

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF OCTOBER 20, 2011

- A. The Chairman called the meeting of October 20, 2011 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 Mr. James Erny.
- 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; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Alex Ostheimer. 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. Williams & Mr. Erny: “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 September 15, 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. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS:
1. Mrs. Robinson read a letter from Keneth L. Rembert Land Surveyors, dated October 18, 2011, withdrawing the rezoning application for 474 Keeley Ann Drive [See ATTACHMENT A].
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by T.P.C.G. requesting to rezone from R-1 (Single-Family Residential District) to MS (Medical Services District) 600 Williams Avenue, Houma, Louisiana.
- a) Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the rezoning request.
- b) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”
- c) 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. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mrs. Robinson discussed the Staff Report and stated two (2) objections were received and Staff recommended approval of the rezoning request.
- e) Discussion was held with regard to traffic, proximity to the existing nearby school, and the property exchange.
- f) Mr. Elfert moved, seconded by Mr. Kurtz & Dr. Cloutier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential District) to MS (Medical Services District) 600 Williams Avenue, Houma, Louisiana to the Terrebonne Parish Council for final consideration.”
- g) Discussion was held with regard to the existing facility on Polk Street and uncertainty of future plans of the same.
- 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. NEW BUSINESS:

1. Planned Building Group:

a) The Chairman stated the next item on the agenda was a planned building group application by Dr. Koti Sangisetty, Houma Urgent Care, for the placement of an additional commercial structure (pharmacy) at 131 Corporate Drive.

(1) The Chairman recognized Mr. Kern Pitre, 111 McAllen Drive, stated they currently had a pharmacy inside Urgent Care and were working out of 400 square feet and they wished to expand due to their servicing the cancer center, etc.

(2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the Planned Building Group request.

(3) Mr. Erny moved, seconded by Mr. Elfert: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Building Group Application for the placement of an additional commercial structure (pharmacy) at 131 Corporate Drive."

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

b) The Chairman stated the next item on the agenda was a planned building group application by Danny & Lisa Luke for the placement of an additional structure for commercial use (snowball stand & seafood sales) at 7097 Park Avenue.

(1) The Chairman recognized Mr. Danny Luke, 7097 Park Avenue, who discussed his planned building group request.

(2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the planned building group request conditioned upon a variance being approved by the Houma Board of Adjustment for the reduced spacing between structures.

(3) Mr. Erny moved, seconded by Mrs. Williams: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Building Group Application for the placement of an additional structure for commercial use (snowball stand & seafood sales) at 7097 Park Avenue conditioned upon a variance being approved by the Houma Board of Adjustment for the reduced spacing between structures."

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

2. Preliminary Hearing:

a) Withdrawn, see Item D1 [See *ATTACHMENT A*]

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.

2. Chairman's Comments: None.

H. PUBLIC COMMENTS: None.

- I. 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 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. 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 OCTOBER 20, 2011.

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