i) Discussion was held with regard to the limestone roadways and it being the Developer's maintenance issue because the streets were private and not dedicated to the Parish.
- j) It was requested of the Developer to state the items that was agreed to on the plat; such as, hard-surfaced roads once lots are to be sold; restrictions on Lots 9, 10, & 11 with no 24-hour service; etc. so it is in writing on the plat.
- k) Discussion was held with regard to whether the Commission was approving 14 lots as stated on the application or one (1) lot as Mr. Elfert kept referencing. Discussion ensued with regard to there being one (1) lot since he was leasing the spaces and not creating lots to sell at this point. It was requested that the application be amended to show one (1) lot being created.
- l) Discussion was held with regard to the time frame of the previous submittal in November versus this re-submittal relating to the 1-year time requirement to submit for Engineering. Discussion ensued with regard to the changes made since the previous submittal and why was the matter not here for Engineering or submitted at all due to the lots being leased.
- m) Mr. Gordon read a letter from Low Land Investors, dated March 29, 2011, indicating the changes made since the November submittal [See *ATTACHMENT A*].
- n) Discussion was held with regard to whether Mr. Robichaux should withdraw his submittal, keeping his November approval, creating lots or leasing lots, etc.
- o) 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- p) Discussion was held with regard to tabling the matter to give Mr. Robichaux time to decide what he wanted to do.
- q) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC table the conceptual and preliminary application for Process C, Major Subdivision, for High Land Development until the next regular meeting of May 19, 2011."

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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

The system froze at this time, approximately 6:55 pm and was back up at approximately 7:20 pm. A short recess was held at this time.

2. The Chairman called to order the Public Hearing for an application by S. Markey Stubbs, c/o L-M Management requesting approval for Process D, Minor Subdivision for the Survey and Division of Property (Tract 4) belonging to L-M Limited Partnership.
 - a) Mr. Horace Thibodeaux, T. Baker Smith, Inc., 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided addresses are depicted on the plat.
- e) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey and Division of Property (Tract 4) belonging to L-M Limited Partnership conditioned addresses are depicted on the plat.”

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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Matherne Realty Partnership c/o Ms. Remedie Broussard requesting approval for Process D, Minor Subdivision for Matherne Subdivision and the Extension of Enterprise Drive.

- a) Mr. Gene Milford, Milford & Associates, Inc., 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the street name be reverted from Carroll Matherne Boulevard to Westside Boulevard.
- e) Mr. Erny stated two property owners that abut the rear of the development were not notified, discussion ensued.
- f) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC table the application for Process D, Minor Subdivision for Matherne Subdivision and the Extension of Enterprise Drive until the next regular meeting of May 19, 2011.”
- g) Discussion was held with regard to the naming of the boulevard. Mr. Milford indicated the 911 office didn’t want the boulevard named Westside Boulevard until it physically connected. He stated he would like to confirm it with the office of 911 before changing it. Mr. Gordon stated the Parish Council named the bridge and the name of the boulevard was included and their approval trumps 911. He stated he would provide the ordinance to Mr. Milford.
- h) Discussion was held with regard to adjoining landowners and appropriate streets.
- i) Mr. Milford requested the matter be tabled until the next available meeting if possible.
- j) MOTION AS AMENDED: Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC table the application for Process D, Minor Subdivision for Matherne Subdivision and the Extension of Enterprise Drive until the next available meeting or the next regular meeting of May 19, 2011.”
- k) Discussion was held with regard to the list of adjacent property owners being supplied by the Engineer/Surveyor to the Planning Department and then sent out accordingly.

- l) Mr. Ostheimer stated he was not as concerned that the proper adjacent property owners weren't notified as he was that a fellow colleague on the Commission needed more time to make a decision.

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

4. The Chairman called to order the Public Hearing for an application by Dean Fournier requesting approval for Process D, Minor Subdivision for the Redivision of Property belonging to Urbain J. Fournier, et ux.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, representing the Developer, discussed the location and division of property.

- b) The Chairman recognized Heath Cunningham, 1213 Bayou Blue Road, who inquired about the division. Mr. Bollinger stated there were no definite plans for development and the property was being divided amongst the children of Mr. Urbain Fournier.

- 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided addresses are depicted on the plat, fire hydrants were installed in compliance with the regulations, and a compliance letter from the Board of Health.

- e) Mr. Ostheimer requested the well site be depicted as a saltwater disposal site on the plat.

- f) Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Property belonging to Urbain J. Fournier, et ux conditioned addresses are depicted on the plat, fire hydrants are installed in compliance to the regulations, a compliance letter from the Board of Health, and the well site be depicted as a saltwater disposal site on the plat."

- g) Discussion was held with regard to drainage of the property as it abuts Megan Drive.

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

5. The Chairman called to order the Public Hearing for an application by Stacy Dupre requesting approval for Process D, Minor Subdivision for the Redivision of Lot H of the Division of Property belonging to the Breaux Heirs.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, representing the Developer, discussed the location and division of property.

- b) 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided addresses are depicted on the plat and a compliance letter from the Board of Health is received.

- d) Discussion was held with regard to drainage and the drainage servitude. Mr. Freeman stated the verbiage on the plat was satisfactory.
- e) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Lot H of the Division of Property belonging to the Breaux Heirs conditioned addresses are depicted on the plat and a compliance letter from the Board of Health is received.”

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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 6. The Chairman called to order the Public Hearing for an application by Janice Benoit requesting approval for Process D, Minor Subdivision for the Redivision of Property belonging to the Estate of Corbett P. Richard.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Mr. Dennis Reed, 524 St. George Road, who questioned the land use of the property. Mr. Gordon stated the application states residential.
- 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon the installation of two (2) fire hydrants and that addresses are depicted on the plat.
- e) Discussion was held with regard to Parcel 3A being attached to Parcel 3.
- f) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Property belonging to the Estate of Corbett P. Richard conditioned upon the installation of two (2) fire hydrants and that addresses are depicted on the plat.”
- g) Discussion was held with regard to drainage and drainage servitudes. Mr. Freeman suggested putting verbiage on the plat similar to the last application.
- h) MOTION AS AMENDED: Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Property belonging to the Estate of Corbett P. Richard conditioned upon the installation of two (2) fire hydrants, addresses are depicted on the plat, and the plat be amended to show a servitude similar to the last application across the back of the lost so they all can drain.”
- i) Mr. Freeman stated the maintenance of the ditch was the issue and language just needed to be added to the plat as to who will maintain the facilities.

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

- 7. The Chairman called to order the Public Hearing for an application by Nolan Wesley requesting approval for Process D, Minor Subdivision for the Redivision of Property belonging to Nolan Wesley, Sr. and Christy and Keith Saul LeBlanc.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, representing the Developer, discussed the location and division of property. He stated the proposed division was requested for property mortgage purposes.

- b) 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- c) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided Tract B only be sold to the adjacent property owner and Tract B not be approved as a separate lot of record. He stated the lot shall depict no building permits and the Board of Health must submit a letter of compliance. Mr. Gordon read a letter from the Schriever Fire Protection District [See *ATTACHMENT B*]. Mr. Gordon stated a fire hydrant should be installed, but the Fire Department indicates that it could be waived which has historically never been done by the Planning Commission.
- d) Discussion was held with regard to the Fire Chief’s concern of an existing 2” waterline. Discussion ensued with regard the Fire Chief’s requests and nothing in the Subdivision Regulations backing up those requests concerning clearance and tonnage requirements for driveways. Discussion ensued with regard to a possible raw land designation.
- e) Mr. Freeman stated he spoke to Mr. Wesley prior to the meeting with regard to the mortgage company and there being two structures on one lot. Mr. Wesley stated one of the structures will be removed regardless.
- f) The Chairman recognized Mr. Nolan Wesley, 329 Bayou Blue By-Pass Road, applicant, who stated he had the loan and the fire hydrant should have been required four years ago when the house was built and not now.
- g) Discussion was held with regard to a possible dry hydrant upon the approval of the local Fire Chief.
- h) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Property belonging to Nolan Wesley, Sr. and Christy and Keith Saul LeBlanc conditioned upon the installation of a fire hydrant within 250’ or a dry hydrant approved by the local Fire Chief within the required distance.”
- i) Mr. Freeman discussed the removal of the structure. Mr. Gordon stated he would add that to his recommendation that the structure on Tract B be removed within (90) days.
- j) Mr. Gordon stated his recommendation was that Tract B can only be sold to an adjacent property owner, Tract B cannot be approved as a separate lot of record, the lot shall depict no building permits, and the structure on Tract B will be removed within (90) days, we received a letter of compliance from the Board of Health, and a fire hydrant is installed within the 250’ distance or a dry hydrant is installed and approved by the Fire Chief.
- k) As per Mr. Ostheimer’s questioning, Mr. Gordon stated he would have no problem designating Tract B as “raw land.”
- l) MOTION AS AMENDED. Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Property belonging to Nolan Wesley, Sr. and Christy and Keith Saul LeBlanc conditioned a fire hydrant or dry hydrant approved by the Fire Chief in that district be installed within 250’ of the property, Tract B be designated as “raw land,” satisfactory letter of compliance from the Board of Health, and the structure be removed from Tract B within (120) days.”
- m) Mr. Freeman stated if the motion passes, Mr. Wesley would have to provide a legal description to the mortgage company and that the plat wouldn’t be recorded until the house was removed. Mr. Gordon stated he could possibly record the conditional plat for their purposes. Discussion ensued with preferring to get the fire hydrant issue resolved prior to recording the conditional plat.

- n) Discussion was held with regard to Mr. Wesley tearing down the house and he would have no issues. He could then receive an Administrative Approval to shift the lot line appropriately that is encroaching on the neighbor's property.

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

G. STAFF REPORT:

- 1. Mr. Gordon informed the Commission of the Planning Commissioner's Workshop held by the Louisiana Chapter of the American Planning Association on March 12, 2011. He stated it was attended by two members of the Board of Adjustments and are working getting the rest of the members certified as well as the Downtown Development Commission and working towards better planning in Terrebonne Parish.
- 2. Mr. Gordon stated they received approximately \$91,000 for a bike trail on road and off road last year and will be applying for another \$100,000 grant and ask for their support in their efforts to provide for biking and pedestrians.

- a) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC show their support of the action to receive a possible grant accompanied by a letter for a Recreational Trails Grant."

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

- H. Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-9."

- 1. Tract "A" & "B", Property of Tom E. Wilson, et al, Section 105, T17S-R17E, Terrebonne Parish, LA
- 2. Tracts "A" and Tract "B", Prepared for Kenneth J. Schwausch, Section 9, T17S-R17E, Terrebonne Parish, LA
- 3. Plat of Revised Tract 14, A Redivision of Property belonging to Lang Enterprises, Inc., Sections 17 & 18, T18S-R19E, Terrebonne Parish, LA
- 4. Redivision of Lot 1 & A portion of Lot 2, Block 45 of the City of Houma, Section 7, T17S-R17E, Terrebonne Parish, LA
- 5. Redivision of Property belonging to Leslie Van Osdale, Sections 7 & 39, T17S-R17E, Terrebonne Parish, LA
- 6. Survey combining Lot 1, 2, & 3 of a Four Lot Subdivision into Tract A being 1.933 acres, Section 102, T17S-R17E, Terrebonne Parish, LA
- 7. Revised AMK, LLC Tract and Revised Tract "F", Section 96, T17S-R17E, Terrebonne Parish, LA
- 8. Survey of Revised Tracts "A" & "B", A portion of Property belonging to Walter Land Company, et als, Section 12, T17S-R17E, Section 20, T17S-R18E, and Section 59, T18S-R18E, Terrebonne Parish, LA
- 9. Proposed Lot Line Shift for Lots 2 & 3, Block 2, Westgate Subdivision, Add. No. 5, Section 102, T17S-R17E, Terrebonne Parish, LA

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

I. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee: None.
- 2. Comprehensive Master Plan Update:
 - a) Mr. Gordon stated the Steering Committee met on Tuesday and the Kick-Off meeting will be held May 16, 2011, 6:00 p.m. at the Civic Center. He encouraged all Planning Commission Members to attend.

J. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

a) Mr. Ostheimer discussed a friend's permit fees for a storage building for tractor equipment that would increase the project by approximately 20% and may be part of the reason we are having short agendas.

(1) Mr. Gordon stated that recreational camps and agriculture buildings are exempt from certain requirements of the building code, and that his friend may look into.

2. Chairman's Comments:

a) The Chairman wished everyone a happy and holy Easter.

b) The Chairman also thanked Mr. Tom Bourg who came to assist with electronic issues in the Council Meeting Room.

K. PUBLIC COMMENTS: None.

L. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:27 p.m."

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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

LOW LAND INVESTORS L.L.C.

946 LEFORT BY-PASS ROAD
THIBODAUX, LA. 70301

DRAGLINE-DOZER-GRADER-EXCAVATOR
TRUCKS-DIRT

PHONE: 985-446-1314
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DAVID J. ROBICHAUX, JR., PRESIDENT

lowlandcci@comcast.net

DAVID C. ROBICHAUX, VICE-PRESIDENT

March 29, 2011

Patrick Gordon, Director
Terrebonne Parish Consolidated Government
Department of Planning & Zoning
P. O. Box 1446
Houma, La. 70361-1446

**Re: High Land Development; Sections 2, 22 & 27, T17S-R18E, Terrebonne Parish,
La.; Low Land Investors, L.L.C., Developer**

Dear Mr. Gordon:

Transmitted herewith is the packet for Conceptual and Preliminary Approval for the above referenced project to be included in the April 21, 2011 meeting. The items below are amended to the conceptual and preliminary approval granted at the regular meeting of November 18, 2010 as follows:

- Revised preliminary plat: (16 copies)
 1. Change from 12' proposed utilities servitude to 15' (Best fit for utility companies).
 2. Added proposed drainage servitudes
 3. Shifted lot lines for best fit and alignment.
 4. Adjusted "dog leg" to 125' distance center to center of roadway.
 5. Included culvert summary for each lot entrance.
 6. Included proposed fire hydrant and light pole layout.
 7. Included Waskey Bridge along Remington Ave. crossing the existing 40' drainage servitude.
- All utility letters of no objection and/or services provided. *Included, no changes*
- All proposed lots will be available for lease only, "not for sale".
- Proposed roadways to be temporarily hard surfaced with **limestone** to minimize settlement that will occur before permanent hard surfacing with concrete. Roadways will be permanently concreted in the future. It is understood that if for any reason we are forced to sell any lot, we cannot until we complete all phases of the Planning Commission, Engineering and Final.
- The proposed berm +10 elevation with shrubbery: *Shown in revised preliminary plat.*
- Subdivision Application (*with property owner signature*)
- Filing Fees: *Check for \$75.00*
- The Terrebonne Parish Engineering Department will be given engineering plans for our development.

If you have any questions please feel free to call.

Sincerely,

LOW LAND INVESTORS, L.L.C.



Eugene P. Robichaux, P. E., Member



Schriever Fire Protection District

Schriever Volunteer Fire Department

Schriever Station - Gray Station - Hwy 311 Station

1529 West Park Ave. - 3120 West Park Ave. - 1988 Hwy 311

Janice Benoit.

Re-division of property belonging to Estate of Corbett P. Richard

I have review the division of property with Ms. Janice Benoit. Ms. Benoit is dividing a section of land belonging to her Father and Mother between her three children. Parcel 1A and Parcel 4 will belong to her daughter Cindy. Cindy currently owns Parcel 1A.

Parcel 5 will be and open lot to be sold at a later date.

Parcel 6 will be for her son Brian. An updated drawing will be submitted showing a different line between Parcel 6, Parcel 2 and Parcel 7. The east line of Parcel 6 will be moved up against Parcel 2 and Parcel 6 should become Parcel 6-7 with no line. Parcel 7 will be later subdivided for a possible sale to the owner of Parcel 2.

Parcel 3 and Parcel 3A will be for her son Roger.

The Schriever Fire Protection District does not have any objections to the configuration. Any future re-division will need Fire District approval.

Nolan Wesley.

Re-division of property belonging to Nolan Wesley, Christy LeBlanc and Saul Keith LeBlanc

Our requirements are as follows.

A minimum of a 12 foot wide driveway area with the capacity of 16 tons must be maintained for the safe response of fire apparatuses access the rear structure.

There shall be a minimum of a 12 foot high clearance from trees and any type of cables for fire apparatuses to respond to the residence proposed on the back of the property.

Since the size of the water line is only 2 inches, the requirement for a fire hydrant has to be waved at this time.

The property length is 274 feet which will placed the residential structure within 500 feet of the roadway.

Thank you

Kenneth P. Pitre, District Administrator

Schriever Fire Protection District