

MINUTES
BOARD OF ADJUSTMENT
MEETING OF August 17, 2026

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of August 17, 2026, of the Board of Adjustment to order at 5:00 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Willie Newton, Vice Chairman Mr. Tyler Legnon, Secretary, Mr. A'ron Wolfe, and Mrs. Connie Bourg. Absent at the time of Roll Call were: None. Also present was: Mr. Christopher Pulaski, Director, Planning and Zoning Department and Henri Lucio, Planner I, Planning and Zoning Department.
3. ANNOUNCEMENTS:
 - A. Mr. Pulaski informed the Board that as of March 26, 2026, the Parish Council approved to amend certain portions of Chapter 28, Article I, Section 28-1 Definitions and Article III, Section 28-47 Residential Districts of the Parish Code of Ordinances relative to modular homes in R-1 and R-2 Zoning Districts. He stated that if a modular is proposed to be placed in either of these zoning districts, a special exception from the Board of Adjustment must be obtained.
4. APPROVAL OF THE MINUTES:

Mr. Legnon moved, seconded by Mr. Newton: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting July 20, 2026."

The Chairman called for a vote on the motion offered by Mr. Legnon. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Legnon, and Mr. Wolfe; NAYS: None; ABSTAINING: Mr. Chatagnier and Mrs. Bourg; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Note: The Chairman stated that he was recusing himself from item 6a and would yield his seat to the Vice Chairman for that agenda item.
5. OLD BUSINESS:
 - A. Variance: Placement of a permanent 9'6" flood wall/barrier around the perimeter of an Entergy substation on an R-1 zoned lot located at 290 Grande Street.
 - 1) The Chairman recognized Mr. Corey Miller representative with Entergy Louisiana, LLC, 5800 Highway 90 E, Broussard, LA, who stated that the variance is to allow for the placement of the 9'6" flood wall/barrier around the perimeter of the Entergy substation is to prevent storm surge in the substation.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Newton moved, seconded by Mr. Legnon: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Wolfe, Mr. Newton, and Mr. Legnon; NAYS: None; ABSTAINING: Mr. Chatagnier, and Mrs. Bourg; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

 - 4) Mr. Lucio discuss the Staff Report and stated that the applicant is proposing to build a 9'6" sheet pile flood wall/barrier around the perimeter of their Houma substation at 290 Grande Street. He stated that while the wall/barrier exceeds the maximum height of eight (8) feet and it will provide protection to the substation by incurring less damage that needs to be repaired from storms, and the severity and frequency of any outage event will be reduced. He stated that Staff recommends approval of the request.
 - 5) Mr. Legnon moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment approve the placement of the 9'6" flood wall/barrier around the perimeter of the existing Entergy substation on the R-1 zoned lot located at 290 Grande Street."

The Chairman called for a vote on the motion offered by Mr. Legnon. THERE WAS RECORDED: YEAS: Mr. Wolfe, Mr. Legnon, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; and Mrs. Bourg ABSENT: Mr. None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. NEW BUSINESS:

- A. Variance: Placement of an off-premise advertising sign on a C-2 zoned lot within the Overlay District located at 5671 Highway 311.

- 1) The Vice Chairman recognized Mrs. Judith Lewis, owner of Big Mikes's BBQ Smokehouse. Mrs. Lewis explained that the off-premise advertising sign would be placed on the side of a newly constructed outdoor stage for advertisement purposes.
- 2) There was no one from the public present to speak on the matter.
- 3) Mr. Legnon moved, seconded by Mr. Wolfe: "THAT the Public Hearing be closed."

The Vice Chairman called for a vote on the motion offered by Mr. Legnon. THERE WAS RECORDED: YEAS: Mr. Wolfe, Mrs. Bourg and Mr. Legnon; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: None. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- 4) Mr. Lucio discussed the Staff Report and stated that the applicant is requesting a use variance for the placement of an off-premise, outdoor advertising sign on the side of a newly constructed outdoor stage located in the Overlay District. He stated that the stage will be angled on the lot in such a way that it will face Highway 311 and Polk Street. He stated that because the sign is not a traditional billboard and is being incorporated into an accessory structure, that Staff does not feel that it is against the spirit and intent of the billboard prohibition. Mr. Lucio stated that Staff recommends approval of the request.

- 5) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Board of Adjustment approve the off-premise, outdoor advertising sign on the side of a newly constructed outdoor stage on a C-2 zoned lot within the Overlay District located at 5671 Highway 311."

The Vice Chairman called for a vote on the motion offered by Mr. Legnon. THERE WAS RECORDED: YEAS: Mr. Wolfe, Mr. Legnon, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: None. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.

7. The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, September 21, 2026.

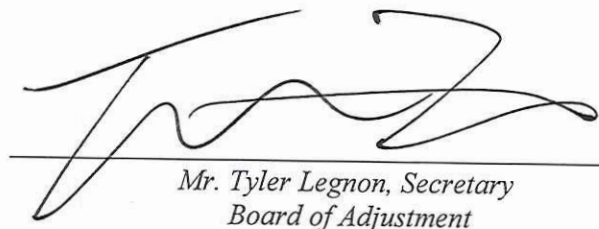
8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT:

- A. The Chairman recognized Ms. Valerie Pits of the Small Business Association who mentioned different types of loans offered through her organization and the deadlines to apply for them.

10. Mr. Newton moved, seconded by Mr. Legnon: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:20 p.m."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Wolfe and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier and Mrs. Bourg; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Mr. Tyler Legnon, Secretary
Board of Adjustment