

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF OCTOBER 15, 2015

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of October 15, 2015 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:23 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: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Kevin Ghirardi; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Mr. Pat Gordon, Director, and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of September 17, 2015.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Erny moved, seconded by Mrs. Foret: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of September 17, 2015.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Ostheimer: “THAT the HTRPC emit payment for the October 15, 2015 invoices and approve the Treasurer’s Report of September 2015.”

The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Charles L. McDonald Land Surveyors, Inc. dated October 15, 2015 requesting to table Old Business Item 1, the minor subdivision application for the Partition of property belonging to Albert J. Luke, III, et al indefinitely [See *ATTACHMENT A*].
 - a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the minor subdivision application for the Partition of property belonging to Albert J. Luke, III, et al indefinitely as per the Developer’s request [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Gordon read an email from David A. Waitz Engineering & Surveying, Inc. dated October 15, 2015 requesting to table Item G.2, the engineering application for Acadian Pointe Subdivision, Phase “A” until the next regular meeting [See *ATTACHMENT B*].
 - a) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC table the engineering application for Acadian Pointe Subdivision, Phase “A” until the next regular meeting of November 19, 2015 as per the Developer’s request [See *ATTACHMENT B*].”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Gordon correspondence from Mr. James H. Dupont dated September 28, 2015 with regard to a fire hydrant along Highway 56 between 5th and Spruce Streets along with a response requesting Mr. Dupont to submit an application to the Planning Commission for their variance request [See *ATTACHMENT C*].
4. The Chairman used this time to announce Mr. Gordon's retirement and commend him on a job well done.

F. OLD BUSINESS:

Mr. Kelley moved, seconded by Mr. Erny: "THAT Old Business items be removed from the table and be considered at this time."

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. WITHDRAWN. *Partition of property belonging to Albert J. Luke, III, et al* [See *ATTACHMENT A*]
2. The Chairman stated the next item on the agenda under Old Business was an application by Annie 1, LLC requesting approval for Process D, Minor Subdivision, for Lots A thru E, A Redivision of a Portion of Lot 1, Block 1, North Terrebonne Commercial Park & Lot Line Adjustment to adjacent properties.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the matter was tabled at the previous meeting and drainage calculations were now approved by Engineering.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the condition by Engineering is depicted on the plat.
- c) Discussion was held with regard to access through Mobile Estates Drive. Discussion ensued with regard to the development being residential and not commercial and that residential was indicated on the application.
- d) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots A thru E, A Redivision of a Portion of Lot 1, Block 1, North Terrebonne Commercial Park & Lot Line Adjustment to adjacent properties until the next regular meeting of November 19, 2015."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman stated the next item on the agenda under Old Business was an application by Te-Ro, LLC requesting approval for Process D, Minor Subdivision, for Tracts "A" & "B", Property of Te-Ro, LLC.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
 - b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
 - c) Discussion was held with regard to a required DOTD permit that would be acquired at the permit stage.
 - d) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts "A" & "B", Property of Te-Ro, LLC."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman stated the next item on the agenda under Old Business was an application by Ellender Land, LLC requesting approval for Process D, Minor Subdivision, for Tract B-3, Property of Ellender Land, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- c) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract B-3, Property of Ellender Land, LLC."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman stated the next item on the agenda under Old Business was an application by Amy Lassere Benoit requesting approval for Process A, Re-Subdivision, for the Division of Property belonging to Amy Benoit into Tract A and Tract B.

- a) Mr. Tre Chauvin, Leonard Chauvin P.E, P.L.S. Inc., discussed the location and division of property.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- c) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Amy Benoit into Tract A and Tract B."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Gerald A. Mazerac requesting approval for Process D, Minor Subdivision, for Tracts "A" & "B", Property belonging to Gerald A. Mazerac, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) No one was present to speak on the matter.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided upon an approval letter from the Board of Health and land use be depicted on the plat.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts "A" & "B", Property belonging to Gerald A. Mazerac, et ux.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. WITHDRAWN. *Acadian Pointe Subdivision, Phase "A"* [See *ATTACHMENT B*]

3. The Chairman stated the next item on the agenda was an application by Sugar Lake, LLC requesting engineering approval for Process C, Major Subdivision, for Sugar Pointe Industrial Park, Addendum No. 3.

- a) Mrs. Amber Plessala, T. Baker Smith, LLC, stated they were requesting engineering approval.
- b) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a letter dated October 15, 2015 regarding the punch list items for the development [See *ATTACHMENT D*]. In reading the letter, Ms. Schexnayder observed that Item #14 should not have been listed on the punch list and would be omitted.
- c) Mr. Erny moved: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Sugar Pointe Industrial Park, Addendum No. 3 with a variance from punch list item 12.r and conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated October 15, 2015.” *The Chairman declared the motion dead due to the lack of a second.*
- d) Discussion was held with regard to fences surrounding ponds and Sugar Lake which is maintained by the Parish and has no fence due to it being prior to the change in the regulations. Discussion ensued with regard to fences around recreational ponds versus not for amenity purposes.
- e) Mr. Ostheimer questioned Mrs. Plessala about the variance for 12.i regarding drainage that was listed on her application. Mrs. Plessala indicated she was requesting variances for both 12.i and 12.r.
- f) Discussion was held with regard to the Developer making the pond recreational so as to not be required to place a fence.
- g) Mr. Ostheimer moved, seconded by Mr. Ghirardi: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Sugar Pointe Industrial Park, Addendum No. 3 with variances granted for punch list items 12.i and 12.r provided they meet the requirements that the pond become a recreational amenity and conditioned upon the Developer complying/resolving the remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated October 15, 2015 [See *ATTACHMENT D*].”
- h) Discussion was held with regard to how to make a pond for recreational use and documentation needed to confirm so. Mrs. Plessala stated the pond is currently being fished out of and it has been used as both recreational and for drainage purposes at one time or another. Discussion ensued with the pond existing and there never having a fence around it.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer; NAYS: Mrs. Foret, Mr. Schouest, and Mr. Thibodeaux; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman stated the next item on the agenda was an application by Mali Investments, LLC requesting engineering approval for Process C, Major Subdivision, for Rue Colton John (Road Project).

- a) Mr. Gene Milford, Milford & Associates, Inc., stated they were requesting engineering approval.
- b) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a letter dated October 15, 2015 regarding the punch list items for the development [See *ATTACHMENT E*].
- c) Mr. Milford stated they would comply/resolve all items on the punch list.
- d) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Rue Colton John conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated October 15, 2015 [See *ATTACHMENT E*].”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman stated the next item on the agenda was an application by Deroche Development, LLC requesting final approval for Process C, Major Subdivision, for Deroche Estates, Addendum No. 1.
 - a) Mr. Gene Milford, Milford & Associates, Inc., stated they were requesting final approval.
 - b) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a letter dated October 15, 2015 regarding the punch list items for the development [See *ATTACHMENT F*].
 - c) Mr. Milford stated they would comply/resolve all items on the punch list and requesting 90 days for completion.
 - d) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Deroche Estates, Addendum No. 1 conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated October 15, 2015 [See *ATTACHMENT F*].”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

1. Mr. Gordon stated they received a quote from Mr. Clay Breaud, Providence/GSE Associates, Inc., for the proposed amendments to the mobile home park regulations with regard to drainage for \$3,800. It was requested that they invite Mr. Breaud to the next meeting to further discuss.

I. ADMINISTRATIVE APPROVALS:

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

1. Redivision of Property belonging to Ann Marie Henry, et al, Sections 2 & 61, T16S-R16E, Terrebonne Parish, LA
2. Plat showing Portions of Blocks 23 & 26, Honduras Addition to the City of Houma, LA, Section 39, T17S-R17E, Terrebonne Parish
3. Tracts L-1, L-2, L-3, L-4, & D-1 and Revised Tracts D-2, D-3, & D-4 belonging to Danos Properties, L.L.C., et al, Sections 71, 74, & 94, T17S-R16E, Terrebonne Parish, LA
4. Tract "A" being a Raw Land Division of Property belonging to Robert J. Neil (13.391 acres), Section 2, T18S-R17E, Terrebonne Parish, LA
5. Parcels B and C of Property belonging to Arthur A. DeFraités, Jr., John M. DeFraités, and Holiday Inn Express being a portion of Lot 172, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
6. Tracts 1, 2, & 3 being a Redivision of Property belonging to Samuel J. Rogers, Sr., et ux, Section 85, T16S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
 - a) Mr. Ostheimer expressed concerns of ponds utilized for drainage and recreational and wording of the same. The Chairman stated they could discuss that at the next Subdivision Regulations Review Committee meeting.
 - b) Mr. Ostheimer also expressed concerns of applications being “tabled indefinitely” and new regulations being put into place within that time frame.

- c) Discussion ensued with regard to 365 days being a long time for regulations to change which debate would follow on new regulations versus old regulations.
- d) Mr. Thibodeaux discussed concerns of a new driveway off of West Park Avenue on the bayou side.
- e) The Chairman stated the next matter was the discussion and possible action with regard to per diem paid to the Planning Commissioners and the potential to increase as requested by Mr. Wayne Thibodeaux.

(1) Mr. Freeman stated the Planning Commission had two meetings whereas payment is only received at the Planning Commission meeting and not at the Zoning & Land Use Meeting. He indicated they could get paid per diem for both meetings instead and that if they wished to increase the amount, they would have to State law changed. He also indicated the Commission could not receive more than \$100 within one month's time.

(2) Mr. Thibodeaux moved, seconded by Mr. Ostheimer: "THAT the HTRPC change its Per Diem rate to coincide with Chapter 20-74 of the code suggests to receive \$50 for the Regional Planning Commission meeting and \$50 for the Zoning & Land Use Commission meeting."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Kelley, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: Dr. Cloutier and Mr. Kurtz; ABSTAINING: Mr. Erny, Mrs. Foret, and Mr. Ghirardi; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION FAILED. *The Chairman voted; however five votes were needed for the motion to be adopted.*

2. Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Kelley moved, seconded Mr. Thibodeaux: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:31 p.m."

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

15 October 2015

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361

*Re: Old Business Item #1 (Partition of property
belonging to Albert J. Luke, III, et al)*

Dear Becky:

*I'm requesting that the above referenced item on tonight's
planning commission agenda be tabled indefinitely to give
the developer more time to install a fire hydrant.*

Feel free to contact me if you have any questions.

Sincerely,



Galen Bollinger, PLS

Becky Becnel

From: dwaitz1 [dwaitz1@bellsouth.net]
Sent: Thursday, October 15, 2015 4:49 PM
To: Pat Gordon; Becky Becnel; Joan Schexnayder
Cc: Donnie Olivier
Subject: Acadian Pointe

We would like to table the Acadian Pointe Subdivision from consideration of engineering approval from tonight's planning commission agenda so the we can have an opportunity to address the engineering punchlist. Please have this item put on the agenda for next month's meeting.

Thanks,
Brandon M. Arceneaux, P.E.
David A. Waltz Engineering and Surveying, Inc.
P.O. Box 1203
Thibodaux, LA 70302
Phone: 985-447-4017
Fax: 985-447-1998

L.A. "BUDD" CLOUTIER, JR., O.D.
Chairman

W. ALEX OSTHEIMER
Vice Chairman

GLORIA FORET
Secretary / Treasurer

JAMES ERNY

KEVIN GHIRARDI

JEREMY KELLEY

KEITH KURTZ

GERALD SCHOUEST

WAYNE THIBODEAUX



PATRICK GORDON
Director

CHRISTOPHER PULASKI
Senior Planner

BECKY BECNEL
Minute Clerk

Terrebonne Parish
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Planning & Zoning Department
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Houma, Louisiana 70361-1446
Phone (985) 873-6793
Fax (985) 580-8141

October 8, 2015

Mr. James H. Dupont
Dupont, Dupont & Dupont, LTD
Post Office Box 627
Plaquemine, LA 70765

RE: Fire Hydrant
Highway 56, between 5th & Spruce Street

Dear Mr. Dupont:

Please be advised that we have reviewed your correspondence received on October 2, 2015 regarding the missing fire hydrant between 5th and Spruce Street along Hwy 56 in Terrebonne Parish and determined that only the Houma-Terrebonne Regional Planning Commission can grant a variance from the requirements of the fire hydrant at this location.

We will place this item on the next agenda for the November meeting of the Houma-Terrebonne Regional Planning Commission if you submit an application for your variance request.

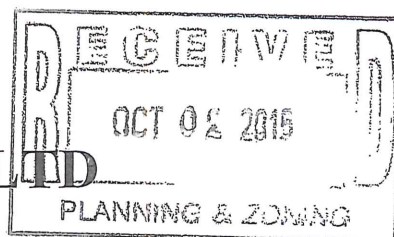
I will read your correspondence at the October 15, 2015 meeting of the Planning Commission and can provide possible feedback for a variance request. This meeting will be at 6:00 pm and if you attend they can provide you some direction.

Sincerely,

Patrick Gordon, Director
Planning & Zoning Department

CC: Houma-Terrebonne Regional Planning Commission (HTRPC)
Council Reading File

Dupont, Dupont & Dupont, LTD
A Professional Law Corporation



James H. Dupont
Joseph B. Dupont, Jr.

Plaquemine: 225-687-6893
225-687-6894
Fax: 225-687-0227
E-Mail: DDDLAW@bellsouth.net

P.O. Box 627, 23635 Railroad Avenue, Plaquemine, Louisiana 70765

September 28, 2015

Regional Planning Commission
Mr. Patrick Gordon
P. O. Box 1446
Houma, LA 70361

Re: Fire Hydrant
Highway 56 between 5th & Spruce Street

Dear Mr. Gordon:

Last year Mr. Milton Pitre contacted me about purchasing a lot upon which he has a camp. Mr. Pitre is a lifelong resident of Terrebonne Parish and upon your suggestion I hired a licensed surveyor in an attempt to sell him his land upon which we had a 99 year lease.

Milton Pitre along with his neighbor Dennis Oncale, also a lifelong resident of Terrebonne Parish and Fred McClery meet all the requirements for the sale of their property except for the fact that the water district cannot fine a fire hydrant within 250' feet of their property.

I enclose a map or plot obtained from the water district which shows that there is a fire hydrant within 250' of these four lots between 5th Street and Spruce Street along Driftwood Drive. Fire hydrants when installed along Highway 56 were spaced 500' apart as demonstrated by the hydrant north of 3rd Street and the hydrant located at 6921 Driftwood Drive.

I believe there is or was a fire hydrant between 5th Street and Spruce Street that is either buried or destroyed. The water board want me to install a new fire hydrant at that location which will cost \$8,569.00.

If I have to install that fire hydrant I will have to pass the cost on to the local residents who wish to purchase their property. I along with all three local camp owners would request that you replace the missing fire hydrant or waive the 250' requirement since all fire departments have at least 1,000 feet of hose which will reach the other two fire hydrants designated on the map.

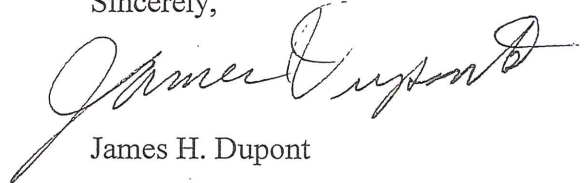
When I purchased the property these three camp owners already had 99 year leases on their property. I have agreed to sell them the property and they have agreed to purchase it which would

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September 28, 2015

clear their title and benefit the parish. Any help you can give these local people would be appreciated.

With kind regards, I remain

Sincerely,



James H. Dupont

JHD/hmc

Enclosures

cc: Milton Pitre
Dennis Oncale
Fred McClery
Keneth Rembert
Mike Sobert - Manager Water Works



P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P.O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

**TERREBONNE PARISH
CONSOLIDATED GOVERNMENT**

October 15, 2015
1st Review
Item G-3

TO: Pat Gordon

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

SUBJECT: Sugar Pointe Industrial Park Add. 3
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. Plans do not adequately distinguish the division of phases
2. 24.5.4.7.6 Block numbers not shown on plat.
3. 24.5.5 Location of fire hydrants and street lights not shown on plat.
4. 24.7.2.1 Transition panel is required to change width of roadway.
5. 24.7.2.1 The low point of the roadway should be shifted to the existing culvert location.
6. 24.7.2.1.a Six foot wide shoulder needs to be provided around the turnaround.
7. 24.7.5.2 No lights are shown along Valhi Boulevard.
8. 24.7.5.2 Light spacing along Equity Boulevard is greater than the 300 ft maximum by 10 ft.
9. 24.7.6.1.7 End-of-Roadway installation not in accordance with HS-03.
10. 24.7.6.1.7 Dead End Ahead sign is required.
11. 24.7.6.4 Location of benchmark not shown on plat.
12. 24.7.6.2.6 Does not conform to the SDDM
 - a. IV.A The outfall ditches are not restricting the flow because the tailwater elevation is over the banks of the ditches.
 - b. V.A.3 Finish grade at right of way not shown on plan/profile.
 - c. V.A.3 Legend needs to be shown on the plan/profile.
 - d. V.A.3 Finished centerline slope not shown on plan/profile.
 - e. V.A.3 Points of vertical intersection not shown on the plan/profile.
 - f. V.A.3 Incorrect hydraulic gradient is shown on the plan/profile.
 - g. V.A.3 No plan/profile provided for new ditch.
 - h. V.A.5 Lights not located in electric utility servitude.
 - i. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be dedicated provided that it does not exceed that portion which is greater than 135 ft. These lots qualify for the exception. The developer's engineer has requested a variance for this item.

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- j. V.A.8 Cross Sections are not provided for Phase 1.
- k. V.A.8 Cross Sections do not show eastern ditch.
- l. V.A.8 Cross Sections show property line and right of way line in the same location.
- m. V.C.2 Minimum service life for culverts not provided.
- n. V.C.18 Future driveway culvert sizes and types are not shown on the plat.
- o. V.C.18 Incorrect street thickness used in 6020 calculations.
- p. VI.9 Adequate access for maintenance personnel not provided.
- q. VI.20 Unable to determine if one foot of freeboard is provided
- r. VI.24 Fence is required around the pond.
- s. VI.27 No structure fill or obstruction shall be located within any drainage easement or delineated flood plain area statement is not shown on the plat
- t. VIII.A A twenty foot drainage right-of-way is required along the eastern ditch.
- u. VIII.A Bearings and distances for drainage rights-of-ways needs to be shown on plat
- 13. 24.5.6.7 No approval letters received from Department of Health and Hospitals.
- 14. 28-136 Required off-street parking for dwelling uses shall not occupy any part of a required front yard, except in an R-1 and R-2 District, which may use the driveway for one of the two required parking spaces. ** removed by Parish Engineer*

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/beb

cc: Stephanie Sewall
Ernest Brown
Michelle Eschete
Amber Plessala, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File



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TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

October 15, 2015
2nd Review

Item No. G-4

TO: **Pat Gordon**

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

SUBJECT: **Rue Colton John**
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. LaDOTD permit required.
2. V.A.3. Structures are not labeled on plan/profile.
3. No approval from the following utilities:
 - a. Gas Utility 24.5.4.6.7
 - b. Department of Health and Hospitals 24.5.4.6.7.
 - c. Pollution Control 24.5.4.6.7

This review is for the road only. This review is not an approval for the drainage of the lots adjacent to it. 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/beb

Attachment

cc: Stephanie Sewall
Ernest Brown
Michelle Eschete
F.E. Milford, III, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File

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TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

October 15, 2015
Item No. G-5

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** *JES*
Director of Public Works

SUBJECT: **Deroche Estates Add. 1**
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. Repair fence.
2. Remove trees along the wooden fence and install fence.
3. Remove tree that is blocking gate access.
4. Lot areas need to be shown on the plat.
5. Tire debris needs to be removed.
6. Final approval from Waterworks.
7. Service Connection Charge Agreement will have to be signed and fees remitted to Pollution Control.
8. No approval from TPCG Utilities for street lights.

This review does not imply that the drainage plan, or any other building plan, submitted for this project complies with all other requirements of the Parish Codes. Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: Planning Commission
F.E. Milford, III, P.E.
Stephanie Sewall
Ernest Brown
Michelle Eschete
Engineering Division
Reading File
Council Reading File

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