

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 19, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of October 19, 2023 of the HTRPC to order at 6:19 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Ms. Rachael Ellender, Secretary/Treasurer and Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- 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. Faulk moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of September 21, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC remit payment for the October 19, 2023 invoices and approve the Treasurer’s Reports of September 2023.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc. dated October 17, 2023, requesting to withdraw the application regarding the final approval for Evangeline Oaks Subdivision [See *ATTACHMENT A*].
- a) Mr. Burgard moved, seconded by Mr. Thibodeaux: “THAT the HTRPC adopt a motion to table the application for Process C, Major Subdivision, Evangeline Oaks Subdivision until the next regular meeting of November 16, 2023 as per the Developer’s request [See *ATTACHMENT A*].
- The Chairman called for a vote on the motion offered by Mr. Burgard. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Faulk moved, seconded by Mr. Rogers: “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. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order an application by Roddy Matherne requesting reconsideration of a variance request from the fire hydrant distance requirements for Process D, Minor Subdivision, for Tracts “F” & “G,” A Redivision of Property belonging to Roddy L. Matherne, et ux.
- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, stated there was only a 4” waterline and the Fire Chief wouldn’t approve a tank or pond for fire protection.

- b) Mr. Pulaski discussed the issues with the 4” waterline and other options and discussed a similar issue that was approved off of Waterplant Road in 2015. He stated he would recommend approval of the variance from the fire hydrant requirements.
- c) Discussion ensued regarding the location of the nearest 8” waterline being approximately a mile away and a nearby pond also owned by Mr. Matherne but possibilities of it being dry. Discussed continued regarding the existing home and business and the desire to separate them.
- d) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC grant a variance from the fire hydrant distance requirements due to a substandard waterline for Process D, Minor Subdivision, for Tracts “F” & “G,” A Redivision of Property belonging to Roddy L. Matherne, et ux.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, and Mr. Soudelier; NAYS: Mr. Burgard & Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Leon Cox requesting approval for Process D, Minor Subdivision, for Lot “A,” Property belonging to Leon Cox.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, stated the matter was tabled at the previous meeting in order to allow time for the drainage calculations to be approved.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lot “A,” Property belonging to Leon Cox.”

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

- 3. The Chairman called to order the final application for Process C, Revised Tract “B,” Property belonging to Terrebonne Parish Recreation District No. 1.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, stated they did receive Waterworks approval but did not have a letter from them yet.
- b) Mr. Pulaski stated Waterworks approval was the only condition on TPCG Engineering’s punch list [See *ATTACHMENT B*].
- c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the final application for Process C, Major Subdivision, for Revised Tract B, Property belonging to Terrebonne Parish Recreation District No. 1 conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated October 19, 2023.”

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

4. The Chairman called to order the Public Hearing for an application by Emmett J. Robichaux, Jr. requesting approval for Process D, Minor Subdivision, for Lots “A-1-A” thru “A-1-C,” A Redivision of Property belonging to Emmett J. Robichaux, Jr., et ux.
 - a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, stated the fire hydrant had been installed and the drainage calculations were approved.
 - b) There was no one present to speak on the matter.
 - c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
 - d) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - e) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots “A-1-A” thru “A-1-C,” A Redivision of Property belonging to Emmett J. Robichaux, Jr., et ux.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. The Chairman called to order the Public Hearing for an application by Joe Bernier requesting approval for Process D, Minor Subdivision, for the Subdivision of Tracts 2 & 3 into Tract 4, Revised Tract 2, and Revised Tract 3.
 - a) Mr. Prosper Touns, Delta Coast Consultants, LLC, stated their variance requested was approved at the last meeting and the drainage calculations have been conditionally approved upon swales being dug. He further stated there was an issue with the sewer that they were waiting on.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon all utility letters being submitted and the swales being dug as per TPCG Engineering Division’s memo dated October 12, 2023 and confirmed per a field inspection by TPCG Engineering Division [See *ATTACHMENT C*].
 - c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Subdivision of Tracts 2 & 3 into Tract 4, Revised Tract 2, and Revised Tract 3 conditioned upon the submittal of an approval letter for sewer and swales being dug as per TPCG Engineering Division’s memo dated October 12, 2023 and confirmed per a field inspection by TPCG Engineering Division [See *ATTACHMENT C*].”
 - d) Discussion was held regarding the swales being dug along the side property lines toward Windfield Drive.

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
6. The Chairman called to order the application by Coteau Land, LLC requesting approval for Process D, Minor Subdivision, for Resubdivision Survey of Parcels #14868, #14384, #42968, #12890, & #15290 into Tracts 1A thru 5A & Tracts 1B thru 5B.
 - a) Mr. Lee Shaffer, applicant, 2678 Highway 311, stated everything should be rectified from the previous meeting.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
 - c) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Resubdivision Survey of Parcels #14868, #14384, #42968, #12890, & #15290 into Tracts 1A thru 5A & Tracts 1B thru 5B.”

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

7. *Tabled until November 16, 2023 as per the Developer's request.* Evangeline Oaks Subdivision [See ATTACHMENT A]

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Liberty Properties Enterprises, LLC requesting approval of Process D, Minor Subdivision, for the Survey of Lots D & E, A Redivision of the Southernmost Portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Mr. Joseph Wythe, 952 Wood Street, who had his son, Neil Wythe on Facetime, who stated he was not opposed to the division.
- c) The Chairman recognized Ms. Diane Trotter, 703 Liberty Street, who questioned the property being rezoned to commercial and expressed concerns of the aesthetics of the parking area, the number of rentals in the area, and tenants not maintaining landscaping, etc.
- d) Mr. Pulaski clarified that the owners' insurance company was classifying the property as commercial, but the zoning of the property was to remain residential.
- e) Discussion was held regarding green space, parking, and drainage.
- f) Mr. Pulaski stated the applicant had received a variance from the Board of Adjustment for setbacks and the Commission was to consider a variance for minimum lot size requirements.
- g) Mr. Rogers moved, seconded by Mr. Burgard: "THAT the Public Hearing be closed."

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

- h) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance and application with no conditions.
- i) Mr. Faulk moved, seconded by Mr. Rogers: "THAT the HTRPC grant a variance from the minimum lot size requirements and approval of the application for Process D, Minor Subdivision, for the Survey of Lots D & E, A Redivision of the Southernmost Portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma."

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

2. The Chairman called to order the Public Hearing for an application by Warren C. Carlos requesting approval for Process D, Minor Subdivision, for Tracts "K-1," "K-2," & "K-3," A Redivision of Tract "K" belonging to Warren Charles Carlos.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Burgard moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon municipal addresses being depicted on the plat.
 - e) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “K-1,” “K-2,” & “K-3,” A Redivision of Tract “K” belonging to Warren Charles Carlos conditioned upon municipal addresses being depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the Public Hearing for an application by Montegut Lions Club, Inc. requesting approval for Process D, Minor Subdivision, for Lots 1-A & 1-B being a portion of Property belonging to Montegut Lions Club, Inc.
- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
 - b) There was no one present to speak on the matter.
 - c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
 - e) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1-A & 1-B being a portion of Property belonging to Montegut Lions Club, Inc.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
4. The Chairman called to order the Public Hearing for an application by Al J. Rodrigue requesting approval for Process D, Minor Subdivision, for Tracts “A,” “B,” & “C,” A Redivision of Property belonging to Al J. Rodrigue.
- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
 - b) There was no one present to speak on the matter.
 - c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon an approval letter from the Department of Health and municipal addresses being depicted on the plat.
 - e) Mr. Burgard moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “A,” “B,” & “C,” A Redivision of Property belonging to Al J. Rodrigue conditioned upon submittal of an approval letter from LA Department of Health and municipal addresses being depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Burgard. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier,

and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman called to order the Public Hearing for an application by Ironman Properties of America, LLC requesting approval for Process D, Minor Subdivision, for Lots A, B, & C, A Redivision of Tracts A-B-C-D-A, Property belonging to Ironman Properties of America, LLC.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property. She stated they were requesting a variance from the fire hydrant distance requirements that was within the 10% allowance.
- b) The Chairman recognized Ms. Katie Brown, 38 Parkway Circle, who inquired about allowing this applicant to not put a fire hydrant and not allowing the same for an application that was presented prior and near the same area.
- c) Mr. Faulk moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance from the fire hydrant distance requirements and conditional approval provided upon municipal addresses being depicted on the plat.
- e) Discussion was held regarding the previous application [Division of Property belonging to William J. Washam to create Tract WW-1 and Tract WW-2, 7060 & 7064 Main Street] and the distance of the fire hydrant being much further and outside of the 10% allowance than this subject application. Mr. Pulaski mentioned that once the structures were being built on the property, the building code may require a fire hydrant.
- f) Ms. Brown suggested that both applicants split the cost of a fire hydrant, but the placement of a fire hydrant would not benefit both properties due to the distance.
- g) Mr. Burgard moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots A, B, & C, A Redivision of Tracts A-B-C-D-A, Property belonging to Ironman Properties of America, LLC with a variance from the fire hydrant distance requirements for Tract C to be 262' in lieu of the required 250' (within 10% allowance) and conditioned upon municipal addresses being depicted on the plat.”

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

6. The Chairman called to order the Public Hearing for an application by Barell Billiot requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Barell Joseph Billiot (Tracts A-E).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc. discussed the location and division of property. She stated they were requesting a variance from the fire hydrant distance requirements that was within the 10% allowance.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance from the fire hydrant distance requirements and

conditional approval provided upon the plat being revised with updated FEMA FIRM information to reflect the September 7, 2023 flood maps, municipal addresses being depicted on the plat, submittal of all utility letters, and method of sewerage disposal being depicted on the plat.

- e) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Division of Property belonging to Barell Joseph Billiot (Tracts A-E) with a variance from the fire hydrant distance requirements for Tract C to be 260' in lieu of the required 250' (within 10% allowance) and conditioned upon the plat being revised with updated FEMA FIRM information to reflect the September 7, 2023 flood maps, municipal addresses being depicted on the plat, submittal of all utility letters, and method of sewerage disposal being depicted on the plat.”

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

I. STAFF REPORT:

- 1. The Chairman called to order the Public Hearing for the discussion and possible action regarding the adoption of the Main Street Corridor Master Plan.
 - a) Mr. Pulaski discussed the Main Street Corridor Master Plan and stated they would be scheduling more public meetings.
 - b) There was no one from the Public to speak on the matter.
 - c) Mr. Faulk moved, seconded by Mr. Burgard: “THAT the Public Hearing be continued for the discussion and adoption of the Main Street Corridor Master Plan to Thursday, November 16, 2023 at 6:00 p.m.”

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

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

- 1. Survey and Division of Property belonging to Huntington B. Downer, Jr. and Waitz & Downer Rentals, L.L.C. into Lot 28, Block 8 of the City of Houma; Section 7, T17S-R17E, Terrebonne Parish, LA (*423 Goode Street & 537 Verret Street / Councilman Brien Pledger, District 1*)
- 2. Tract A, A Redivision of Property belonging to Michael X. St. Martin, et al; Section 104, T17S-R17E, Terrebonne Parish, LA (*3511 Bayou Black Drive / Councilman Danny Babin, District 7*)
- 3. Lot Line Adjustment between Lot 15, Block 9, Addendum 3, Phase A and Lot 14, Block 9, Addendum 3, Phase B into Revised Lot 15, Block 9, Addendum 3, Phase A & B, West Manchester Subdivision; Section 74, T17S-R16E, Terrebonne Parish, LA (*226 & 230 Exeter Run / Councilman Darrin Guidry, District 6*)
- 4. Survey and Redivision of Property belonging to Barker Holding Company, L.L.C. into Lot 1 and Raw Land; Section 4, T17S-R17E, Terrebonne Parish, LA (*6316 West Main Street / Councilman Gerald Michel, District 3*)
- 5. Survey and Redivision of Property belonging to Westside Lands, L.L.C. into Lot 1, Lot 2, Lot 3, and Lot 4; Section 4, T17S-R17E, Terrebonne Parish, LA (*Amy Court / Councilman Gerald Michel, District 3*)
- 6. Revised Tract 3 and Lot 4A, A Redivision of Property belonging to Iver Consulting Services, LLC; Sections 58 & 59, T16S-R15E, Terrebonne Parish, LA (*2115 Bull Run Road / Councilman Carl Harding, District 2*)

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Burgard discussed the letter written to the Commissioners by Edward Babin, 822 Division Avenue, concerning safe bicycle routes for cyclists [See *ATTACHMENT D*].
- b) Mr. Burgard moved, seconded by Mr. Thibodeaux: "THAT the HTRPC incorporate proposed safe bicycle routes in the Master Plan and acknowledge the letter and time Mr. Edward Babin took to inform them of providing safe bicycle routes for cyclists [See *ATTACHMENT D*]."

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

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded Mr. Faulk: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:35 p.m."

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



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

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors



Jacob A. Waitz, P.E., L.S.I.

David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

October 17, 2023

VIA: EMAIL: bbecnel@tpcg.org

Houma-Terrebonne Regional
Planning Commission
P. O. Box 1446
Houma, LA 70361-1446

Attention: Becky M. Becnel,
Planning Commission Secretary

RE: WITHDRAWAL OF REQUEST FOR FINAL PLAT APPROVAL - **EVANGELINE OAKS
SUBDIVISION** – LOCATED IN SECTIONS 7, 68, 69 & 82, T16S-R17E, TERREBONNE
PARISH, LOUISIANA – ENGINEER'S PROJECT NO. 2021-064

Dear Becky:

We are hereby requesting that you remove Evangeline Oaks Subdivision from the October 19, 2023 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the development is not fully complete and we request that this development be placed on the November 16, 2023 meeting agenda. At this time the developer is diligently working with his contractor to have all punch list items addressed and having most, if not all of the subdivision re-inspected and approved by the next meeting.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

Jacob A. Waitz, P.E., L.S.I.

JAW/dth
Cc: Evangeline Business Park, L.L.C.
File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7839 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
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TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



October 19, 2023
Item No. H-3

TO: **Christopher M. Pulaski**

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

A handwritten signature in blue ink, appearing to be "JS", next to the name Joan E. Schexnayder.

SUBJECT: **Coteau-Bayou Blue Park**
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Final approval from Waterworks is required.

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: Matthew Rodrigue, P.E. (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)



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October 12, 2023
Item No. G-5

TO: **Christopher M. Pulaski**
FROM: **Joan E. Schexnayder, P.E.**
SUBJECT: **Joe Bernier**
Process "D" No. 2023-10-06

A handwritten signature in blue ink, appearing to read "JES", positioned next to the name Joan E. Schexnayder, P.E.

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the drainage plan submitted by the engineering firm of Delta Coast Consultants, LLC, for the above referenced re-division of property. These plans and calculations comply with the conditions for Engineering Approval set forth by the Parish ordinances and TPCG SDDM *conditioned that the proposed swales are dug.*

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/bbd

cc: Amber Plessala, P.E. (email)
Planning Commission (email)
Engineering Division File
Reading File (electronic)
Council Reading File (electronic)

~~Rev. Corina Gray~~

EDWARD BABIN
822 DIVISION AVE
HOUMA, LA 70360

In early August, professional cyclist Robert Hurd set out on a cross-country trip to raise money for cyclists injured by cars.

Last Thursday, he was struck and killed by a pickup truck.

Across the nation, we have infrastructure that is hostile to anyone not in a car. But it doesn't have to be that way. I am Edward Babin, a local resident of Houma, and I am pleading for your help.

Cyclists are vulnerable to cars. Pedestrians are vulnerable to cars. And really, even drivers of cars are vulnerable to cars. The solution to this exists- bike lanes and sidewalks should exist and be separated from motor vehicles by physical barriers.

Commuting by bike, scooter, foot, or even segway should be a safe alternative to commuting by car. But for some reason, we have designated "bike paths" which are no different than any other stretch of highway. For example, the "Bayou Black Loop", which even has a segment so dangerous that it is called the "Dead man's curve". We have roads that don't offer even a shoulder for a bike or pedestrian. And when a cyclist gets killed, we decide that the cyclist was at fault and ignore the overarching problem.

This danger disproportionately affects lower-income citizens - those who can't afford a 3 ton steel safety cage for their grocery trip. I see cyclists every single day, despite the hostile environment and risk of injury or death. Clearly there is demand for cycling infrastructure. How many accidents will we see before we build it?

Sincerely,
Edward Babin