

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
June 15, 2020

Houma Municipal Auditorium, Zoom and Facebook

1. The Chairman, Pete Konos, called the June 15, 2020 meeting of the Houma Board of Adjustments to order at 3:40 p.m., followed by the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, those members present were Mrs. Trudy Hebert, Mr. Joe Harris, Mr. Pete Konos, Mr. Willie Newton, Mr. David Tazuin and Mr. Matt Chagnagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Assisting with the Parish Online Facebook publishing was Mr. Brian Rodrigue.
3. ANNOUNCEMENTS: NONE
4. Approval of Minutes of May 18, 2020: **MOTION** was made by Mrs. Trudy Hebert; seconded by Mr. Joe Harris, to approve the minutes of May 18, 2020.

THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS:

a. Special Exception: Proposed 100' monopole cell tower and associated 40' X 40' fence enclosure on rear of property located at 1280 Saint Charles Street, Monopole address assigned as 1276 Saint Charles St; (Council District 6; City of Houma Fire District); Verizon Wireless, applicant.

Chair recognized Doria Durham, representing Verizon Wireless. Mrs. Durham explained all of the particulars of the variance request, using the power point provided by the Parish Planning and Zoning Department to demonstrate.

Chair recognized Dr. Eric Swanson who was in attendance via Zoom. Dr. Swanson explained the scientific consensus view of the health effects of radiofrequency radiation.

Chair recognized Mrs. Mindy Daigle, 821 Lee Avenue who voiced health and safety concerns regarding the tower at this location.

Chair recognized Mr. Robert Landry, Lois Lane, who voiced his concerns about unsightliness of the tower.

Chair recognized Ms. Courtney Esso , 306 Port Royal Way, who voiced her concerns about health issues.

Chair recognized Mr. Frank Davis, 314 Mandalay West Drive, who voice his concerns about the unsightliness of the Tower in the area.

Chair recognized Councilman Darrin Guidry, who spoke on behalf of residents with whom he has been communicating regarding the variance. Councilman Guidry requested that the Board Continue this to the next BOA Meeting in July to allow more time for him to communicate with his constituents and with Verizon to perhaps consider a different location for the tower and/or other issues of concern to them.

Chair recognized Mr. Christopher Pulaski, who recommended that the Board comply with the wishes of the Councilman and CONTINUE this matter until the July 20, 2020 meeting. Mr. Pulaski stated that history has shown that the routine procedure is to comply with the wishes of a Council member who attends as representative of his constituents.

Motion was made by Mrs. Trudy Hebert, seconded by Mr. Joe Harris to TABLE the application until the July 20, 2020 meeting.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin, Newton
NAYS: NONE
ABSTAINED: None
NOT VOTING: Pete Konos, Matt Chattagnier

CHAIR DECLARED THE APPLICATION TABLED and the MOTION APPROVED.

b. Structure Variance: Placement of a 3rd driveway (12; wide entrance only) for a new commercial office building located at 631 South Hollywood Road.

Applicant requested that this variance application be TABLED.

A MOTION was made by Mr. Willie Newton, seconded by Mr. Joe Harris to TABLE this application.

ROLL CALL VOTE:
YEAS: Hebert, Harris, Tauzin, Newton
NAYS: NONE
ABSTAINED: None
NOT VOTING: Pete Konos, Matt Chattagnier

CHAIR DECLARED THE APPLICATION TABLED and the MOTION APPROVED.

c. Structure Variance: Rear yard setback variance from the required 25' to 10' for a new commercial building in a C-3 zoned district.

Chair recognized Mr. Gene Milford who stated that the applicant had requested to Table this application; however, after communicating with the applicant it was decided that he should attend the meeting and request that the variance be approved so that work could begin on the project. Mr. Milford explained the request by using the assistance of the power point program developed by the Planning and Zoning Department.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 25' to 10' for a new commercial building in a C-3 zoned district.

Zoning regulations require that the setback for commercial development adjacent to residential be the same as the residential district which is 25'. The buffer fence already exists. This commercial subdivision was approved in 1984. The applicant is requesting a variance to allow for room to park the required number of vehicles (presuming 1 space/200 sq. ft). At this time, staff is unaware as to the proposed uses, but all proposed uses would have to meet zoning requirements including parking. The lot depth is approximately 122' and other commercial developments have operated in the area without the need for variances. The applicant has indicated that the proposed structure will have gutters and downspouts to direct the water away from adjacent properties. Based upon the proposed site plan, it would seem that the development will result in more than 10,000 sq. ft. of impervious surfaces which will require a drainage plan to be submitted to TPCG Engineering for approval prior to the issuance of a building permit. Any drainage concerns as it pertains to the proposed development and its impact on adjacent properties will be addressed thru that review and approval process.

All public notice requirements have been met. Staff received three calls of no objection regarding the request.

Staff recommends APPROVAL of the item at this time.

Mr. Joe Harris made a MOTION to APPROVE, seconded by Mr. Willie Newton.

ROLL CALL VOTE:
YEAS: Hebert, Harris, Tauzin, Newton
NAYS: NONE
ABSTAINED: None
NOT VOTING: Konos, Chattagnier

CHAIR DECLARED THE MOTION APPROVED.

6. **Next Meeting Date: July 20, 2020**
7. Board of Adjustment Member Comment: NONE
8. Public Comment: NONE
9. There being no further business, Mr. Joe Harris made the **MOTION to ADJOURN**, seconded by Mr. Willie Newton.
There being **NO OPPOSITION, MOTION CARRIED**; Chairman declared **MOTION ADOPTED and the meeting ADJOURNED.**

Willie Newton

Mr. Willie Newton, Secretary

