

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF AUGUST 18, 2011

- A. The Chairman, Daniel J. Babin, called to order the regular meeting of August 18, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:22 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "Budd" Cloutier, Jr. and the Pledge of Allegiance led by Mrs. Beryl Amedée.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. "Budd" Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz, Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: None. Also present were Patrick Gordon, Director, Department of Planning & 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 July 21, 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. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Mr. Erny & Mrs. Williams: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of July 21, 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. 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 August 18, 2011 and approve the Treasurer's Report of July 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. 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 Charles L. McDonald Land Surveyor, Inc., dated August 9, 2011, withdrawing the application for the Redivision of Property belonging to Joyce Duplantis Lirette, et al [See *ATTACHMENT A*].
 - a) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC accept the letter regarding the Redivision of Property belonging to Joyce Duplantis Lirette, et al and that the matter be removed from consideration as per the developer's request [See *ATTACHMENT A*]."

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.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for a conceptual and preliminary application by Coastal Home Builders for Process C, Major Subdivision for Colonial Acres Subdivision.
 - a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property.
 - b) The Chairman recognized Lance Rodriguez, 117 Louis Drive, who inquired as to the neighbors being notified of all three phases of the subdivision approval, discussed previously proposed subdivisions on that piece of property, and expressed concerns of the small size of the lots, comparison of homes on Willie Lou Avenue, property values, and flooding.

- c) The Chairman clarified there would only be one home per lot in the proposed subdivision. It was further clarified that the lots on Willie Lou were larger and were developed at a time when there was no zoning in place.
- d) The Chairman recognized Delvin Foret, 209 Louis Drive, who stated property owners have the right to do what they want on their property within reason, that they bought property behind them when they fought the Cavaness's previous proposed subdivision, that they would have no problem if the proposed subdivision were on the same level as Louis Drive and Cavaness Drive. He expressed concerns of the number of lots, property values, and drainage.
- e) The Chairman recognized Councilman Billy Hebert, District 3, who discussed the many concerns of the residents to include, drainage issues, size and type of lots, cost of homes, flooding, schools, traffic, governmental housing, type of homes to be built, size and specifications on the detention pond, and clearance of wooded area and disposal of the same. He stated he would like to see a meeting take place between the neighbors and the Developer to discuss further.
- f) The Chairman recognized Heather Luquette, 503 Cavaness, who stated her mom lost her house for Hurricane Katrina and had moved to 603 Cavaness and her home there has already flooded. She expressed concerns of flooding, the detention pond, parents who don't watch their children, and the investment she has in her house.
- g) The Chairman recognized Chris Bryan, 111 Louis Drive, who expressed concerns for her neighbors, notification of the proposed subdivision, flooding, and wishing for Louis Drive and Cavaness Drive to maintain its integrity. She requested all residents on Louis and Cavaness be sent a notice.
- h) Mr. Gordon and the Chairman clarified that notices will be sent to the same residents as a courtesy, the agendas will be published in the newspaper and on the website, as well as Councilman Billy Hebert staying abreast of the matter.
- i) The Chairman recognized Nola Kubala, 603 Cavaness Drive, who expressed concerns of flooding, density of housing in the proposed subdivision, and taking care of the existing drainage and flooding concerns before allowing this subdivision to be developed.
- j) The Chairman recognized Barbara Schober, 518 Louis Drive, who expressed concerns of the detention pond, its location and flow onto Louis and Cavaness Drives, entrances & exits of the subdivision, access for large vehicles, parking, and the small width of the lots.
- k) Councilman Hebert requested the matter be tabled in order to allow the Developer, neighbors, and himself to review and discuss the proposed subdivision.
- l) The Chairman recognized Christina Cenac, 305 Cavaness Drive, who expressed concerns of the school boundaries, already crowded schools, and flooding.
- m) Discussion was held with regard to retention and detention ponds. Mr. Milford stated the detention pond is supposed to detain water for a period of time and retention ponds for a period of time.
- n) Discussion ensued with regard to the housing to comply with single-family residential and regarding the detention pond, its size of one and a half acres, and the size, shape, and location changing depending on drainage and engineering.
- o) Mr. Ostheimer moved, seconded by Dr. Cloutier & Mr. Erny: "THAT the HTRPC continue the public hearing and table the conceptual and preliminary application for Process C, Major Subdivision for Colonial Acres Subdivision until the next meeting of September 15, 2011."
- p) Discussion was held with regard to encouraging more neighbors to attend the next meeting and encouraging everyone to be involved in the updating of the Terrebonne Parish Master Plan.

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

2. The Chairman called to order the Public Hearing for an application by D & G Rentals, LLC for Process D, Minor Subdivision for the Redivision of Property belonging to D & G Rentals, LLC.

- a) Mr. Charles McDonald, Charles L. McDonald Land Surveyors, Inc., representing the developer, discussed the location and division of property and stated they wished to divide the property into two parcels. He stated they would build a home on Tract B to sell and would then submit Tract A for a proposed subdivision compatible to the adjacent neighborhood.
- b) The Chairman recognized Herb Picou, 102 Hamner Drive, who expressed concerns of building homes similar to what is existing in the adjacent neighborhood, that Tract B was too small to build a home compatible to the area homes, and concerns of Tract B becoming a thruway into their subdivision.
- c) Discussion was held with regard to any neighborhood covenants which are not applicable to the side of the street that Tract B is on, the property being in an unzoned area, and Tract B meeting all requirements to be divided.
- d) The Chairman recognized Tim Bourgeois, 210 Hamner Drive, who expressed concerns of the house torn down on Tract A without a permit and that Tract B was used to haul heavy equipment for which the street has a 10-ton weight limit. Discussion was held with regard to Mr. Bourgeois contacting the Sheriff's office and the Parish Roads & Bridges Division to inspect the public road for damage.
- e) The Chairman recognized James Lirette, 224 Green Acres Drive, who expressed concerns of Mr. Cavaness telling everyone he was purchasing Tract B when he never said he would.
- 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 Staff recommended conditional approval provided 911 addressing, drainage arrows, a drainage plan, and land use be depicted on the plat; all remaining utility letters are submitted; and drainage calculations are submitted to the Engineering Division for review and/or approval.
- h) Dr. Cloutier moved, seconded by Mrs. Amedée & Mr. Erny: "THAT the HTRPC grant approval for Process D, Minor Subdivision for the Redivision of Property belonging to D & G Rentals, LLC conditioned upon 911 addresses, drainage arrows, a drainage plan, and land use be depicted on the plat; all remaining utility letters are submitted; and drainage calculations are submitted to the Engineering Division for review and/or approval."

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.

3. The Chairman called to order the Public Hearing for an application by Janice Benoit for Process D, Minor Subdivision for the Redivision of Property belonging to the Estate of Corbett P. Richard, Being a portion of Lot 31 of Terrebonne Project LA-12.

- a) Mr. Charles McDonald, Charles L. McDonald Land Surveyors, Inc., representing the developer, 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 911 addressing be depicted on the plat and all utility letters are submitted to the Planning Department.
- e) Discussion was held with regard to drainage, family property, and the drainage servitude for protection to all neighbors and future property owners.
- f) Mr. Kurtz moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval for Process D, Minor Subdivision for the Redivision of Property belonging to the Estate of Corbett P. Richard, Being a portion of Lot 31 of Terrebonne Project LA-12 conditioned upon 911 addresses being depicted on the plat, utility letters are submitted to the Planning Department, and the plat be amended to show servitude language granting the servitude of drainage as depicted on the plat in favor of all lot owners and approval by Mr. Freeman.”

The Chairman called for a vote on the motion offered by Mr. Kurtz. 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.

- 4. The Chairman called to order the Public Hearing for an application by Terre South Investments, Inc. for Process D, Minor Subdivision for Southdown West Subdivision, Addendum No. 11, Phase C.

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

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 PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that a letter of sewer availability is submitted to the Planning Department.
- e) Discussion was held with regard to a master plan, the property being a drill site previously and not owned by Mr. Burns until recently so that it wouldn't have been included in the master plan.
- f) Mr. Elfert moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval for Process D, Minor Subdivision for Southdown West Subdivision, Addendum No. 11, Phase C conditioned upon a letter of sewer availability is submitted to the Planning Department.”

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

- 5. The Chairman called to order the Public Hearing for an application by Terre South Investments, Inc. for Process C, Major Subdivision for Southdown West Subdivision, Addendum No. 11, Phase D.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyor, representing the Developer, stated they wished to table the application due to concerns of the size of the lots and connecting Shelby Claire to North Moss.
- b) The Chairman recognized Edmund Kirby, 304 Angelle Drive, who expressed concerns of the bulkhead at the rear of his property and if the ditch were to be dug wider that it be dug on the opposite side.

- c) Dr. Cloutier moved, seconded by 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) Dr. Cloutier moved, seconded by Mr. Erny & Mrs. Williams: “THAT the HTRPC table the application for Process C, Major Subdivision for Southdown West Subdivision, Addendum No. 11, Phase D until the next regular meeting of September 15, 2011 as per the Developer’s request.”

- e) 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.

- 6. The Chairman called to order the Public Hearing for an application by Westgate Development, Inc. for Process D, Minor Subdivision for the Redivision of Property belonging to Briarpatch, Inc.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property. He stated engineering calculations were being worked on for the larger tract abutting this 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 that addresses, drainage arrows, and a drainage plan are depicted on the plat and that no proposed street is less than 125’ from the centerline of a street across from East Street.

- e) Discussion was held with regard to tall grass on the property.

- f) Mr. Ostheimer moved, seconded by Dr. Cloutier & Mr. Erny: “THAT the HTRPC grant approval for Process D, Minor Subdivision for the Redivision of Property belonging to Briarpatch, Inc. conditioned addresses, drainage arrows, and a drainage plan are depicted on the plat and that no proposed street is less than 125’ from the centerline of a street across from East Street.”

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.

G. STAFF REPORT: None.

H. Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

1. Redivision of Property belonging to T.P.C.G. & Marfo, Inc. into T.P.C.G. Tract 1 and Remaining Property belonging to Marfo, Inc., Section 104, T17S-R17E, Terrebonne Parish, LA
2. Survey of Tracts 3-1 & 3-2, A Redivision of Tract 3, Property of Keith P. Broussard, et al, Sections 101, 102, 103, & 104, T16S-R15E, Terrebonne Parish, LA
3. Reconfiguration of Property of Janice & Roger Benoit & Property belonging to the Estate of Corbett P. Richard, Section 84, T15S-R16E, Terrebonne Parish, LA
4. Lot Line Adjustment between Properties of Emile L. Richard & Becky R. Crochet, Section 81, T15S-R16E, Terrebonne Parish, LA

5. Survey of Revised Lots 5 & 8, A Re-Division of Lots 5, 6, 7, & 8 of Block 9, Addendum Nos. 3 & 4 to Mulberry Heights Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
6. Redivision of Property belonging to Joyce Duplantis Lirette, et al & Thomas A. Richard, et al, Sections 2 & 3, T17S-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.

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
2. Comprehensive Master Plan Update:
 - a) Mrs. Robinson stated Round 1 of the Community Input Sessions was complete.

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS: None.

- L. Mr. Erny 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 8:23 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

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

9 August 2011

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

Re: Tabled application for the **Redivision of property belonging to Joyce Duplantis Lirette, et al** (Application Item #3 – July 21, 2011 agenda)

Dear Becky:

I'm requesting that the above referenced item be **permanently withdrawn** from the planning commission's agenda.

Feel free to call me if you have any questions.

Sincerely,



Galen Bollinger,
agent for Joyce Duplantis Lirette, et al