

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF APRIL 18, 2024**

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 18, 2024 of the HTRPC to order at 6:55 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Barry Soudelier.
- B. Upon Roll Call, present were: Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Terry Gold and Mrs. Angele Poiencot. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of March 21, 2024."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS: Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC remit payment for the April 18, 2024 invoices and approve the Treasurer's Report of March 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS: Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from Ken L. Rembert Land Surveyors, dated April 17, 2024, requesting to withdraw the application by Snail, LLC, Item G.1 [See *ATTACHMENT A*].
2. Mr. Pulaski read a letter from Ken L. Rembert Land Surveyors, dated April 17, 2024, requesting to table the application by Paul B. Carter, et al, Item H.1 until the next regular meeting [See *ATTACHMENT B*].
- a) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC grant a motion to table Process D, Minor Subdivision, for the Survey & Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2 until the next regular meeting of May 16, 2024 as per the Developer's request [See *ATTACHMENT B*]."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS: Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
3. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated April 18, 2024, requesting to table the application by Edgewood Holdings, LLC, Item H.2, until the next regular meeting [See *ATTACHMENT C*].
- a) Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC grant a motion to table Process D, Minor Subdivision, for the Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC until the next regular meeting of May 16, 2024 as per the Developer's request [See *ATTACHMENT C*]."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS: Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr.**

Gold and Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Mr. Rogers moved, seconded by Mr. Soudelier: "THAT Old Business be removed from the table and be considered at this time."

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

1. *WITHDRAWN as per the Developer's request.* Lots 3-A & 3-B, A Redivision of Tract E-N-P-Q-K-I-H-G-E, being a Portion of Tract E-N-O-F-E, Portions of Lots 2 & 4 and Lot 3, Block 35 of Honduras Addition to the City of Houma [See *ATTACHMENT A*].

2. The Chairman called to order the Public Hearing for an application by the Estate of D.C. McIntire, LLC for Process D, Minor Subdivision, for the Survey and Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2.

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

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

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

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

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the variance request from the drainage plan requirements and table the application to allow time for drainage calculations to be prepared and submitted to TPCG Engineering for review.

e) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC deny the variance request from the drainage plan requirements and tabled the application for Process D, Minor Subdivision, for the Survey and Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2 until the next regular meeting of May 16, 2024."

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

H. APPLICATIONS / NEW BUSINESS:

1. *Tabled until the next regular meeting as per the Developer's request.* Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al [See *ATTACHMENT B*].

2. *Tabled until the next regular meeting as per the Developer's request.* Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC [See *ATTACHMENT C*].

3. The Chairman called to order the application by Keith Martin requesting approval of Process D, Minor Subdivision, for the Division of Property belonging to the Estate of Iris Martin to create Lot Extension M1.

a) Mr. Tré Chauvin, Leonard Chauvin P.E., P.L.S., Inc., discussed the location and division of property.

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

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

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided municipal addresses were depicted on the plat, the correct signature block be placed on the plat, and submittal of all utility letters.
- e) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Division of Property belonging to the Estate of Iris Martin to create Lot Extension M1 conditioned upon municipal addresses being depicted on the plat, the correct signature block be placed on the plat, and submittal of all utility letters.”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

1. Revised Lot 5 & Revised Lot 8 of Block 19, Connely Subdivision in the City of Houma; Section 96, T17S-R17E, Terrebonne Parish, LA (408 & 410 Pecan Street / Councilman Charles Champagne, District 5)
2. Survey & Redivision of Property belonging to Poverty Flats Plantation, Ltd. And Sweetland, L.L.C. into Tract 1 and Tract 2; Sections 63, 64, 65, 66, 67, 68, 106, 107, & 108, T16S-R15E and Section 36, T16S-R16E, Terrebonne Parish, LA (Bull Run Road / Councilman Carl Harding, District 2)
3. Revision of Lot Lines between Tracts of Land owned by Joan M. Blouin and Marvin V. Marmande, Jr.; Sections 24 & 25, T18S-R17E, Terrebonne Parish, LA (1318 Dr. Beatrous Road / Councilman Danny Babin, District 7)
4. Revised Tracts A & B, A Redivision of Tracts A & B, Property belonging to Edley J. Daigle, Jr., et al; Section 47, T16S-R17E, Terrebonne Parish, LA (142 Property Court / Councilman Charles Champagne, District 5)
5. Revised Lot 57, A Redivision of Lot 57, Block 4, Phase 2 of Cocodrie Cove Subdivision and Property belonging to Coco Partners, L.L.C.; Section 86, T21S-R18E, Terrebonne Parish, LA (176 Pier 5 Court / Councilwoman Kim Chauvin, District 8)
6. Revised Tracts A-2-A & 5, A Redivision of Revised Tract A-2-A & Tracts 5 & 6 belonging to Bradley J. Robinson, et al; Sections 55 & 56, T16S-R17E, Terrebonne Parish, LA (2314 Coteau Road & 1592 Bayou Gardens Blvd. / Councilman Charles "Kevin" Champagne, District 5)
7. Re-Subdivision of Lot 2-A and Lot 2-B belonging to Grand Isle Shipyard, LLC into Lots 2-A-1; Sections 82 & 102, T17S-R17E, Terrebonne Parish, LA (628 & 648 South Hollywood Road / Councilman Clyde Hamner, District 6)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:08 p.m.”

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

*Becky M Becnel*

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360  
985- 879-2782 email "klrsurveyors@aol.com"

April 17, 2024

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS – Item 1-Lots A Thu I, property of Snail, LLC

Dear Chris:

Please let this letter serve as a request to remove the above item from further consideration. The owner plans to sell the property as it is at this time and not subdivide it.

Thank you.

Sincerely,

  
Keneth L. Rembert

KLR/apr

Keneth L. Rembert

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April 17, 2024

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

Att: Mr. Chris Pulaski:

Re: NEW BUSINESS – Item 1-Lots A Thu I, property of Paul B. Carter et al

Dear Chris:

Please let this letter serve as a request to place the above item on the table and be considered for approval at the next planning commission meeting. The fire hydrant needed has not yet been installed.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

**Charles L. McDonald**  
Land Surveyor, Inc.  
P O Box 1390  
Gray, Louisiana 70359  
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

April 18, 2024

Houma Terrebonne Regional Planning Commission  
Attn: Becky Becnel  
P O Box 1446  
Houma, LA 70361-1446

Re: Agenda Item H. 2.: Edgewood Holdings, LLC, c/o Juan Clara Gomez - Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC

Dear Becky:

Please table the referenced agenda item until the next upcoming Houma-Terrebonne Regional Planning Commission meeting.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,  
(agent for Juan Clara Gomez / Edgewood Holdings, LLC)