

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF MARCH 18, 2010

- A. The Vice-Chairman, Dr. L. Arnold “Budd” Cloutier, called to order the regular meeting of March 18, 2010 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by himself and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: 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 was: Mrs. Beryl Amedée. Also present was Pat Gordon, Director, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Babin: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of February 25, 2010.”

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Ostheimer moved, seconded by Mr. Babin: “THAT the HTRPC accept the minutes, as corrected, for the Zoning & Land Use Commission for the regular meeting of February 25, 2010.”

The Vice-Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Babin: “THAT the HTRPC emit payment for the March 18, 2010 invoices and approve the Treasurer’s Report of February 2010.”

The Vice-Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. OLD BUSINESS:
1. The Vice-Chairman stated the next item on the agenda under Old Business was an application by Babette Scott for Process D, Minor Subdivision for the Survey of Tracts “A”, “B”, & “C”, A Redivision of a portion of property belonging to Babette Scott, et als.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property and stated all parties involved have discussed the proposed division since the last meeting.
 - b) Mr. Gordon stated Mr. Rembert submitted a revised application and further discussed the Staff Report and stated Staff recommended approval with no conditions.
 - c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Tracts “A”, “B”, & “C”, A Redivision of a portion of property belonging to Babette Scott, et als.”

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

G. APPLICATIONS:

1. The Vice-Chairman called to order the Public Hearing for an application by Bill Thomas requesting approval for Process D, Minor Subdivision for the Redivision of Property donated to the Heirs of Harold Hebert.

- a) Mr. Gordon stated Mr. Woodward called to say he couldn't make tonight's meeting and requested Mr. Gordon to represent him. He also stated the applicant was present in case any questions needed to be answered.
- b) No one was present from the public to speak.
- c) Mr. Babin moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon, representing Mr. Woodard and his client, discussed the location and division of property.
- e) Mr. Gordon discussed the Staff Report and stated Staff recommended approval conditioned upon Tract 2 providing 25' or frontage or it being attached to another piece of property, an approval letter from the Board of Health, and 911 addressing being depicted on the plat.
- f) Mr. Babin moved, seconded by Mrs. Williams: "THAT the HTRPC table the application for Process D, Minor Subdivision for the Redivision of Property donated to the Heirs of Harold Hebert until the next regular meeting of April 15, 2010."
- g) Discussion was held with regard to the matters not being big issues and the reasoning for tabling the matter.
- h) Mr. Ostheimer expressed concerns regarding to all surveyors/engineers using the same type of legend for all types on infrastructure such as fire hydrants, light poles, landhooks, etc.

The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: Mr. Erny; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Vice-Chairman stated the next item on the agenda was an application by S. Markey Stubbs, % L-M Management Co., Inc. requesting conceptual approval for Process C, Major Subdivision for L-M Management.

- a) Mr. Ben Elliott, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property. He requested the use of the aggregate roadway for access to some of the lots.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- c) Mr. Babin moved, seconded by Mr. Erny: "THAT the HTRPC grant conceptual approval for the application for Process C, Major Subdivision for L-M Management."
- d) Discussion was held with regard to existing lots included in the conceptual plan, the aggregate roadway, a meeting previously held with Waterworks and all parties involved, and no variance requested for the aggregate roadway.
- e) Mr. Ostheimer offered a substitute motion, seconded by Mrs. Williams: "THAT the HTRPC accept the conceptual plan Process C, Major Subdivision for L-M Management and approve it for the information it presents based on the book as long as it is clear that nothing in this approval grants them permission to vary from the waterline requirements nor the street grade requirement or any other requirements not normally addressed at the conceptual stage."

- f) Discussion ensued with regard to the aggregate roadway and the development being existing industrial conditions.

The Vice-Chairman called for a vote on the substitute motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: Mr. Babin and Mr. Erny; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Vice-Chairman called to order the Public Hearing for the application by Dwayne M. Bourg requesting approval for Process D, Minor Subdivision for the Minor Subdivision of Tract "M" belonging to Dwayne M. Bourg.

- a) Mr. Gerard Legendre, Morris P. Hebert, Inc., representing the Developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Babin moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Ostheimer reiterated the importance of consistency regarding symbols, etc. for landhooks, fire hydrants, light poles, etc.
- f) Discussion was held with regard to the confusing nature of the plat, notification to the public being different as the application is being submitted, and too many changes to the plat than as previously advertised.
- g) Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC table the application for Process D, Minor Subdivision for the Minor Subdivision of Tract "M" belonging to Dwayne M. Bourg until the next regular meeting of April 15, 2010."

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

- 4. The Vice-Chairman called to order the Public Hearing for the application by Poole D'eau Properties, L.L.C. requesting approval for Process D, Minor Subdivision for the Survey of Lots 1 thru 4, Redfish Cove Subdivision, Phase I.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) The Vice-Chairman recognized Jacob William Kaul, 6433 Highway 56, who expressed concerns of drainage but was in favor of the project.
- c) The Vice-Chairman recognized Robert Hale, representing his client Poole D'eau Properties, LLC, 207 Clayton Drive, who discussed the stub-out that is owned by the State and that his client would like to purchase. He stated the drainage ditch would moved and be dedicated to the parish.
- d) The Vice-Chairman recognized Gary Ducote, 6445 Highway 56, who stated he used the stub-out street as the only access to his property.
- e) Discussion was held with regard to the limestone road and ownership of the same. Mr. Rembert stated the State owned the road.
- f) The Vice-Chairman recognized Thomas Persac, 6435 Highway 56, who expressed concerns of drainage and building restrictions but was in favor of the project.
- g) Mr. Hale stated the drainage ditch should be between Mr. Persac's lot and Lot 1 and Mr. Ducote did have access along the front of his property rather than the through the stub-out.

- h) Mr. Babin moved, seconded by Mr. Navy: “THAT the Public Hearing be closed.”

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

- i) 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, submit drawings of the ditch to Engineering and provide them with any and all servitudes that are necessary for the ditch, and provide any servitudes necessary for the levee as well.
- j) Clarification was given as to the ownership of Lot 4, as well as the roadway owned by the state and setting precedence of approving the application before acquiring the property. Discussion ensued with regard to approving the application contingent upon the Developer purchasing the property from the state.
- k) Mr. Freeman discussed the application and required list of all owners and/or signatures and the State not being listed as an additional owner of the proposed property.
- l) Discussion was held with regard to granting the standard conditional approval.
- m) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the application for Process D, Minor Subdivision for the Survey of Lots 1 thru 4, Redfish Cove Subdivision, Phase I until the next regular meeting of April 15, 2010.”
- n) Mr. Gordon stated had Staff known another owner was involved, they would have requested that signature on the application.
- o) Mr. Kurtz offered a substitute motion, seconded by Mr. Ostheimer: “THAT the HTRPC deny the application for Process D, Minor Subdivision for the Survey of Lots 1 thru 4, Redfish Cove Subdivision, Phase I based on the lack of ownership of the entire property.”

The Vice-Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: Mr. Babin, Mr. Erny, and Mr. Navy; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Vice-Chairman called to order the Public Hearing for the application by Poole D’eau Properties, L.L.C. requesting approval for Process D, Minor Subdivision for the Survey of Lots 1 thru 22, Redfish Cove Subdivision, Phase II.

- a) Mr. Ken Rembert, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
- b) The Vice-Chairman recognized Jacob William Kaul, 6433 Highway 56, who stated he was in favor of the development but wanted to see the levee preserved.
- c) The Vice-Chairman recognized Robert Hale, representing his client Poole D’eau Properties, LLC, stated they had no intention to do anything with the levee.
- d) Mr. Babin moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- e) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided additional fire hydrants are installed to the current regulation standards, 911 addressing be depicted on the plat, and servitudes are illustrated in favor on the existing levee.

- f) Mr. Babin moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Lots 1 thru 22, Redfish Cove Subdivision, Phase II conditioned upon the installation of additional fire hydrants to current regulation standards, 911 addressing being depicted on the plat, and servitudes illustrated on the existing levee.”

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

6. The Vice-Chairman called to order the Public Hearing for an application by S. Markey Stubbs, % L-M Management Co., Inc. requesting approval for Process D, Minor Subdivision for the Survey and Division of Property belonging to L-M Limited Partnership.

- a) Mr. Ben Elliott, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Babin moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided an additional fire hydrant is installed on Tract 3 and 911 addressing is depicted on the plat.
- e) Discussion was held with regard to the fire hydrant spacing and drainage arrows on the plat.
- f) Mr. Babin moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for Process D, Minor Subdivision for Survey and Division of Property belonging to L-M Limited Partnership conditioned upon an additional fire hydrant being installed on Tract 3 and 911 addressing is depicted on the plat.”

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

7. The Vice-Chairman stated the next item on the agenda was an application by Dr. Anil Chagarlamudi requesting final approval for Process C, Major Subdivision for Cascade Gardens Subdivision, Phase I.

- a) Mrs. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT A*].
- b) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, stated they would comply/resolve all of the punch list items.
- c) Mr. Ostheimer moved, seconded by Mr. Babin: “THAT the HTRPC grant final approval for Process C, Major Subdivision for Cascade Gardens Subdivision, Phase I conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated March 16, 2010.”

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

H. STAFF REPORT:

1. Mr. Gordon stated only two (2) Commissioners have registered to attend the 2010 National Planning Conference to be held April 10-13, 2010 in New Orleans. He had hoped more would have registered and he would not be obtaining a bus/van to transport members. He stated that members could still register if wanting to attend.

I. Mr. Babin moved, seconded by Mr. Erny: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3."

1. Survey of Tracts "B-1" and "B-2", A Redivision of Property belonging to Mary Neal Gautreaux, et ux, Section 8, T18S-R19E, Terrebonne Parish, LA
2. Redivision of Lot 1A & Lot 2B, Block 27 and Tract B-5B into Lot 1B & Lot 2C, Block 27 and Tract B-5C to Sugar Mill Olde Towne, Section 102, T17S-R17E, Terrebonne Parish, LA
3. Property Line Shift between Bradley Doyle and Martin Folse, Section 104, T17S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: Mr. Ostheimer stated their next meeting would be April 1, 2010 at 5:15 p.m. He further stated they would complete certain items now and delay adding any until after the Comprehensive Plan Update is completed.
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 would hopefully hear something by the beginning of April.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Babin stated there needed to be consistency amongst surveyors, etc. with plat layouts, symbols, etc.
2. Chairman's Comments:
 - a) The Vice-Chairman thanked everyone for their patience in his running the meeting.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded by Mr. Babin: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:55 p.m."

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

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



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



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

**TERREBONNE PARISH
CONSOLIDATED GOVERNMENT**

March 16, 2010
Item G - 7

TO: Pat Gordon

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

**SUBJECT: Cascade Gardens Subdivision, Phase 1
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. See the Pollution Control Division's letters dated March 11, 2010 attached.
2. 24.7.5.6 No approval letter from Waterworks.
3. 24.5.5 All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties.

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

cc: Planning Commission (w/attachments)
Gene Milford, III, P.E. (w/attachments)
Engineering Division (w/attachments)
Reading File (w/attachments)
Council Reading File (w/attachments)



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




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

TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

Division of Pollution Control

MEMO TO: Mary Lou Davis
Engineering Department

FROM: Donnie Porche 

DATE: March 11, 2010

SUBJECT: Cascade Gardens Subdivision, Phase 1
Final Inspection

RECEIVED
MAR 11 2010

ENGINEERING

This Division performed a video inspection on the subject development, on March 5, 2010, and attended the final inspection on March 9, 2010, and found no incomplete construction items. Below please find this Division's punch list item for the development:

1. This development is subject to a sewer connection charge. Applicable fees must be remitted, prior to final approval.

Should you have any questions, please feel free to contact this office.

DP/dr

cc: TPCG Planning Department
Milford & Associates, Inc.

SCANNED