

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF MARCH 17, 2011**

- A. The Chairman called the meeting of March 17, 2011 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:01 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 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. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. Richard Elfert; Mr. James Erny; and Mr. Keith Kurtz. Also present were Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Amedee: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the special meeting of February 8, 2011."  
  
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny, Mr. Elfert, and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mrs. Amedée pointed out an error on Item E1(m), for which she abstained from voting on the motion, in the regular meeting minutes of February 17, 2011.  
  
Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as corrected, for the Zoning and Land Use Commission for the 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. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny, Mr. Elfert, and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARINGS:
1. The Chairman called to order the Public Hearing for an application by Danny & Lisa Luke requesting to Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 7097 Park Avenue.
    - a) The Chairman recognized Lisa Luke, 7097 Park Avenue, applicant, who discussed the rezoning request.
    - b) The Chairman recognized Courtney Dickerson, 209 J Patrick Drive, who expressed concerns of the rezoning request affecting her property value.
    - c) Dr. Cloutier moved, seconded by Mrs. Amedée and 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. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny, Mr. Elfert, and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
    - d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.  
  
*Mr. James Erny arrived at the meeting at this time – 6:08 pm*
    - e) Discussion was held with regard to the area along West Park Avenue and similar highways being zoned as commercial as well as property values differing if so. Discussion ensued with regard to zoning when property is vacant versus existing.
    - f) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 7097 Park Avenue and forward to the Terrebonne Parish Council for final consideration."

- g) Discussion was held with regard to rezoning all areas fronting West Park Avenue in the major corridor; Staff recommended against it.

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

2. The Chairman called to order the Public Hearing for an application by Vincent Wolfe, Jr. requesting to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 46, Block "B", Mechanicville (112 Banks Street).

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

- b) No one was present from the public to speak.

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

- d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.

- e) Discussion was held with regard to the special exception request from the Board of Adjustment and R-2 zoning districts. Discussion ensued with non-conforming uses and a 1-year limit of the property being vacant before losing its grandfathered status.

- f) Discussion was held with regard to the area mostly being zoned as single-family residential.

- g) Mr. Rembert stated Ms. Washington had a petition signed by the neighbors who weren't opposed to the request and he would supply it to the Planning Department.

- h) Mr. Erny moved, seconded by Mrs. Amedée: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 46, Block "B", Mechanicville (112 Banks Street) and forward to the Terrebonne Parish Council for final consideration as well as the list of names for the request be provided to the Planning Department."

- i) Discussion was held with regard to the petition being provided as an individual case basis and not something that would be required in the future for every rezoning request. Discussion ensued with regard to rezoning various lots as R-2 zoning districts and it going against what the Commission is trying to do for the parish as a whole.

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

- j) Mr. Freeman informed the Commission that a recommendation had to be made to forward to the Terrebonne Parish Council.

- k) Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial of the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 46, Block "B", Mechanicville (112 Banks Street) and forward to the Terrebonne Parish Council for final consideration."

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

F. NEW BUSINESS:

1. Parking Plan:

- a) The Chairman stated the next item on the agenda under New Business was a Parking Plan application by Houma Crossing, Ltd. for a proposed parking lot for Kohl's, 1779 Martin Luther King Blvd [*address corrected from 1799*].
- b) Gene Milford, Milford & Associates, Inc., representing the applicant, discussed the parking plan request.
- c) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the parking plan.
- d) Discussion was held with regard to the reasoning of Parking Plan approvals and its process of allowing for landscaping, accessibility, and interconnecting between lots and businesses.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the parking plan application for the proposed parking lot for Kohl's, 1779 Martin Luther King Boulevard."
- f) Discussion was held with regard to ordinances needing to be followed.

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

J. Dr. Cloutier 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 6:34 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Erny, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Elfert, and Mr. Kurtz. 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 MARCH 17, 2011.**

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