

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF JANUARY 27, 2011

- A. The Chairman, Mr. Daniel Babin, called to order the regular meeting of January 27, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:56 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. Keith Kurtz.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée, Mr. Daniel Babin, Chairman; Dr. L. Arnold "Budd" Cloutier, Vice-Chairman; Mr. Richard Elfert; Keith Kurtz, Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. James Erny. Also present was Pat Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 16, 2010."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of December 16, 2010."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the January 27, 2011 and approve the Treasurer's Report of December 2010."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Turner Surveys, LLC, dated January 27, 2011, requesting to table Item F1, Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon), as per the Developer's request [See *ATTACHMENT A*].
 - a) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC table the application for Process D, Minor Subdivision for Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon) until the next regular meeting of February 17, 2011 as per the request of the Developer [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. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Gordon read an email from Eugene P. Robichaux, P.E., Low Land Construction Co., Inc., Developer, dated January 25, 2011, requesting to remove the engineering application for High Land Development, Item G1, from the agenda and they would resubmit [See *ATTACHMENT B*].
- F. OLD BUSINESS:
1. Withdrawn [See *ATTACHMENT A*]. *Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon)*
- G. APPLICATIONS:
1. Withdrawn [See *ATTACHMENT B*]. *High Land Development*

H. STAFF REPORT:

1. Mr. Gordon stated Mrs. Robinson attended the Louisiana APA State Conference and he went on Saturday. Mrs. Robinson said it was very informative and encouraged everyone to try and attend next year's conference which will be held in Lake Charles.
2. Mr. Gordon presented the 2010 Annual Report.
 - a) Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT the HTRPC approve the 2010 Annual Report for the Houma-Terrebonne Regional Planning Commission."

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

I. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4."

1. Survey & Division of 32.1 acres belonging to Melba Bergeron Gill, Sections 53 & 54, T17S-R16E, Terrebonne Parish, LA
2. Redivision of Property belonging to Chris A. Hutchinson, Section 53, T18S-R19E, Terrebonne Parish, LA
3. Revision of Lot Lines for Tract 1, Tract 2 and Tract 3 for Earl Ledet, Jr., Section 84, T15S-R16E, Terrebonne Parish, LA
4. Reconfiguration of Property belonging to Nancy B. Naquin & Property of Danny W. Luke, Section 6, 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. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
2. Comprehensive Master Plan Update: *Covered under the Zoning & Land Use Commission Meeting.*

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS:

1. The Chairman recognized Mr. James Krauss, 4017 Benton Drive, who inquired about Developers being required to provide covenant restrictions to the Parish.
 - a) Mr. Gordon stated all covenant restrictions should be recorded at the courthouse and were worthless if not. He stated, legally, it has always been best for the Parish to stay out of covenant restrictions and that it remains a civil matter between the Developers and Residents.
 - b) Discussion ensued with regard to covenant restrictions and their validity and time lengths.
 - c) Discussion ensued with regard to a possible process to make awareness of covenant restrictions in place to permit applicants and/or purchasers of property/homes where covenant restrictions exist.
 - d) Discussion ensued with regard to a proposed buyer's rights to request a copy of covenant restrictions prior to signing paperwork for an act of sale. Mr. Freeman stated any interested party can obtain the covenant restrictions from the courthouse and bill of sales often list where the said restrictions are in the courthouse (book number, etc.).

M. 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 8:20 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. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

TURNER SURVEYS, LLC

Professional Land Surveyors

January 27, 2011

Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission
P.O. Box 1446
Houma, Louisiana 70361-1446

Re: Process D, Minor Subdivision
Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6
belonging to MobileTel (Verizon)
Section 101, T17S-R17E, Terrebonne Parish, LA

Dear Ms. Becnel,

I have been in contact with Kevin Hewitt, Sanitarian Parish Manager, regarding the above referenced project.

As of this morning, his office has **not** been notified that the house at 1208 1/2 Barataria Ave. has had all its drain pipes connected to the community sewerage system.

I therefore request of the Planning Commission on behalf of Verizon Wireless that this Redivision be tabled until the February meeting.

Respectfully,


Dennis L. Gowin, PLS
TURNER SURVEYS, LLC

15732 E. Hoffman Road Ponchatoula, LA 70454 Telephone (985) 386-2358
FAX (985) 386-2359 Email: dgowin@turnersurveys.net

Becky Becnel

From: Eugene Robichaux [lowlandcci@comcast.net]
Sent: Tuesday, January 25, 2011 9:22 AM
To: Becky Becnel
Subject: Re: REVISED - HTRPC Meeting Notice & Agenda - January 27, 2011

BECKY,

PLEASE REMOVE THE HIGHLAND DEV. OFF THE AGENDA FOR THIS MONTH.

I WILL RE-SUBMIT FOR NEXT MONTH.

THANK YOU,

Eugene P. Robichaux, P.E., 2nd V.P.
Low Land Construction Co., Inc.
946 Lefort By-Pass Rd.
Thibodaux, La. 70301
Ph: 985-446-1314
Fax: 985-446-3456
Email: lowlandcci@comcast.net

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

From: Becky Becnel
To: Eugene Robichaux
Sent: Friday, January 21, 2011 4:15 PM
Subject: RE: REVISED - HTRPC Meeting Notice & Agenda - January 27, 2011

OK, just let me know. Thanks...

Becky

From: Eugene Robichaux [mailto:lowlandcci@comcast.net]
Sent: Friday, January 21, 2011 3:47 PM
To: Becky Becnel
Subject: Re: REVISED - HTRPC Meeting Notice & Agenda - January 27, 2011

Becky,

I may pull our development out of this months planning.

I will let you know next week.

There are some issues I need to solve.

Thanks,

Eugene P. Robichaux, P.E., 2nd V.P.
Low Land Construction Co., Inc.
946 Lefort By-Pass Rd.
Thibodaux, La. 70301
Ph: 985-446-1314
Fax: 985-446-3456
Email: lowlandcci@comcast.net

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