

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF OCTOBER 20, 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 6:28 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. Marsha Williams.
- 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; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. Alex Ostheimer. 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 Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of September 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; ABSENT: Mr. Ostheimer. 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 September 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; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the October 20, 2011 and approve the Treasurer's Report of September 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by J & D Sontheimer Properties, L.L.C. for Process B, Mobile Home Park for Sonoco Mobile Home Park.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and mobile home park.
 - b) The Chairman recognized Joey Boudreaux, 215 Kenneth Street, who expressed concerns of the number of people living in the trailers and commotion in their quiet neighborhood.
 - c) The Chairman recognized Lester Guidry, 124 Everette Drive, who expressed concerns of the trailer park being done properly and legally.
 - d) The Chairman recognized Mark Hepburn, with Sonoco and adjacent property owner, who showed pictures of the trailers and explained the situation where emergency housing was needed after Hurricane Katrina. He stated Sonoco would install a privacy fence and discussed their screening process of all employees who would be living in the mobile homes.
 - e) Discussion was held with regard to the mobile homes not being rented but for employee use. Mr. Hepburn explained the process of hiring international workers with work visas who have no housing, transportation, etc.
 - f) Discussion was held with regard to mobile homes parks, residential building parks, getting Sonoco to be "legal" with the mobile homes that are already existing on the property from Hurricane Katrina, and Sonoco returning to the Planning Commission for any further expansion.

- g) 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- h) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided fire hydrants are installed, mobile homes meet the required setbacks or a variance is granted, turnaround is completed to Parish standards, addresses are depicted on the lots, and a private lane name is approved by the 911 Communications District.

- i) Discussion was held with regard to this mobile home park being similar to all previous submittals that were utilized for employee housing.

- j) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process B, Mobile Home Park for Sonoco Mobile Home Park conditioned fire hydrants are installed, mobile homes meet the required setbacks or a variance is granted, turnaround is completed to Parish standards, addresses are depicted on the lots, a private lane name is approved by the 911 Communications District, and the trailers be moved to meet the required setbacks.”

- k) Discussion was held with regard to setbacks and utilities.

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

2. The Chairman called to order the Public Hearing for an application by Russell A. Portier for Process D, Minor Subdivision for the Survey of Tracts “A-1” and “A-2”, Property of Russell A. Portier.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the developer, discussed the location and division of property.

- b) The Chairman recognized Mr. Ducote, 6445 (6443) Highway 56, who expressed concerns of access to levee systems, utilities, and property.

- c) Mr. Bollinger stated Mr. Portier had no intention of denying Mr. Ducote access to his property.

- d) 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided addresses are depicted on the plat as specified by the 911 Communications District and that a servitude of passage be depicted on the plat to provide the necessary access for the adjacent property owner.

- f) Mr. Kurtz moved, seconded by Mrs. Williams & Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Tracts “A-1” and “A-2”, Property of Russell A. Portier conditioned addresses are depicted on the plat as specified by the 911 Communications District and that a servitude of passage be depicted on the plat to provide the necessary access for the adjacent property owner.”

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

3. The Chairman stated the next item on the agenda was a conceptual application by Northpark, L.L.C. for Process C, Major Subdivision for Northpark.
 - a) Mr. Gene Milford, Milford & Associates, Inc., representing Mr. Richard, discussed the location and division of property and stated they would be asking for a cross street variance at the preliminary stage.
 - b) The Chairman recognized Mr. Henry Richard, 1414 Savanne Road, who discussed the history of the property and stated the homes would not be Section 8 or low-income housing, no 3rd party investors would be involved, lots would be curb & gutter, the property is not zoned, and the homes would be a minimum of 1,300 square feet. He also stated the project would be done in phases due to cost and absorption, they wouldn't dump any more water on the drainage system, and the stated the schools were preparing for more people moving North such as H.L. Bourgeois's proposed expanding.
 - c) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided a cross street variance is applied for at the preliminary stage for the front 1,500 feet. He also discussed the reasoning why public hearings aren't called for conceptual only phases of a major subdivision.
 - d) The Chairman stated no one from the public was present to speak regardless of his inadvertently calling a Public Hearing.
 - e) Discussion was held with regard to no green space, retention ponds, de-dedication of cross streets by Council and connection of the same.
 - f) Mr. Erny moved, seconded by Mrs. Amedée and Dr. Cloutier: "THAT the HTRPC grant conceptual approval of the application for Process C, Major Subdivision for Northpark conditioned a cross street variance is applied for at the preliminary stage for the front 1,500'."
 - g) Discussion was held with regard to multi-using green space with a levee to take on water during rain events that would eventually drain into the CCC ditch, bus access, and barricading the cross streets going into the private streets that were de-dedicated.

The Chairman called a vote on the substitute motion offered by Mr. Erny. 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: Mr. Ostheimer. THE CHAIRMAN DECLARED THE SUBSTITUTE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for the conceptual & preliminary application by Rutter Land Company, Inc. for Process C, Major Subdivision for Sugar Mill Olde Towne (Phase B).
 - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Mr. Rutter, 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Navy moved, seconded by Mr. Erny & Mrs. Amedée: "THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision for Sugar Mill Olde Towne (Phase B)."

The Chairman called a vote on the motion offered by Mr. Navy. 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: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman called to order the Public Hearing for the conceptual & preliminary application by Citiplace, L.L.C. for Process C, Major Subdivision for Williamsburg Subdivision.
 - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Mr. Richard, discussed the location and division of property.
 - b) The Chairman recognized Mr. Don Burson, 262 Ciera Drive, who expressed concerns of Vicari Street flooding.
 - c) The Chairman recognized Mr. Henry Richard, 1414 Savanne Road, who discussed the history of the property and stated the homes would not be Section 8 or low-income housing, no 3rd party investors would be involved, lots would be curb & gutter, the property is not zoned, and the homes would be a minimum of 1,300 square feet. He also stated the project would be done in phases due to cost and absorption, they wouldn't dump any more water on the drainage system, and the schools were preparing for more people moving North such as H.L. Bourgeois's proposed expansion.
 - d) Discussion was held with regard to the lots being sold, drainage, covenant restrictions comparable to area homes, and double-car garage requirements.
 - e) The Chairman recognized Mr. Nason Authement, 75 Cambridge Circle and property owner of 401 Bayou Gardens Boulevard & 5833 Sydney Street, who expressed concerns of flooding and selling off the property that could later be Section 8 housing.
 - f) The Chairman recognized Mr. Lee Grafton, 327 Bayou Gardens Boulevard, who expressed concerns of flooding that had gotten worse since the clearing of trees on the property, traffic, crowded homes with no green space, but stated he wouldn't be opposed if it were a nice development.
 - g) The Chairman recognized Ms. Brenda Barr, 5761 Vicari Street, who inquired about the exact location of the proposed subdivision.
 - h) The Chairman recognized Ms. Linda Jones, 476 Ciera Drive, who expressed concerns of drainage, flooding, and inquired about cul-de-sacs, de-dedications, and stub-outs.
 - i) The Chairman recognized Mr. Louis Petersen, 301 Bayou Gardens Boulevard, who expressed concerns of drainage and if two accesses were enough for that many homes.
 - 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- k) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided cross streets are extended north to adjoin the adjacent properties. He also discussed the process of Section 8 housing and that it was an unlikely scenario in the newer neighborhoods.
- l) Discussion was held with regard to overall flooding issues in Terrebonne Parish that needed to be taken care of and addressed, minimum lot size requirements, and the engineering process as a whole development and submitting for final approval in phases.
- m) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision for Williamsburg Subdivision conditioned cross streets are extended north to adjoin the adjacent properties."

The Chairman called 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT: None.

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

1. Map showing Lots 38-A & 38-B, A Redivision of Revised Lot 38 of Greenwood Plantation Estates Subdivision, Sections 6, 7, 8, 9, 10, 11, 12, & 13, T17S-R15E, Terrebonne Parish, LA
2. Survey of Lots 2-A and 4-A, A Redivision of Lots 2, 3, and 4, Fisherman's Retreat South, Sections 23 & 24, T19S-R16E, Terrebonne Parish, LA
3. Redivision of Lot 8, Block 1 of LaCarpe Industrial Park Subdivision and Tract M-1 of Property formerly belonging to A&K Railroad Materials, Inc., Section 102, T17S-R17E, Terrebonne Parish, LA
4. Survey and Redivision of Property belonging to Joey and Angela Yesso and Betty R. Landry, Section 10, T17S-R16E, Terrebonne Parish, LA
5. Revised Lots 8, 9, & 10 of North Terrebonne Commercial Park, Addendum No. 1, Sections 3 & 4, T16S-R17E, Terrebonne Parish, LA
6. Survey showing Property Line Shift of Tracts B and C of Property belonging to Gary P. Bourg, Sr., Section 41, T17S-R18E, 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Discussion was held with regard to the Commissioners to start working on a list of issues that need to be addressed.
2. Comprehensive Master Plan Update:
 - a) Mr. Gordon stated there would be a Steering Committee meeting on October 26, 2011 at 3:30 p.m. at the Waterlife Museum and encouraged the members to attend.
 - b) Mr. Gordon also stated that they were holding off on making any changes to the Subdivision Regulations until the Update to the Comprehensive Plan was complete which should be in early Spring.
 - c) Mr. Gordon stated Ms. Courtney Alcock was leaning towards the direction of servitudes and rights-of-way being included in the minimum lot size requirements.

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS: None.

L. 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 8:12 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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