

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF MAY 19, 2011

- A. Upon the Chairman's discretion, Dr. L.A. "Budd" Cloutier, Vice-Chairman chaired the meeting. The Vice-Chairman, Dr. L.A. "Budd" Cloutier, called to order the regular meeting of May 19, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:20 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: 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: Mrs. Beryl Amedée. Also present were Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning & 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 April 21, 2011."

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. Babin moved, seconded by Mr. Navy: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of April 21, 2011."

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.
- D. Mrs. Williams moved, seconded by Mr. Babin: "THAT the HTRPC emit payment for the May 19, 2011 and approve the Treasurer's Report of April 2011."

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:
1. Mr. Gordon read a letter from Low Land Investors, L.L.C., dated May 4, 2011, withdrawing their application for High Land Development [See *ATTACHMENT A*].
 - a) Mr. Babin moved, seconded by Mrs. Williams: "THAT the HTRPC accept the letter and the matter regarding High Land Development be removed from consideration as per the developer's request [See *ATTACHMENT A*]."

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.
 - b) Discussion was held with regard to this matter being a leased development at the present time.
 2. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors, dated May 13, 2011, requesting to withdraw Alton James Mobile Home Park (Item G3) from the agenda as per the developer's request [See *ATTACHMENT B*].

F. OLD BUSINESS:

Mr. Babin moved, seconded by Mr. Navy: "THAT the HTRPC remove Old Business item F1 regarding the Matherne Subdivision and Extension to Enterprise Drive from the table and be considered at this time."

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.

1. The Vice-Chairman stated the next item on the agenda under Old Business was an application by Matherne Realty Partnership requesting approval for Process D, Minor Subdivision for Matherne Subdivision and Extension to Enterprise Drive."

- a) Mr. Milford discussed the location and division of the property. He stated all adjacent property owners were notified including ones that were inadvertently left off the prior month.
- b) The Vice-Chairman recognized Inspector Ken Himel, Bayou Cane Fire District, 113 Hannah Street, who stated the incorrect type of fire hydrants was installed on the development.
- c) Discussion was held with regard to nothing being submitted to the fire district for inspection/approval, Bayou Cane citing the developer in violation of the fire code if fire hydrants not changed, Bayou Cane's regulations versus the Subdivision Regulations, Bayou Cane's approval of building permits in their district, the roadway already approved and dedicated to the Parish, and single-steamer versus double-steamer fire hydrants.
- d) 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.

- e) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided drainage calculations were submitted to the Terrebonne Parish Engineering Division for review and/or approval and the street name be changed to Westside Boulevard.
- f) Mr. Ostheimer moved, seconded by Mr. Babin: "THAT the HTRPC grant approval of Process D, Minor Subdivision for Matherne Subdivision and Extension to Enterprise Drive conditioned drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval and the street name be changed to Westside Boulevard."

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; NAYS: Mrs. Williams; 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 Hollygrove Estates, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision for Concord Business Park.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He stated the residents are now satisfied with the development and the progress made on flood protection.
- b) 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.

- c) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided no construction of the infrastructure be started until the rezoning process is completed and approved, and all utility letters be submitted to the Planning Department for review.
- d) Discussion was held with regard to the ten (10) being the correct number of lots in the proposed development.
- e) Mr. Ostheimer moved, seconded by Mr. Babin: “THAT the HTRPC grant conceptual & preliminary approval for Process C, Major Subdivision, Concord Business Park, ten (10) lots, conditioned no construction of the infrastructure be started until the rezoning process is completed and approved, and all utility letters be submitted to our office for review.”
- f) Discussion was held with regard to bulkheading.

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.

- 2. The Vice-Chairman called to order the Public Hearing for an application by Terre South Investments, Inc. requesting conceptual & preliminary approval for Process C, Major Subdivision for Southdown West Subdivision, Addendum No. 12.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He stated they would have to change the street name, Hylee, because it sounded too close to Hialeah.
- b) No one was present from the public to speak.
- c) Mr. Babin moved, seconded by Mrs. Williams & 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 the intended land use for the subdivision depicted on the plat be consistent with the application.
- e) Discussion was held with regard to the elevation of the property, zoning, covenant restrictions, the nearby pump station, and drainage.
- f) Mr. Elfert moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision for Southdown West Subdivision, Addendum No. 12 conditioned the intended land use for the subdivision depicted on the plat be consistent with the application.”
- g) Discussion was held with regard to the proposed subdivision being near the proposed skate park; therefore, cross streets not recommended.

The Vice-Chairman called for a vote on the motion offered by Mr. Elfert. 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.

- 3. WITHDRAWN. Alton James Jr. Mobile Home Park [See *ATTACHMENT B*]
- 4. The Vice-Chairman stated the next item on the agenda was an application by Hunting Energy Services, Inc. requesting approval for Process D, Minor Subdivision for Tract L of Rebecca Plantation.

- a) Mr. Jimmy Ledet, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property. He stated the matter was previously approved as raw land.
- b) No one was present from the public 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 conditional approval provided the 911 addressing be depicted on the plat.
- e) Discussion was held with regard to traffic, service roads, and planning for traffic. Mr. Gordon stated LA DOTD was well aware of the traffic concerns in the area.
- f) Mr. Elfert moved, seconded by Mr. Erny & Mr. Babin: “THAT the grant approval of the application for Process D, Minor Subdivision for Tract L of Rebecca Plantation conditioned 911 addressing is depicted on the plat.”

The Vice-Chairman called for a vote on the amended motion offered by Mr. Elfert. 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: None.

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

1. Revised Tracts C-3-E1 and C-3-F1, 3040 Commercial Park Subdivision, Sections 5 & 33, T17S-R17E, Terrebonne Parish, LA
2. Survey of Revised Lots 14 & 16, Block 6, Addendum No. 6, Phase 2 to Westgate Subdivision, Sections 82 & 102, T17S-R17E, Terrebonne Parish, LA
3. Revised Tract-JE (Jamie Ellender), Section 65, T18S-R19E, Terrebonne Parish, LA

The Vice-Chairman called for a vote on the amended 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: None.
2. Comprehensive Master Plan Update:
 - a) Mrs. Robinson stated the Kick-Off meeting was held on May 16, 2011 with approximately 40 people in attendance. She stated it was the first meeting in a series that would be held in July and August and encouraged their attendance.

K. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
 - a) Mr. Ostheimer discussed the informational packet they received from Council for members of boards, committees, and commissions. He requested Mr. Freeman look into the matter regarding whether they are required to disclose their financial information.
2. Chairman’s Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Babin 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 7:56 p.m.”

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.

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

LOW LAND INVESTORS, L.L.C.

946 LEFORT BY-PASS ROAD
THIBODAUX, LA. 70301
PHONE: 985-446-1314 FAX: 985-446-3456
lowlandcci@comcast.net

May 4, 2011

Patrick Gordon, Director
Terrebonne Parish Consolidated Government
Department of Planning & Zoning
P. O. Box 1446
Houma, La. 70361-1446

**Re: High Land Development; Sections 2, 22 & 27, T17S-R18E, Terrebonne Parish,
La.; Low Land Investors, L.L.C., Developer**

Dear Mr. Gordon:

In reference to a letter dated April 25, 2011 adopting a motion to table the above referenced project, we are requesting to withdraw the development due to the comments made by the commission that this project warrants no approval from the Houma-Terrebonne Regional Planning Commission until the land is subdivided and sold.

We understand that before any land can be sold the High Land Development project must be resubmitted for preliminary approval and engineering.

We will need a letter giving waterworks and Entergy approval to provide water and electricity as needed. The utilities and drainage will be in conformance with all standards and codes as directed by the Terrebonne Parish Consolidated Government.

If there is any further concern or information needed please do not hesitate to call.

Thank you for your understanding and assistance in this matter.

Sincerely,

LOW LAND INVESTORS, L. L. C.

Eugene P. Robichaux

Eugene P. Robichaux, P. E., Member

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
504-879-2782 (FAX) 504-879-1641

May 13, 2011

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

Att: Mr. Pat Gordon:

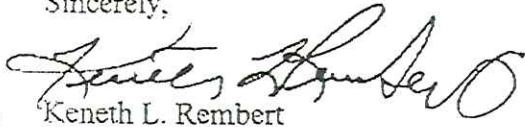
Re: ITEM 3, ALTON JAMES MOBILE HOME PARK, TERREBONNE PARISH, LA

Dear Pat:

Please remove the above referenced item from consideration at Thursday night's meeting. We will reschedule it for next month's meeting because the owner wants to change the layout.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr