

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF DECEMBER 15, 2011

- A. The Chairman, Daniel J. Babin, called to order the regular meeting of October 20, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:05 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 Mr. Richard Elfert.
- 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; 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. Mr. Erny moved, seconded by Dr. Cloutier: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 17, 2011."  
  
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.
  2. Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of November 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. 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 December 15, 2011, approve the Treasurer's Report of November 2011, and the Proposed 2012 Budget."  
  
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. ANNUAL ORGANIZATIONAL MEETING:
1. Mrs. Williams stated that Martin & Pellegrin, CPA was the only proposal that was received to perform the 2011 Audit in the amount of \$2,750.00 which was the same amount as last year.
    - a) Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC accept the \$2,750.00 proposal from Martin & Pellegrin, CPA, to perform the 2011 audit."  
  
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.
  2. The Chairman stated the next item on the agenda was Election of Officers for 2012.
    - a) Mr. Elfert nominated Dr. L.A. "Budd" Cloutier, Jr. for the position of Chairman.
      - (1) Mr. Erny moved, seconded by Mr. Elfert: "THAT the nominations for the position of Chairman be closed and Dr. L.A. "Budd" Cloutier, Jr. be elected as Chairman by acclamation."  
  
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.

- b) Dr. Cloutier nominated Mr. Alex Ostheimer for the position of Vice-Chairman.
- (1) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the nominations for the position of Vice-Chairman be closed and Mr. Alex Ostheimer be elected as Vice-Chairman by acclamation.”

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.

- c) Dr. Cloutier nominated Mrs. Marsha Williams for the position of Secretary/Treasurer.

- (1) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the nominations for the position of Secretary/Treasurer be closed and Mrs. Marsha Williams be elected as Secretary/Treasurer by acclamation.”

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.

F. COMMUNICATIONS:

G. OLD BUSINESS:

Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC remove Old Business item G1 regarding Colonial Acres Subdivision 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 under Old Business was an application by Coastal Home Builders for Process C, Major Subdivision for Colonial Acres Subdivision.

- a) Mr. Gene Milford, Milford & Associates, Inc., who stated the matter had been to the Planning Commission for its fifth time and was looking for approval.
- b) The Chairman recognized Chris Bryan, 111 Louis Drive, who expressed concerns of traffic, not opening up Mary Kay Lane, requested a traffic study, and to be notified at the Engineering Stage.
- c) The Chairman recognized Christa Duplantis, 101 Saxony Drive, Councilwoman-Elect for District 5, who stated the residents were concerned with traffic, drainage, large number of lots with limited parking, schools, ingress/egress if Alma is flooded, and sewerage capacity. She stated she would be putting together a community meeting with the neighbors and requested Mr. Gordon, Mr. Freeman, and the Members to be present.
- d) The Chairman recognized Delvin Foret, 209 Louis Drive, who expressed concerns of the quality of the subdivision with so many lots, ingress/egress, traffic, flooding, and value of homes.
- e) Discussion was held with regard to Administration having their meeting as stated at the prior meeting. Mr. Gordon stated it was obvious that the retention pond was to be a useful tool for the subdivision after speaking to Greg Bush, Public Works Director.
- f) The Chairman recognized Mike Dulaune, 311 Louis Drive, who expressed concerns of the size waterline and if it had enough pressure, raw sewerage backing up after Walmart was built, maintenance of the pond, and mosquitoes.
- g) The Chairman recognized Janice Armond, 201 Louis Drive, who questioned whether the pond would be a detention or retention pond and what the difference was. Mr. Gordon clarified that the retention pond retains water while the detention pond drains water. Ms. Schexnayder, Terrebonne Parish Engineering Division, stated they wouldn't know which it would be until the drainage calculations were completed at the engineering stage but the plat stated it would be a detention pond.

- h) The Chairman recognized Nola Kabula, 603 Cavaness Drive, who expressed concerns of the number of homes, traffic, no place for the children to play, small lots, narrow streets, and parking on the street.
- i) Discussion was held with regard to requiring Developers to utilize a few lots in their developments to make parks and the need for it to be addressed to the Council and possibly placed in the subdivision regulations to require of the same.
- j) 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.

- k) Mr. Gordon stated the subdivision appears to be an upscale subdivision with curb and gutter and that Waterworks has approved the 8" waterline. He discussed the Staff Report and stated Staff recommended conditional approval provided a fence be constructed as a buffer between the residential subdivision and the shopping center and a traffic study be completed.
- l) Discussion was held with regard to drainage, ponds, possible opening of Mary Kay Lane to Westside to help alleviate traffic, the 60-day rule and making a decision on the subdivision, and opening of Mary Kay Lane and the loss of a lot to do so.
- m) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Colonial Acres Subdivision conditioned a fence be constructed as a buffer between the residential subdivision and the shopping center and a traffic study be completed.”
- n) Discussion was held with regard to dumping costs on developers, parks and green space, opening commercial to residential subdivisions, multi-use land, traffic studies, and the opening of Mary Kay Lane to Westside Boulevard to help promote health and safety.
- o) Mr. Elfert offered a substitute motion, seconded by Mr. Erny: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Colonial Acres Subdivision conditioned a fence be constructed as a buffer between the residential subdivision and the shopping center, a traffic study be completed, and Mary Kay Lane be opened up to Westside Boulevard.”
- p) Discussion was held with regard to having the traffic study completed before making the decision to open up Mary Kay Lane; smart planning by Developers to have green space/parks; the opening up of Mary Kay Lane also being a safety issue for more traffic with kids playing, walkers, etc.; and the area being zoned recently.

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

- 2. The Chairman stated the next item under Old Business was a request by Milford & Associates, Inc. for consideration of an amendment of the Engineering Approval for Capital Commercial Development, Phase 4.
  - a) Mr. Gene Milford, Milford & Associates, Inc., stated they adjusted the phase lines of the development and requested engineering approval of the revised phases.
  - b) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See ATTACHMENT A]. She stated the phases will act independently of each other.
  - c) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval of the amendment to the Process C, Major Subdivision for Capital Commercial Development, Phase 4 as per the Terrebonne Parish Engineering Division’s memo dated December 15, 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, and Mr. Ostheimer; NAYS: Mrs. Williams; 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 Shirley D. Crowley, et al for Process D, Survey of Tracts 1 & 2, A Redivision of a portion of property belonging to Shirley D. Crowley, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) No one from the public was present to speak.
- 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) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon a compliant letter from the Board of Health and drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval.
- e) Dr. Cloutier moved, seconded by Mr. Erny & Mr. Navy: "THAT the HTRPC grant approval of the application for Process D, Survey of Tracts 1 & 2, A Redivision of a portion of property belonging to Shirley D. Crowley, et al conditioned a compliant letter from the Board of Health is received and drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval."
- f) Discussion was held to incorrect addresses on the tracts of land. Mr. Rembert stated he would clear up the addressing.

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. The Chairman called to order the Public Hearing for an application by Matherne Realty Partnership, L.L.C. for Process D, Minor Subdivision for Bayouside Lots along Hwy. 311.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing the applicant, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mrs. Amedée moved, seconded by Dr. Cloutier: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mrs. Amedée. 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 zoning of the property and being rezoned to residential if the proposed land use is residential and to not open the property up to commercial. Mr. Milford agreed to go forth with the rezoning of the property to residential. Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided addresses were depicted on the plat and the Commercial portions of the lots were rezoned to R-1 (Single-Family Residential).
- e) Mr. Gordon read an email received from Mr. David Ledet, adjacent property owner, expressing concerns of the proposed development [See *ATTACHMENT B*].

- f) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Bayou side Lots along Hwy. 311 conditioned addresses are depicted on the plat and further noted to rezone the Commercial portions of proposed development to R-1 (Single-Family Residential).”
- g) Clarification was given as to not hold back the subdivision until rezoning was completed, but that Mr. Milford did agree to go forward with the process.
- h) Discussion was held with regard to the bayou running through the property, maintenance of the same, driveway permits from LA DOTD, and zoning.

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

3. The Chairman called to order the Public Hearing for an application by John Rizzo for Process D, Minor Subdivision for the Division of Lots 2, 3, & 4 of Block 1, Ervin Bonvillain Subdivision.

- a) Mr. Kevin Rizzo, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property. He requested a variance from the minimum lot size requirements and stated this variance was also on the Houma Board of Adjustment’s agenda for Monday.
- b) No one from the public was present to speak.
- 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) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the variance for minimum lot size was granted by the Commission.
- e) Mr. Elfert moved, seconded by Mr. Erny & Mrs. Williams: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Division of Lots 2, 3, & 4 of Block 1, Ervin Bonvillain Subdivision with a variance from the minimum lot size requirements.”
- f) The Chairman called for a vote on the amended 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: Mr. Ostheimer; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman stated the next item on the agenda was an application by Travis Buquet requesting engineering approval for Process B, Residential Building Park for Amber Beth Court Residential Business Park .

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT C*].
- b) Mr. Kevin Rizzo, T. Baker Smith, Inc., stated they would comply with all items on the punch list
- c) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval of the application for Process B, Residential Building Park for Amber Beth Court Residential Building Park conditioned upon the Developer complying with all punch list items per Terrebonne Parish Engineering Division’s memo dated December 15, 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin & Mr. Ostheimer; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. Mr. Gordon stated they were going forward with the Comprehensive Plan update and congratulated Mr. Babin, Mrs. Amedée, and Mr. Navy on their Council positions.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-8."

1. Revision of Lot Lines for Lot 13 and Lot 14, Block 1 of St. George Estates Subdivision, Section 84, T15S-R16E, Terrebonne Parish, LA
2. Survey of Revised Tract B & Revised Lot 3, A Redivision of Tract B in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to Legrace Properties, L.L.C., Section 101, T17S-R17E, Terrebonne Parish, LA
3. Survey of Revised Lots 1 & 2, A Redivision of Lots 1, 2, & 3 of Block 16, Addition to Margaret Place Subdivision, Sections 7 & 96, T17S-R17E, Terrebonne Parish, LA
4. Survey of Revised Lots 3 & 4, A Redivision of Lots 3 & 4 of Block 2, Phase "A" to Energy Center of Southeast Louisiana Subdivision, Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
5. Amber Beth Court Residential Building Park, Additional Structure on approved Lot 3, Section 85, T16S-R17E, Terrebonne Parish, LA *WITHDRAWN*
6. Survey of Revised Tracts C-1-E10, C-1-E11 & C-1-E12, A Redivision of Tracts C-1-E10, C-1-E11 & C-1-E12, 3040 Commercial Park Subdivision, Sections 5 & 33, T17S-R17E, Terrebonne Parish, LA
7. Survey of Tract "A-B-C-D-E-F-G-H-I-J-A," and Revised Tract 2, A Redivision of Property belonging to Kirkland P. Martin, Sr., et al, Section 37, T17S-R18E, Terrebonne Parish, LA
8. Reconfiguration of Lot 1 & 2 of Property of McGowan Brake Club, Inc., Section 37, T20S-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.

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
  - a) Mr. Ostheimer stated they recently held a meeting and discussed the list and further assigned & delegated items and would submit to the Commission for further review once complete.
  - b) Mr. Gordon stated one item for discussion was minimum lot size and consistency among the zoning regulations and subdivision regulations. He also suggested considering larger lot requirements if there proves to be difficulty getting parks in subdivisions.
2. Comprehensive Master Plan Update:
  - a) Mr. Gordon stated there would be a Steering Committee soon and encouraged all to attend.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
  - a) Dr. Cloutier expressed appreciation to Mr. Babin, Mrs. Amedée, and Mr. Navy and wished them well on the Council.
  - b) Mr. Navy thanked the Commission and stated he appreciated working with them.
  - c) Mr. Ostheimer stated Capital Commercial Development, Phase 4 appeared to get approved really quick and requested further information. Ms. Schexnayder explained that the phases were just flipped.
2. Chairman's Comments:
  - a) The Chairman stated he appreciated working with the Commission and it was an honor to be Chairman.

M. PUBLIC COMMENTS: None.

N. Dr. Cloutier moved, seconded Mrs. Williams: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:28 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. 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*



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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

December 15, 2011  
3rd Review

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **Capital Commercial, Ph 4A, 4B, & 4C  
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works reviewed the re-submittal for the above referenced subdivision. The Engineer has demonstrated that the phases are independent.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

JES/mld

cc: Gregory E. Bush, LTC, USA, Retired  
Tom Bourg  
Philip Liner  
David Waitz, P.E., P.L.S.  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File



## Becky Becnel

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**From:** dotsyel [dotsyel@bellsouth.net]  
**Sent:** Wednesday, December 14, 2011 10:23 PM  
**To:** Becky Becnel  
**Subject:** Fw: Process D, Minor Subdivision Bayouside Lots along 311

Dear Ms. Becnel,  
Please forward to whoever you feel should read this notice.

----- Original Message -----

**From:** dotsyel  
**To:** [bbecnel@tpcg.org](mailto:bbecnel@tpcg.org)  
**Sent:** Wednesday, December 14, 2011 10:18 PM  
**Subject:** Process D, Minor Subdivision Bayouside Lots along 311

To: Houma Terrebonne Regional Planning Commission  
Attention: To Whom It May Concern

I would like to bring up my concerns concerning approval of five lots for Matherne Trust on Hwy. 311.

- 1) Conversion and approval of commercial designation of property between Hwy. 311 and bayou (batture): This property is no larger than 110' deep and if commercial use would be approved, this would cause serious safety concerns. The consolidation of these small pieces into one large piece for commercial use would be problematic.
- 2) Traffic on Hwy 311 is very congested and dangerous (numerous accidents). Allowing this batture property to be utilized as commercial would only add to the already high risk of the area. There are also two highway entries from Sugarwood Subdivision and Sugarwood Estates.
- 3) This land could be used for Hwy. 311 expansion, rather than taking from residents with existing homes already on the other side of the highway. To expand the roadway closer to these homes would present an added danger to residents already living on Hwy. 311.

I have no objections to the five residential lots as long as batture area is not allowed to be commercial.

David Ledet  
107 Sugarwood Blvd. (corner of Hwy. 311 and Sugarwood Blvd.)  
Houma, La. 70360

Phone 851-1049  
Cell 855-5450  
Email: [dotsyel@bellsouth.net](mailto:dotsyel@bellsouth.net)



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TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

December 15, 2011  
1st Review  
Item H-4

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** 

SUBJECT: **Amber Beth Court  
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.5.4.6.5 Plat should depict latest Parish adopted Vertical Datum.
2. 24.7.6.4 Benchmark made of brass or aluminum disk should be located in the street near the centerline of each road intersection shown on engineering plan denote the location, description, elevation, and datum used.
3. 24.5.3.3 Specifications need to be provided.
4. 24.5.4.7.6 Block number need to be provided.
5. 24.7.6.1.9 & 24.7.6.10 Test cylinders should be 2 per 500' of pavement and have strength of 2,750 psi @ 7 days or 4000 psi @ 28 days.
6. 21.7.1.2.1 Bald Cypress Street should have shoulders 4' wide with 4" thick compacted aggregate or 3' paved.
7. 24.7.6.1.6 Turnarounds are not in conformance with A.A.S.H.T.O. Specifications.
8. 24.5.4.8.2.3 Profiles of all ditches should be submitted.
9. 24.7.5.4.2 Servitude for gas main should be provided.
10. 24.7.5.2 Light post should be installed at extension of Bald Cypress Court and include latest cobra head lighting standards.



11. Does not conform to the SDDM:
  - a. V.A.3 Plan/profile sheets should be submitted.
  - b. V.A.5 Typical roadway section should include roadway thickness, ditch side slopes, and location of all utilities.
  - c. V.A.8 Cross Sections should be submitted.
  - d. V.C.18 Culverts sizes needs to be provided as though entire development is subsurface.
  - e. VI.A.13 Detention pond slopes should not exceed 2:1 for interior nor 3:1 for exterior.
  - f. VI.A.20 One foot of freeboard above the elevation of the design flood is required.
  - g. VI.A.21 Dry pond design should be sloped no flatter than 0.3% toward drainage outlet.
  - h. VI.A.27 Written restriction on final plat stating that no structure, fill, or obstruction shall be located within any drainage easement or delineated flood plain.
  
12. 24.5.4.6.7 No approval letter from the following:
  - a. Waterworks
  - b. Gas Utility
  - c. Department of Health and Hospitals
  - d. Electric Utility

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/mld

cc: Gregory E. Bush, LTC, USA, Retired  
Tom Bourg  
Philip Liner  
David Waitz, P.E., P.L.S.  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File