

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JANUARY 27, 2011

- A. The Chairman called the meeting of January 27, 2011 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 7:01 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 Mr. Keith Kurtz.
- 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. 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. Mr. Kurtz 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 December 16, 2010."

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, 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. PUBLIC HEARING:

1. The Chairman called to order the Public Hearing for an application by Charles Johnson requesting 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.

a) No one was present from the public 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. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

c) Mrs. Robinson discussed the Staff Report and stated Staff recommended tabling the rezoning request until Staff and Councilman Alvin Tillman can meet with the applicant to review a site plan for the property.

d) Discussion was held with regard to mostly R-1 in the area, the proposed site plan, proposed position of the home with regard to minimum lot size requirements and setbacks.

e) Dr. Cloutier moved, seconded by Mr. Navy: "THAT the HTRPC, convening as the Zoning and Land Use Commission, table the application 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 until the next regular meeting of February 17, 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. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. NEW BUSINESS:

1. Planned Building Group:

a) The Chairman stated the next item on the agenda under New Business was an application by Aamagin Property Group, LLC requesting Planned Building Group for the placement of two (2) residential structures, Lot 11, Proposed Burnette Place Subdivision.

b) Mr. Terral Martin, GSE Associates, Inc., representing the applicant, stated they revised their plans to place daycare facilities near Payne Street versus the rear of the subdivision as proposed and place two residential homes instead.

- c) The Chairman recognized Rev. David Rockward, Sr., 230 Cherbourg Street, who expressed opposition of the elevation of the homes, flooding, and having to get flood insurance.
- d) Mr. Martin stated the homes would be of same pier-type structures about 4' above the ground.
- e) Mr. Gordon stated everyone in Terrebonne Parish should have flood insurance as a precaution.
- f) Mrs. Jennifer Robinson discussed the Staff Report and stated Staff recommended approval of the planned building group request.
- g) Discussion was held with regard to there not being any access allowed through the 25' right-of-way adjacent to Brittany Subdivision as originally proposed in the conceptual and preliminary/engineering phases of Burnette Place Subdivision. Discussion ensued with regard to drainage and considering this application as a Planned Building Group without the intention of later subdividing with substantial lots.
- h) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the Houma-Terrebonne Regional Planning Commission, convening as the Zoning and Land Use Commission, grant planned building group approval for the placement of two (2) residential structures, Lot 11, Proposed Burnette Place Subdivision."
- i) It was also noted that the matter regarding the 25' right-of-way administratively through the Planning Commission and not through a Planned Building Group Approval.

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

2. Home Occupation:

- a) The Chairman stated the next item on the agenda under New Business was an application by Staci L. Authement requesting Home Occupation approval for a proposed salon, 209 Central Avenue.
- b) The Chairman recognized Ms. Staci Authement, 209 Central Avenue, who requested approval of her home occupation application to place a 1-chair salon in her home.
- c) No one from the public was present for comment.
- d) Mrs. Jennifer Robinson discussed the Staff Report and stated Staff recommended approval of the home occupation request.
- e) Discussion was held with regard to notification to adjacent property owners abutting the property which share property lines and have more requests once you approve one.
- f) Mr. Gordon clarified that home occupations are scattered and doesn't see a trend forming. He stated they have approved a number of 1-chair beauty salons previously and doesn't see any negative impact on the residential integrity of the neighborhoods.
- g) Discussion ensued with regard to home occupation approvals granted in the past and it not being a very noticeable "business" in neighborhoods.
- h) Dr. Cloutier moved, seconded by Mr. Elfert: "THAT the Houma-Terrebonne Regional Planning Commission, convening as the Zoning and Land Use Commission, grant home occupation approval for the placement of a one-chair beauty salon, 209 Central Avenue."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT:

1. The Chairman stated the next item on the agenda under Staff Reports was the discussion and possible action with regard to changes proposed by the Houma Board of Adjustments to the Major Corridor Overlay District sign regulations with relation to pole signs.
 - a) The Chairman stated he placed this matter on the agenda again because of apparent confusion the last time due to some members thinking the matter was parish-wide and not just for the Major Corridor Overlay District.
 - b) Mrs. Robinson discussed the proposed changes including the removal of the sunset clause that would require all signs to be removed after ten (10) years.
 - c) Clarification was given that this matter only involves the Major Corridor Overlay District and repairs could be made without forcing replacement to a monument sign.
 - d) Dr. Cloutier moved, seconded by Mrs. Williams & Mr. Elfert: "THAT the HTRPC, convening as the Zoning and Land Use Commission, approve the changes proposed by the Houma Board of Adjustments to the Major Corridor Overlay District as is and forward to the next appropriate level."

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

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Elfert discussed future developable land coming up in the LA Hwy. 311 area and planning properly of the same. Mrs. Robinson stated the update to the Comprehensive Plan should help with that planning.
 - b) Mr. Ostheimer discussed the need for a traffic light at the new intersection of the Carroll Matherne Bridge and LA Hwy. 311. Mr. Gordon stated that Parish President Michel Claudet requested that prior to the opening of the bridge and LA DOTD said they had to wait until the bridge was open to investigate the need of a traffic light.
 - c) Mrs. Robinson informed the Commission that Providence Engineering & Environmental was selected to complete Phase III of the Update to the Comprehensive Plan along with the help of Franklin Industries, LLC; Brown & Danos Land Design, Inc.; and Morris P. Hebert, Inc. The approximate completion date will be the first quarter of 2012.
2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

- J. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 7:54 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. 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 JANUARY 27, 2011.

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