

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JUNE 17, 2010**

- A. The Chairman called the meeting of June 17, 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, Jr. and the Pledge of Allegiance led by Mrs. Beryl Amedée.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. "Budd" Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; and Mr. Alex Ostheimer. Absent at the time of Roll Call were: Mr. Keith Kurtz, Mr. John Navy, and Mrs. Marsha Williams, Secretary/Treasurer. 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 Mr. Ostheimer: "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 May 20, 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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz, Mr. Navy, and Mrs. Williams. 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 E. Green requesting to rezone from R-3 (Multi-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 20, Greenfield Subdivision, 2701 Senator Street.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the applicant, discussed the rezoning request.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mr. Erny: "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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz, Mr. Navy, and Mrs. Williams. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Discussion was held with regard to rezoning request.
- f) Mr. Ostheimer moved, seconded by Dr. Cloutier & Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from R-3 (Multi-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 20, Greenfield Subdivision, 2701 Senator Street to the Terrebonne Parish Council for further consideration."

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

2. The Chairman called to order the Public Hearing for an application by Whitney Management Corporation requesting to rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District) Lot 6, Block 76, Newtown Addition, 1016 Grinage Street.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the applicant, discussed the rezoning request.

- b) The Chairman recognized the following individuals who were in opposition of the rezoning request:
  - (1) Ms. Gloria Moss, Grinage Street
  - (2) Mr. Clarence Williams, Grinage Street
  - (3) Sidney Davis, 1024 Grinage Street
  - (4) Mary Simmons, 306 Bellaire Drive
  - (5) Joyce Stewart, 1022 Grinage Street

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

- d) Mrs. Robinson discussed the Staff Report and stated numerous calls, as well as a petition, were received against this request. She stated Staff recommended denial of the rezoning request due to concerns with placing a commercial lot between two existing residential lots and does not believe the request to be appropriate.
- e) Dr. Cloutier moved, seconded by Mrs. Amedée & Mr. Elfert: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend denial of the request to rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District) Lot 6, Block 76, Newtown Addition, 1016 Grinage Street to the Terrebonne Parish Council for further consideration.”
- f) Discussion was held with regard to the Parish Council having the final say and encouraged the residents to speak to their Councilperson in that district and attend the Council’s public hearing.

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

- 3. The Chairman called to order the Public Hearing for an application by Christine Trahan requesting to rezone from O-L (Open Land) to C-2 (General Commercial District) 4843 LA Highway 311.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the applicant, discussed the rezoning request.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Amedee: “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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz, Mr. Navy, and Mrs. Williams. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mrs. Robinson discussed the Staff Report and stated one (1) call was received in opposition of the rezoning request. She stated Staff recommended approval of the rezoning request.
- e) Discussion was held with regard to non-conforming uses.
- f) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from O-L (Open Land) to C-2 (General Commercial District) 4843 LA Highway 311 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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz, Mr. Navy, and Mrs. Williams. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by Westgate Development, Inc. requesting to rezone from O-L (Open Land) to R-1 (Single-Family Residential District) & C-2 (General Commercial District) Proposed Parkwood Place Subdivision.

a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the applicant, discussed the rezoning request.

b) Dr. Cloutier moved, seconded by Mr. Elfert: "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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz, Mr. Navy, and Mrs. Williams. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

c) Mrs. Robinson discussed the Staff Report and stated no communication was receiving regarding the request. She stated Staff recommended approval of the rezoning request.

d) Discussion was held with regard to C-3 (Neighborhood Commercial) being more appropriate rather than C-2 (General Commercial). The applicant wished to keep the request to C-2 as indicated.

e) Mr. Erny moved, seconded by Mr. Ostheimer: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from O-L (Open Land) to R-1 (Single-Family Residential District) & C-2 (General Commercial District) Proposed Parkwood Place Subdivision to the Terrebonne Parish Council for further consideration."

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

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

a) Mr. Ostheimer discussed a procedural issue regarding rezoning recommendations to the Parish Council and not submitting the staff report/recommendation and discrepancies on the Council agenda. He requested the Chairman or Member be present to present the rezoning recommendations if Staff cannot support their decisions.

(1) Mr. Gordon stated the council agenda was incorrect and was pointed out at the meeting. Mr. Gordon suggested removing their comments from the letter to the Council but felt the Staff Recommendations/Report needs to be submitted as well.

(2) The Chairman stated he would make more of a conscious effort to attend zoning matters brought before the Council or a designee.

(3) Mr. Elfert stated the public/applicant needs to be more informed of the procedure with recommendations being brought to the Council for final consideration.

(4) Mr. Freeman stated the motions need to be more specific that the approval/denial are only a recommendation and that the decision will be forward to the Parish Council for final consideration.

2. Chairman's Comments: None.

H. PUBLIC COMMENTS: None.

- I. Dr. Cloutier moved, seconded by Mr. Elfert: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:43 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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz, Mr. Navy, and Mrs. Williams. 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 JUNE 17, 2010.**

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