

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF DECEMBER 16, 2010

- A. The Chairman called the meeting of December 16, 2010 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 Dr. L.A. "Budd" Cloutier 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; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. James Erny. Also present were Patrick Gordon, Director and Jennifer Robinson, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. Dr. Cloutier moved, seconded by Mrs. Williams: "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 November 18, 2010."

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

D. COMMUNICATIONS: None.

E. OTHER BUSINESS:

1. Discussion was held with regard to changing the next HTRPC meeting to January 27, 2011 due to the Louisiana APA State Conference being held at the same time as the regularly scheduled meeting.

- a) Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT the HTRPC, convening as the Zoning and Land Use Commission, reschedule the next HTRPC meeting to Thursday, January 27, 2011 due to the Louisiana APA State Conference being held at the same time as the regularly scheduled meeting."

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. Erny. Mr. Ostheimer was out of the room at the time of the vote. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. PUBLIC HEARING:

1. The Chairman called to order the Public Hearing for an application by Whitney National Bank and Carroll C. & Germaine Rhodes requesting to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 1463 & 1499 St. Charles Street.

- a) Mr. Henry Schwartz, Bayou Country Surveying, LLC, representing the applicants, discussed the rezoning request.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mr. Navy: "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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request. She stated one neighbor called concerned about bars, etc. She stated a restaurant that served liquor could be placed on the property but no taverns, bars, etc.
- e) Discussion was held with regard to the existing uses.
- f) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the rezoning request from R-1 (Single-Family Residential District) to C-3

(Neighborhood Commercial District) 1463 & 1499 St. Charles Street and forward to the Terrebonne Parish Council for final consideration.”

- g) Discussion was held with regard to there being no room to expand on the property.
- h) Mr. Gordon stated the applicant applied for a sign permit and that was when it was determined the zoning was incorrect for the property’s existing use.

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

G. NEW BUSINESS:

1. Preliminary Hearing:

- a) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing for an application by Charles Johnson to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 13, Square 2, Barrowtown, NE corner of Isaac & West Streets, Terrebonne Parish, LA for Thursday, January 27, 2011 at 6:00 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the discussion and possible action with regard to accessory structures.

- a) Mrs. Robinson discussed the correspondence with regard to accessory structures.
- b) Discussion was held with regard to permanent/temporary situations, time limits, permitting, and commercial versus residential structures.
- c) No one was present from the public to speak.
- 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning and Land Use Commission, forward the correspondence regarding accessory structures to the Terrebonne Parish Council for further consideration.”

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

2. The Chairman called to order the discussion and possible action with regard to the Major Corridor Overlay District to include Westside Boulevard.

- a) Mrs. Robinson discussed the history of the matter starting with the previous rezoning request by the Barkers and requests to include Westside Boulevard Extension into the overlay district.
- b) No one was present from the public to speak.
- c) Mrs. Amedée moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Amedée. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None;

ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Elfert moved, seconded by Mr. Ostheimer & Dr. Cloutier: "THAT the HTRPC, convening as the Zoning and Land Use Commission, forward the correspondence regarding Major Corridor Overlay District to include Westside Boulevard to the Terrebonne Parish Council for further consideration."

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

3. Mrs. Robinson requested an add-on to the agenda for discussion and possible action with regard to her applying for an in-kind grant for tree protection standards ordinance and requested a letter of support from the Planning Commission.

- a) The Chairman called for Public Hearing as required for possible add-ons. No was present to speak.

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

- c) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC, convening as the Zoning & Land Use Commission, add-on to the agenda the discussion and possible action with regard to an in-kind grant for tree protection standards ordinance as requested by Mrs. Jennifer Robinson."

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: Mr. Ostheimer; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION FAILED (due to add-ons requiring a unanimous vote amongst the entire Commission).

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS: None.

- I. Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:26 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Daniel J. Babin, 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 DECEMBER 16, 2010.

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