

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF FEBRUARY 16, 2012

- A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., called the meeting of February 16, 2012 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 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. Richard Elfert; Mr. James Erny; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: None. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Erny moved, seconded by Mr. Schouest & Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of January 19, 2012."
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by Circle H, Inc. requesting to rezone from R-1 (Single-Family Residential District) to C-2 (General Commercial District) 7401 Park Avenue.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the applicant, discussed the rezoning request.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- c) Discussion was held with regard to rezoning C-2 versus C-3.
- d) Discussion ensued with regard to Mr. Gil Hebert being the owner of Circle H, Inc.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential District) to C-2 (General Commercial District) 7401 Park Avenue, and forward to the Terrebonne Parish Council for final consideration."
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. NEW BUSINESS:
1. Planned Business Group:
- a) The Chairman stated the next item on the agenda was a planned building group application by Archer Construction, LLC for the placement of an additional commercial structure, Max Foods Warehouse, at 167 Equity Boulevard.
- (1) Joe Boudreaux, 444 Magnolia Street, applicant, stated they wished to construct another building on the property for additional storage.
- (2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the planned building group request.
- (3) Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant planned

building group approval for the placement of an additional commercial structure, Max Foods Warehouse, at 167 Equity Boulevard.”

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

b) The Chairman stated the next item on the agenda was a planned building group application by Filemon Saldana Salas for the placement of an additional mobile home at 2004 Slatter Street (Lot 29, Block 3, Residence Subdivision, Addendum No. 1).

(1) The Chairman recognized the applicant, 2004 Slatter Street, applicant, who stated they wished to place an additional mobile home (14' x 40') on their property for her brother who is from Mexico and working here.

(2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the planned building group request provided no commercial activity be allowed at the said location. He also read an email discussing a conversation with Mr. J.B. Breaux, an adjacent property owner [See *ATTACHMENT A*].

(3) Discussion was held with regard to the additional mobile home changing the density of the area as existing and it not meeting the requirements due to it having to go to the Board of Adjustments.

(4) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, deny the planned building group request for the placement of an additional mobile home at 2004 Slatter Street.”

(5) Discussion was held with regard to clarification on a previous rezoning request on 2007 Slatter Street, small size of the proposed mobile home, Staff’s recommendation of approval, history of the request, setting a precedence so to not see more and more lots with two (2) mobile homes on the lots, and the obligation to the existing neighbors to not allow two (2) structures on one lot.

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

2. Preliminary Hearings:

a) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from C-2 (General Commercial District) to R-1 (Single-Family Residential District) Batture of Lots 2-6 of Matherne Realty Partnership, LLC along Highway 311, 4649, 4661, 4673, 4685, & 4697 Highway 311; T.P.C.G. Planning & Zoning Department, applicant for Thursday, March 15, 2012 at 6:00 p.m.”

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

b) Mr. Kurtz moved, seconded by Mr. Ostheimer & Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 4, Square 7, Barrowtown, 2609 Truman Street; Janice Owens, applicant for Thursday, March 15, 2012 at 6:00 p.m.”

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

G. STAFF REPORT:

1. Mr. Gordon discussed recent situations with permits for accessory structures without main structures being built. In particular, he spoke of property off of Acadian Drive. He stated Courtney Alcock, Parish Attorney, suggested a policy allowing accessory structures to be built with a plan to build the main structure within a one (1) year time frame, etc. He stated a policy was drafted for their review [See *ATTACHMENT B*] in order to then send to Council.
 - a) Discussion was held with regard to policies assisting in consistency, the time limit in order to build the main structure, and extensions.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS:

1. The Chairman recognized Mr. Brian Becker, owner of Renata Lakes Apartments, 100 Chateau Court, whose property is adjacent to the property on Acadian Drive discussed under Staff Reports. Mr. Becker presented a packet of information pertaining to his objection of the accessory structures located on Acadian Drive, the regulations, and the intent of the property owner.

J. Mrs. Williams moved, seconded by Mr. Erny: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 7:00 p.m."

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

L.A. "Budd" Cloutier, Jr., O.D., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF FEBRUARY 16, 2012.

**PATRICK GORDON, DIRECTOR
PLANNING & ZONING DEPARTMENT**

Christopher Pulaski

From: Pat Gordon
Sent: Wednesday, February 08, 2012 12:37 PM
To: Christopher Pulaski
Cc: Becky Becnel
Subject: RE: 2004 Slatter Street and Mr. JB Breaux

Please make sure this is read at the meeting.

Thanks

Patrick Gordon Sr.
Director, Planning and Zoning
Terrebonne Parish Consolidated Gov.
pgordon@tpcg.org
Work: (985) 873-6569
Fax: (985) 580-8141

"Saltwater Fishing Capital of the World"

From: Christopher Pulaski
Sent: Wednesday, February 08, 2012 11:58 AM
To: Pat Gordon
Cc: Becky Becnel
Subject: 2004 Slatter Street and Mr. JB Breaux

Pat,

I received a call this morning from Mr. JB Breaux who informed me that he has spoken with Mrs. Reuben Bonvillain and Mr. Ray Pitre and all of them are opposed to the placement of a second mobile home at 2004 Slatter Street. They all received public notices about the upcoming Planning Commission hearing. While they do not oppose the current mobile home on the subject property, they feel that the current mobile home should be of sufficient size for the lot. Mr. Breaux also added that the property owners should be happy with what they bought and should not try to engage in placing something that would require them to not follow the rules (also referring to the need for a 10' rear setback variance and special exception from the BOA).

He added that they are not sure why the applicant replaced a new cyclone fence with a 8' wood fence which he stated is beginning to fall over.

I explained the process – Planned Building Group followed by the BOA hearing. He mentioned that the neighbors he spoke with are elderly and unable to make the public meetings. I told him that we would be able to add his statements above to the public record at the time of the meeting.

He asked me to let you know that he appreciates you allowing them an opportunity to be heard.

Let me know if you have any questions. I will place a copy of this email in the file.

Christopher M. Pulaski, RLA
Terrebonne Parish Planning & Zoning
(985) 873-6568



Terrebonne Parish

Accessory Structure Policy

Purpose:

To establish a consistent criteria for permitting, plan review, and inspecting for residential accessory structures used as tool or storage sheds, playhouses, and similar uses prior to the actual construction of the main structure.

Definition of an Accessory Structure:

A detached subordinate building located on the same building site with the main building, the use of which is incidental to that of the main building.

Policy Recommendation:

To permit accessory structures, when the main structure does not exist, conditioned that the Planning and Zoning Department receives a written acknowledgement that the permit for the main structure will be issued within 365 days of the issuance for the ~~accessor-~~accessory structure. All accessory structure setbacks, structural area, and height requirements must be depicted on a site plan inclusive of the proposed main structure and approved with the permit for the accessory structure.