

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Barry Soudelier.....	Secretary/Treasurer
Michael Billiot.....	Member
Terry Gold.....	Member
Clarence McGuire.....	Member
Angele Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member

NOVEMBER 20, 2025, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana**

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of October 16, 2025
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Parking Plan:
Construction of 78 parking spaces for a restaurant, 5671 Highway 311; Gulf Coast Contracting Services, applicant (*Council District 6 / Bayou Cane Fire*)
 - 2. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 1128 & 1130½ Daspit Street; Terrebonne Ministerial Alliances, Inc., applicant (*Council District 1 / City of Houma Fire*)
- G. STAFF REPORT**
 - 1. Discussion and possible action regarding the placement of modular structures in R-1 (Single-Family Residential) zoning districts
- H. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIENCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Special Meeting of September 25, 2025 and the Regular Meeting of October 16, 2025
- E. APPROVE REMITTANCE OF PAYMENT FOR THE NOVEMBER 20, 2025 INVOICES, THE TREASURER'S REPORT OF OCTOBER 2025, AND THE AMENDMENT TO THE 2025 BUDGET**
- F. COMMUNICATIONS**

G. OLD BUSINESS:

1. a) Subdivision: Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1118-1138 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1007-1019 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application
3. a) Subdivision: Survey & Division of Property belonging to Rodney J. Ledet, Jr. into Lot 1 and Remaining Land
Approval Requested: Process D, Minor Subdivision
Location: 107 Bayou Neuf Ct., Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Rodney J. Ledet, Jr.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Variance Request: Variance from the required minimum of 25' of lot frontage along a public right of way
d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Property belonging to Barry Boquet, et ux into Tracts "A" and "B"
Approval Requested: Process D, Minor Subdivision
Location: 4362 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Barry Boquet, et ux
Surveyor: T. Baker Smith, LLC

b) Public Hearing
c) Variance Request: Variance from the fire hydrant requirements (installation of a draft site)
d) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding a change to the 2025 HTRPC Meeting Schedule & Deadlines

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts "A" & "B", A Redivision of Tracts "A" & "B," Property belonging to Eba P. Larpenter, Jr., et ux; Section 7, T16S-R17E, Terrebonne Parish, LA (4901 & 4903 West Park Ave. / Councilman John Amedée, District 4)
2. Revised Tract "B", A Redivision of Revised Tract "B" and Lot 1 of Garden Estates Subdivision, Property belonging to Grant Lawrence Olivier, et ux; Sections 56, 57, 85, & 86, T16S-R17E, Terrebonne Parish, LA (1327 Bayou Gardens Blvd. / Councilman John Amedée, District 4)
3. Revised Tracts P-1 and P-4 being a Redivision of Property belonging to Corinne L. Portier, et al; Section 20, T18S-R18E, Terrebonne Parish, LA (5110-A & 5110-E Bayouside Drive / Councilwoman Kim Chauvin, District 8)
4. Revised Lot 1 and Lot A, A Redivision of Property belonging to Jude Thaddeus Fanguy; Section 7, T17S-R17E, Terrebonne Parish, LA (154 Historic Lane / Councilman Charles "Kevin" Champagne, District 5)
5. Tracts "A" thru "C" and Revised Lot 3-A, A Redivision of Property belonging to Thomas M. Giroir, et ux; Sections 16 & 17, T17S-R16E, Terrebonne Parish, LA (4124, 4130, & 4134 Southdown Mandalay Road / Councilman Danny Babin, District 7)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

- L. COMMISSION COMMENTS:
 - 1. Planning Commissioners’ Comments
 - 2. Chairman’s Comments
- M. PUBLIC COMMENTS
- N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
SPECIAL MEETING OF SEPTEMBER 25, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of September 25, 2025 of the HTRPC to order at 3:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mrs. Angele Poencot.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Robbie Liner, Chairman; Mrs. Angele Poencot; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Terry Gold, Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; and Mr. Wayne Thibodeaux. Also, present were Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. Subdivision Regulations Review Committee:
1. The Chairman called the Public Hearing to order for the discussion and possible action regarding the proposed RV Park Regulations.
 - a) Mr. Bercegeay made it clear that they were discussing the proposed RV Park Regulations and that the Commission was not responsible for the moratorium and there should be no discussion of it.
 - b) Section 17-01, Purpose: The Chairman suggested omitting this section altogether. Mr. Pulaski disagreed, stating this language was common in all ordinances and that it provides a clear overview of why the regulations exist. Mr. Billiot agreed but stated it could be changed if necessary.
 - 1) The Chairman recognized Kevin Belanger, 323 Highway 55, who questioned the statement in Section 17-01(c), “Authorizing the licensing of owners and/or operators and the inspection of recreational vehicles...”
 - 2) Mr. Billiot gave a history of the transportation and the creation of recreational vehicles and parks as they became more popular and the need for regulations to protect the health, safety, and welfare of the general public.
 - 3) Discussion was held regarding omitting the section of licensing and leave that to the Sales & Use Tax office.
 - 4) Proposed changes to Section 17-01(c) will read: “(c) ~~Authorizing the licensing of owners and/or operators and the inspection of recreational vehicle parks which are subject to this chapter and by d~~ Defining duties and responsibilities of owners and operators in making recreational vehicle parks clean, sanitary and fit for temporary human habitation; and”
 - c) Section 17-02, Scope: It was clarified that a revision was made and added on at the August meeting and not everyone had the revised version.
 - 1) Section 17-02 should read: “The regulations contained in this chapter shall apply to the placement and use of recreational vehicles; and the ownership, development and operation of recreational vehicle parks, as herein defined, situated in all areas of Terrebonne Parish except for locations in the South Terrebonne Development Zone.”
 - 2) Mr. Pulaski stated Mr. Wayne Thibodeaux had concerns of the northern parts of the parish but there is no North Terrebonne Development Zone to incorporate.
 - d) Section 17-03, Definitions: The Chairman mentioned the definition of “Recreational Vehicle (RV) Park and changing the placement of three (3) or fewer to two (2) or more.”
 - (1) The Chairman recognized Timmy Fanguy, 369 Tulip Drive, who expressed concerns of someone not being able to place one camper in their yard in Mulberry should there be a hurricane that wipes everything out as well as the cost of flood insurance.
 - (2) Mr. Pulaski discussed state and FEMA regulations when in a state of emergency. He explained that the section was only a definition, not a law. Mr. Fanguy wanted to get rid of the definition of “FEMA Temporary Housing Unit” altogether. Mr. Bercegeay attempted to explain it was a definition, defining words, not a regulation at this point in the review.

- (3) Discussion ensued regarding the definition of “Recreational Vehicle (RV) Park” and changing to “two (2) or more” to constitute a park rather than “three or fewer.”
- (4) Proposed changes to Section 17-03, definition of Recreational Vehicle (RV) Park will read: “...Placement of ~~three (3) or fewer~~ two or more recreational vehicles for one’s own use on a single parcel, whether owned or leased, shall ~~not~~ constitute an RV Park.”
- e) Section 17-04, Recreational vehicles generally: There were no changes desired for this section.
- f) Section 17-05 – 17-06: This section is “Reserved.”
- g) Section 17-07, Recreational vehicle parks.
 - 1) The Chairman recognized Gene Milford, 1538 Polk Street, who discussed the first paragraph where it states RV Parks shall be subject to the Planning Commission and zoning compliance and that zoning has no authority to locations outside of zoning district boundaries.
 - 2) Discussion ensued with removing the Houma-Terrebonne Regional Planning Commission and adding “when applicable” to the zoning compliance section.
 - 3) Discussion was held regarding the RV Parks not having to go to the Planning Commission for approval and enforcement of the regulations going through the Planning & Zoning Department. Unless of course, the Commission wanted it to be approved by the Planning Commission as mobile home parks currently are. Mr. Pulaski further discussed minor and major mobile home parks and the ongoing hopes of changing minor mobile home parks to not have Planning Commission approval and possibly handle the RV Parks the same. It was determined that 17-09 was for the application and approval process through the Houma-Terrebonne Regional Planning Commission and it is a one meeting approval process.
 - 4) The Chairman recognized Joey Verdin, 204 Constance Street, who discussed concerns of the recreational vehicles having to be 10' apart and how would that work for the Civic Center during Mardi Gras with all the recreational vehicles they have. Discussion ensued as to whether it was considered a “park” and existing parks being legal, non-conforming unless adding on. [Section 17-07(b)]
 - 5) The Chairman recognized Connie Foret, 201 Mes Amis Lane, who expressed concerns of her purchasing property in phases prior to the moratorium and regulation changes for the intent of expanding her RV Park and whether she’ll have to abide by the 10' spacing when wanting the units to be back-to-back. Mr. Pulaski spoke of a mobile home park that expanded and had to do the same but did not know when the property was purchased. Mr. Bercegeay discussed the moratorium’s expiration and the approval of the proposed regulations. Discussion was held about trusting fire code and why would they want to approve less than what was considered safe. Mr. Pulaski and Mr. Bercegeay stated they would check with minimum separation standards for campers in the fire code. [Section 17-07(b)]
 - 6) The Chairman recognized Mr. Milford who confirmed it was 10' between buildings in the fire code but may be different when speaking of mobile structures. Discussion ensued as to looking into the language and be specific as to the spacing/structure requirements and excluding awnings and such. Discussion was also held for the 75% area to be calculated for the RV only. [Sections 17-07(a) & (b)]
 - 7) The Chairman recognized Mr. Belanger who expressed concerns of access [Section 17-07(c)]. He said he understood about keeping traffic out of neighborhood streets, but it may be difficult the way the long highways in the Parish are situated and may be hard to do as well as possibly having ingress and egress out onto a highway. Discussion was held regarding the variance process for all regulations.
 - 8) Discussion was held regarding landscaping/fencing/height and not complying if in the South Terrebonne Development Zone. [Section 17-07(e)]

- 9) Mr. Pulaski asked what the public thought of open spaces and recreation [Section 17-07(f)] and the possibility of a variance to not provide one.
 - 10) Discussion was held regarding site plans and whether it be established by an engineer or land surveyor which is costly. The Chairman recognized Mr. Belanger who suggested the site plan may be drawn by the applicant but “may be requested” to use an engineer or land surveyor if site plan is inadequate, illegible, etc. [Section 17-07(i)]
 - 11) The Chairman recognized Mr. Belanger who discussed primitive camping and ensuring a place for common facilities [Section 17-07(k)]. He suggested changing the verbiage to “may be subject to” and not be mandated. He suggested it read “RV Parks may be subject to provide service buildings and sanitary service station requirements of the Louisiana State Uniform Construction Codes....”
- g) Section 17-08, General provisions for recreational vehicle parks.
- 1) The Chairman recognized Lloyd Poiencot, 103 LeCompte Lane, who stated his RV Park is 65 years old and was concerned about this section. Mr. Pulaski stated his park would be grandfathered in.
 - 2) The Chairman recognized Mrs. Foret who questioned existing parks that are grandfathered in but would have to follow new regulations for any expansions, i.e. Mr. Poiencot’s park. Mr. Pulaski stated that if it is an existing mobile home park and an RV is moving in a space, the park itself is grandfathered in and not considered an “expansion” of park. It was determined that Mr. Poiencot’s park was in the South Terrebonne Development Zone and would not apply to the proposed regulations.
 - 3) Mr. Pulaski discussed Section 17-08(a) and stated that the separation of mobile homes and recreational vehicles is already in existence in the mobile home park regulations. He stated that if someone is opening an RV Park, they will not be bringing mobile homes in and suggested taking that section out completely.
 - 4) The Chairman recognized Mr. Poiencot who stated the portion in green of Section 17-08(b) was put in the regulations when he spoke up at the 2014 regulations review. He makes all his tenants have their RVs road ready and they must sign a form saying so. He said when there is a mandatory evacuation, he makes all his tenants move their campers out [Section 17-08(b)].
 - 5) Mr. Pulaski suggested changing “shall” to “may” in Section 17-08(c) and removing “telephone facilities.” The Chairman recognized Mrs. Foret who questioned coin operated laundry equipment and management facility or office, but Mr. Pulaski stated they were changing it to “may” include such amenities.
 - 6) Mr. Pulaski discussed Section 17-08(d) as it pertains to ensuring parking spaces for additional vehicles and visitors. Mr. Bercegeay suggested changing “shall” to “may” since the required parking seemed a little excessive.
 - 7) The Chairman recognized Mr. Belanger who expressed concerns of long, elongated bayous and 1000' setback from an approved subdivision seems excessive [Section 17-08(e)]. They were comparing alcohol near church distances. He suggested 300' or 500'. It was clarified that Point-aux-chene is not shown on the map of the South Terrebonne Development Zone, but it is an error and indeed within the zone. Mr. Belanger expressed concerns of bars being close to churches but not RV Parks close to subdivisions, the Chairman argued that was not a fair comparison. Mr. Pulaski discussed the meaning of an “approved subdivision” and maybe look into what it meant of an approved subdivision. Mr. Billiot spoke of existing RV Parks that were built with no regulations and may not be aesthetically pleasing when these regulations are intended to change where it would make the parks nicer and be okay next to a subdivision. Mr. Belanger took offense and stated there are no parks that are intrusive to neighbors.
 - 8) Mrs. Foret stated that two (2) or more recreational vehicles are considered a park as far as LA Department of Health is concerned and now aligned with the proposed regulations as amended.

- D. Mr. Pulaski stated the next special meeting to resume discussing the proposed RV Park Regulations would be Wednesday, October 8, 2025 at 3:00 p.m.
- E. Mr. Smith moved, seconded Mr. Billiot: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 4:30 p.m."
- The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. McGuire, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 16, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of October 16, 2025 of the HTRPC to order at 6:32 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Travion Smith and Pledge of Allegiance led by Mrs. Angele Poencot.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; and Mr. Barry Soudelier, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Wayne Thibodeaux. Also, present were Mr. Christopher Pulaski, Department of Planning & Zoning; Mrs. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *No one had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mrs. Poencot: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of September 11, 2025.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Billiot: “THAT the HTRPC remit payment for the September 11, 2025 invoices and approve the Treasurer’s Report of August 2025.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated October 16, 2025, requesting to table Items H.1 & H.2 regarding the Miss Janis 4J Spell, LLC divisions of property until the next regular meeting of November 20, 2025 [See *ATTACHMENT A*].
 2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated October 15, 2025, requesting to table Item H.3 regarding the Rodney J. Ledet, Jr. division of property until the next regular meeting of November 20, 2025 [See *ATTACHMENT B*].
 - a) Mr. Smith moved, seconded by Mr. Soudelier: “THAT the HTRPC table the applications for Process D, Minor Subdivisions, for Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, Inc.; Revised Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC; and the Survey & Division of Property belonging to Rodney J. Ledet, Jr. into Lot 1 and remaining land until the next regular meeting of November 20, 2025 as per the Developers’ request.”

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Smith: “THAT Old Business be removed from the table and be considered at this time.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order the Public Hearing for an application by James Naquin requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Oliver Naquin or assigns into Lot “B,” Lot “C,” and Lot “D.”
 - a) Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated a variance was needed and why the matter was tabled at the last meeting.
 - b) There was no one from the public present to speak on the matter.
 - c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance and the application with no conditions.
 - e) Mr. Billiot moved, seconded by Mr. Rogers: “THAT the HTRPC grant a variance from the required minimum of 25' of lot frontage along a public right-of-way approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Oliver Naquin or Assigns into Lot “B,” Lot “C,” and Lot “D.”

The Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the application by Prime Land Developments, LLC requesting engineering approval for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase A.
 - a) Mr. Gene Milford, Milford & Associates, Inc., discussed the engineering application.
 - b) Mrs. Schexnayder read a memo dated October 16, 2025 regarding the punch list items for the development [See *ATTACHMENT C*].
 - c) Mr. Pulaski stated architectural drawings have been received and Staff recommended conditional approval provided upon compliance with TPCG Engineering Division’s punch list.
 - d) Mr. Milford requested an exception on Item 2.a. for rear lot drainage and it being an exception that the Engineering Division allows.
 - e) Discussion was held regarding the exception that TPCG Engineering allows.
 - f) Mr. Thibodeaux moved, seconded by Mr. McGuire: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for The Cottages at Cypress Ridge, Phase A with an exception for Item 2.a. regarding rear lot drainage and conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering’s memo dated October 16, 2025 [See *ATTACHMENT C*].

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

1. *TABLED* Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, LLC [See *ATTACHMENT A*]
2. *TABLED* Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC [See *ATTACHMENT A*]
3. *TABLED* Survey & Division of Property belonging to Rodney J. Ledet, Jr. into Lot 1 and Remaining Land [See *ATTACHMENT B*]

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7."

1. Tracts "A" & "B," Property belonging to Hunt Holdings, LLC, et al; Section 20, T19S-R18E, Terrebonne Parish, LA (6009-A & 6011 Highway 56 / Councilwoman Kim Chauvin, District 8)
2. Tracts 4-A & 4-B, A Redivision of Property belonging to Corinne L. Portier, et al; Section 53, T18S-R19E, Terrebonne Parish, LA (4102 A Highway 56 / Councilwoman Kim Chauvin, District 8)
3. Lot Line Shift between Lots 19 & 20A, Block 2 of Southern Comfort Waterfront Community & Tract "B" belonging to Michael K. Tate; Section 37, T20S-R17E & Section 87, T19S-R17E, Terrebonne Parish, LA (8294 Grouper Court / Councilman Danny Babin, District 7)
4. Tract A-B-C-A to be acquired from Georgana Berger and permanently attached to the Property of John G. Verret, Jr., et ux; Section 32, T18S-R17E, Terrebonne Parish, LA (474 Bayou Dularge Rd / Councilman Brien Pledger, District 1)
5. Revised Parcels 2, 5, & 6 and a 36' road right-of-way also know as Biggy Court, A Redivision of Property belongng to Steven J. Kinsella, et al; Section 53, T18S-R19E, Terrebonne Parish, LA (102 Biggy Court / Councilman Carl Harding, District 2)
6. Tracts DL-2 and DS-1, A Redivision of Property belonging to Dove Land Corporation, et al; Section 1, T18S-R17E, Terrebonne Parish, LA (2406 Denley Road & 249 & 257 Thompson Road / Councilman Brien Pledger, District 1)
7. Revised Tracts 2 & 3, A Redivision of Property belonging to Blue Marlin Oilfield & Equipment Rentals, Inc. and Dove Equipment & Boat Rentals, Inc.; Section 102, T17S-R17E, Terrebonne Parish, LA (596 South Hollywood Road / Councilman Clyde Hamner, District 6)

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

The Chairman called the Public Hearing to order for the discussion and possible action regarding the proposed RV Park Regulations.

- a) Mr. Pulaski stated that meetings were held on September 25, 2025 and October 8, 2025 to discuss revisions and all suggestions were included in the draft regulations.
- b) Mr. Pulaski read an email that was submitted by Connie Foret dated October 16, 2025 regarding the new Morganza line that replaced the South Terrebonne Development Zone line [See *ATTACHMENT D*]. Mr. Pulaski discussed the lines and that the South Terrebonne Development Zone was created for drainage purposes and that the Morganza levee line was more suitable to use for the RV Parks. He stated that variances could be requested if desired.
- c) The Chairman recognized Lloyd Poiencot, 103 LeCompte Lane, who stated he was involved in the RV Park discussion when it was first began and didn't approve at first but has now softened up and appreciated the Planning Commission for allowing him to be a part of the discussions and changes. He spoke of a clear definition of RVs as it pertains to a hitch and wheels touching the ground and ready to go in 24 hours notice. Mr. Pulaski stated it was described in Section 17-08(a) and they would add some of that verbiage to the definition as well.
- d) Discussion was held regarding the tribe in Pointe-aux-chene that wanted Island Road to be included in the RV Park regulations; however, it would be easier for them to ask for a variance if needed rather than changing the regulations for such a small area. Mr. Pulaski reminded everyone that they could always revise the regulations later to adjust things that were not working.
- e) The Chairman recognized Scott Brown, 160 Rue Stephen Michael, who stated he lived in Hillcrest Estates next to the FEMA group site off Waterplant Road. He inquired about the setback requirements and how they were measured. Mr. Pulaski did indicate that the property was currently being returned to the pre-storm conditions.

f) The Chairman recognized Joey Verdin, 204 Constance, who spoke of the tree landscaping requirements and if he were to add on, he would have to add a service building and the landscaping. Mr. Pulaski stated that service buildings were currently being discussed because of the antiquity and non-necessity due to modern day travel trailers and RVs with accommodations.

g) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

h) Discussion ensued regarding variances, setting precedence, and the standard verbiage for granting variances in Section 17-11. Discussion ensued regarding Section 17-02, Scope, and sections of the regulations that do not apply to areas outside the Morganza To the Gulf Hurricane Protection System (i.e. landscaping buffers, landscaping, setbacks from approved subdivisions, and minimum lot size).

i) Mr. McGuire moved, seconded by Mr. Rogers: "THAT the HTRPC approved the Proposed RV Park Regulations, as amended, and forward to the Terrebonne Parish Council for final consideration."

The Chairman called for a vote on the motion offered by Mr. McGuire. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

a) The Subdivision Regulations Review Committee were thanked for all their time worked on the draft as well as all of the input from concerned citizens and RV Park owners.

b) Mr. Smith inquired about the status of parish wide sewer. Mr. Pulaski stated the CDBG was kicking off and the steering committee will be selected soon.

c) Mr. Billiot inquired about the complete streets policy and Mr. Pulaski stated the first meeting would be at the beginning of November.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Billiot moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 8:01 p.m."

The Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission

Keneth L. Rembert
LAND SURVEYORS
since 1973
635 SCHOOL ST. HOUMA, LA. 70360
985- 879-2782 EMAIL KLRSURVEYORS@AOL.COM

Items H.1 & H.2

October 16, 2025

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: New Business: Items 1 & 2 (Miss Janis 4J Spell, L.L.C.)

Dear Chris:

Please let this letter serve as a request to allow the above items to be removed from tonight's agenda and let them be considered at a later date. I've not been able to contact Ms. Dickerson at the Board of Health yet to discuss the substandard size lots. She has been working out of town.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

Nov. 20, 2025

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors



Jacob A. Waitz, P.E., L.S.I.

David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

Stephen A. Waitz, E.I.

October 15, 2025

VIA: EMAIL: bbecnel@tpcg.org

Houma-Terrebonne Regional
Planning Commission
P. O. Box 2768
Houma, LA 70361-2768

Attention: Becky M. Becnel,
Planning Commission Secretary

RE: WITHDRAWAL OF REQUEST FOR MINOR SUBDIVISION APPROVAL WITH VARIANCE -
SURVEY AND DIVISION OF PROPERTY BELONGING TO RODNEY L. LEDET. JR.
INTO LOT 1 AND THE REMAINING LAND LOCATED IN SECTION 33, T18S-R18E,
TERREBONNE PARISH, LOUISIANA – ENGINEER'S PROJECT NO. 2025-102

Dear Mrs. Becnel:

We are hereby requesting that you remove the minor subdivision with variance request for Mr. Rodney Ledet from the October 16, 2025 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the punch list items are not complete and we request that this item be placed on the November 20, 2025 meeting agenda.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

David A. Waitz, P.E., P.L.S.

DAW/jlcf

Cc: Rodney L Ledet Jr Minor Subdivision
File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7839 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
E-mail: dwaitz@waitzengineering.com



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



October 16, 2025
2nd Review
Item G.2

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** 

SUBJECT: **The Cottages at Cypress Ridge Phase A
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.1.4.6 The developer must submit architectural elevations, including graphic depictions such as photographs or measured drawings to the planning commission.
2. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.6. All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear already exists or is to be dedicated; however, the percentage may not exceed 60% of the total depth of lots up to 225' deep. This subdivision qualifies for this exception.
 - b. VI. Impacts to system will be further analyzed with our modeler and addressed at a later date.
 - c. VIII.C At Final a Plat will need to be recorded showing the entire servitude for outfall ditch.
3. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Gas Utility
 - b. Pollution Control

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

cc:

F.E. Milford, III. P.E., (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

Becky Becnel

From: connie foret <cafforet@yahoo.com>
Sent: Thursday, October 16, 2025 11:20 AM
To: Becky Becnel
Subject: Re: HTRPC Meeting of 10/16/2025, RV Park Regulations

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Becky, We spoke earlier letting you know I am headed out of town to attend a RV/Motorhome Rally which as been something positive getting people into our area enjoying our parish and recreational areas as much as we do . I wasn't able to make last meeting and is brought to me that lines have changed now to Morganza levee ,,with that being said , would this put parks at nearly rock throwing distance into new rules and regulations being proposed? I still believe council and planning needs to sit with us as business owners in these areas to come to a happy medium where we can all succeed and keep these low line areas of the parish thriving , I will reach out to your office next week , Thank you for calling me back

Connie

Sent from my iPhone

On Oct 14, 2025, at 10:28 AM, Becky Becnel <bbecnel@tpcg.org> wrote:

Please see attached the latest draft of the Proposed RV Park Regulations, revisions made were per comments and concerns as of the last Subdivision Regulations Review Committee Meeting of October 8, 2025.

The entire meeting packet can be found using the link below:

<https://www.tpcg.org/info/Meetings/Planning>

<image001.png>

BECKY M. BECNEL

Minute Clerk, HTRPC

Zoning Administrator

<image002.png>

Department of Planning & Zoning

<image003.png>

985.873.6793 |

<image004.png>

[tpcg.org](https://www.tpcg.org)

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. ☐ Raw Land | B. ☐ Mobile Home Park |
| ☐ Re-Subdivision | ☐ Residential Building Park |
| C. ☐ Major Subdivision | ☐ Conceptual/Preliminary |
| ☐ Conceptual | ☐ Engineering |
| ☐ Preliminary | ☐ Final |
| ☐ Engineering | D. ☒ Minor Subdivision |
| ☐ Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

X LOTS ARE LESS THAN 12,000 SQ. FT.

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Lots 115 thru 122, a redivision of Revised Parcel 6-B belonging to Miss Janis' 4J*
- Name of Subdivision: Spell's, LLC
 - Developer's Name & Address: Miss Janis' 4J Spell's, LLC P.O. BOX 15794 Hattisburg, MS 39404
Owner's Name & Address: Miss Janis' 4J Spell's, LLC P.O. BOX 15794 Hattisburg, MS 39404
All owners must be listed, attach additional sheet if necessary
 - Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- | | |
|--|---|
| 4. Physical Address: <u>FOUR POINT ROAD</u> | |
| 5. Location by Section, Township, Range: <u>SECTIONS 22 & 27, T20S-R18E</u> | |
| 6. Purpose of Development: <u>CAMP OWNERS WANT TO PURCHASE THE LAND UNDER THE CAMPS</u> | |
| 7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial | 8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other |
| 9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other | 10. Planned Unit Development: Y ☐ N ☒ |
| | 11. Date and Scale of Map:
<u>DATE: 9/25/25</u> |
| 13. Number of Lots: <u>8</u> | 12. Council District / Fire Tax Area:
_____ |
| | 14. Filing Fees: _____ |

CERTIFICATION:

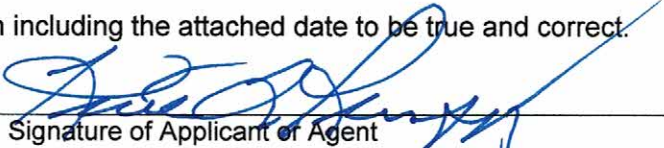
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

9/25/25

Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

MISS JANIS' 4J SPELL'S, LLC

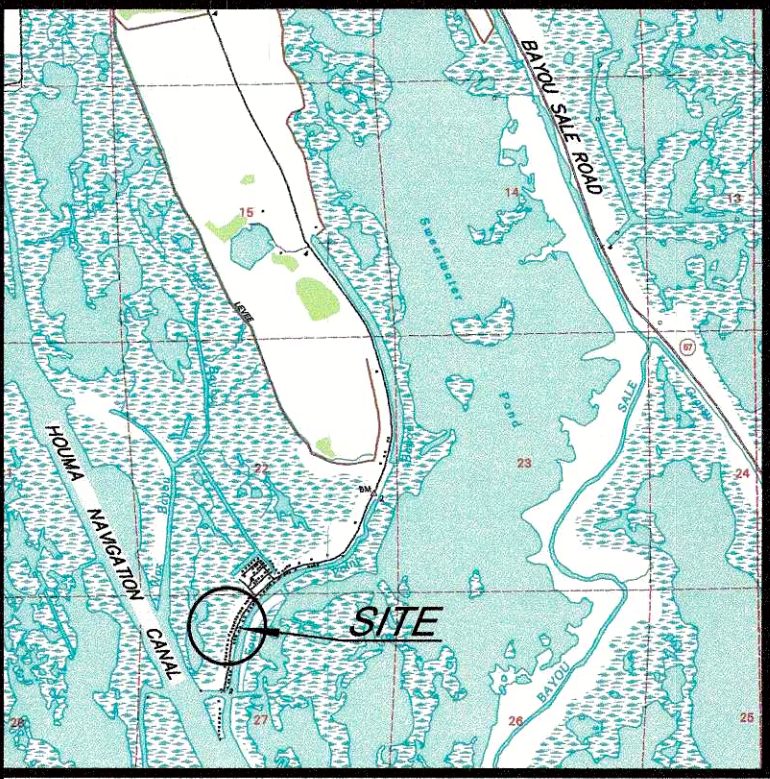
by: Janis C. Spell

Print Name of Signature

X Signature

9/25/25

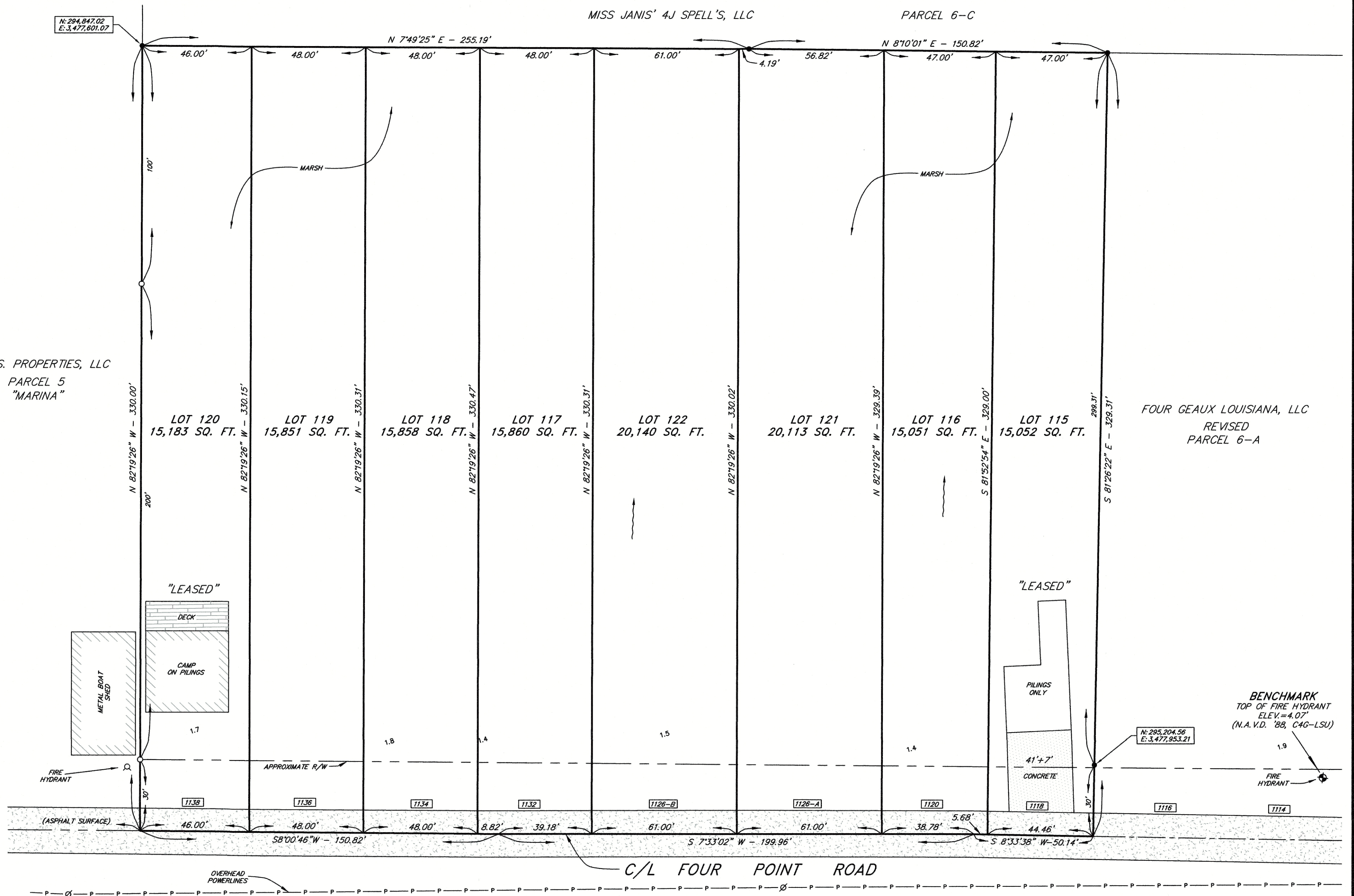
Date



"VICINITY MAP"



C.D.R.S. PROPERTIES, LLC
PARCEL 5
"MARINA"



SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE
USED IN THIS AREA. COMMUNITY SEWERAGE
IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO THE MARSH IN THE REAR WHICH NEEDS
NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "VE" AS SHOWN ON THE FEDERAL EMERGENCY
MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0650, SUFFIX "E",
AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS A B.F.E. REQUIREMENT OF 15'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 6,
PROPERTY OF FOUR POINT INDUSTRIES, LLC, IN SECTIONS 22 & 27, T20S-R17E,
TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE
NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY
TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS,
RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY
THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE
SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE
SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO
ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY.
KENETH L. REMBERT LAND SURVEYORS HAS NOT AND DOES NOT PROVIDE DELINEATION
OF JURISDICTIONAL WETLANDS. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS
USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE
SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF ON SUCH. IT
DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS
AND POST PROCESSED WITH NGS C46 USING GEOID 18. THE VERTICAL
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA
SOUTH ZONE 1702.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES IRON SHAFT FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES BENCHMARK
- INDICATES MUNICIPAL ADDRESS
- INDICATES SPOT ELEVATION
- INDICATES DRAINAGE FLOW

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND
SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE
WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: _____

Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

8 - PARCELS

"MINOR SUBDIVISION"
LAND USE: CAMP SITES

PLAT SHOWING LOTS 115 THRU 122,
A REDIVISION OF REVISED PARCEL 6-B
BELONGING TO MISS JANIS' 4J SPELL'S, LLC
LOCATED IN SECTIONS 22 & 27, T20S-R17E
TERREBONNE PARISH, LOUISIANA



Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 30'

DATE: 25 SEP 25

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. ☐ Raw Land | B. ☐ Mobile Home Park |
| ☐ Re-Subdivision | ☐ Residential Building Park |
| C. ☐ Major Subdivision | ☐ Conceptual/Preliminary |
| ☐ Conceptual | ☐ Engineering |
| ☐ Preliminary | ☐ Final |
| ☐ Engineering | D. ☒ Minor Subdivision |
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Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

☒

LOTS LESS THAN 12,000 SQ FT

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Revised Parcel 3-B and Lots 65 thru 73, a redivision of Revised Parcel 3-B belonging to Miss Janis' 4J Spell's, LLC
- Developer's Name & Address: Miss Janis' 4J Spell's, LLC PO Box 15794 Hattisburg, MS 39404
Owner's Name & Address: Miss Janis' 4J Spell's, LLC PO Box 15794 Hattisburg, MS 39404
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 1005, 1007, 1011, 1013, 1013A, 1015, 1017, 1019 & 1021 Four Point Rd
- Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
- Purpose of Development: CAMP OWNERS WANT TO PURCHASE THE LAND UNDER THE CAMPS
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
- Planned Unit Development: Y ☐ N ☒
- Date and Scale of Map: DATE: 9/25/25 SCALE: 1"=30'
- Council District / Fire Tax Area: _____
- Number of Lots: 10
- Filing Fees: _____

CERTIFICATION:

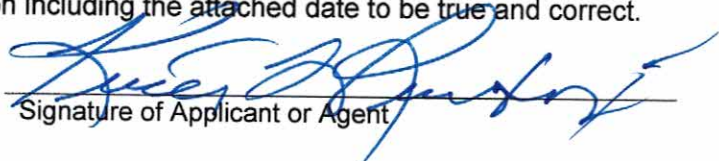
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

9/25/25

Date


Signature of Applicant or Agent

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MISS JANIS' 4J SPELL'S, LLC

By: Janis C. Spell

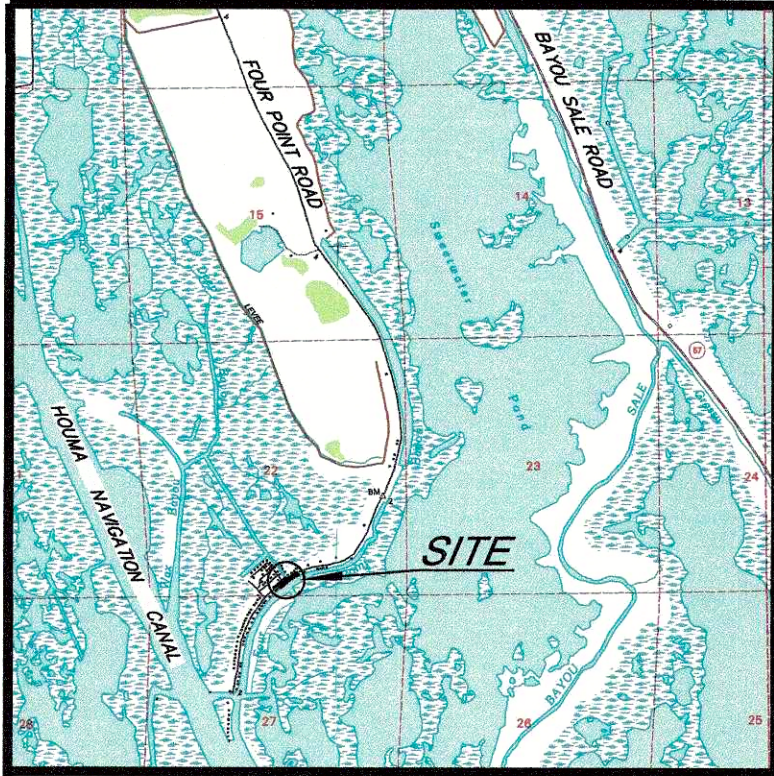
Print Name of Signature

☒

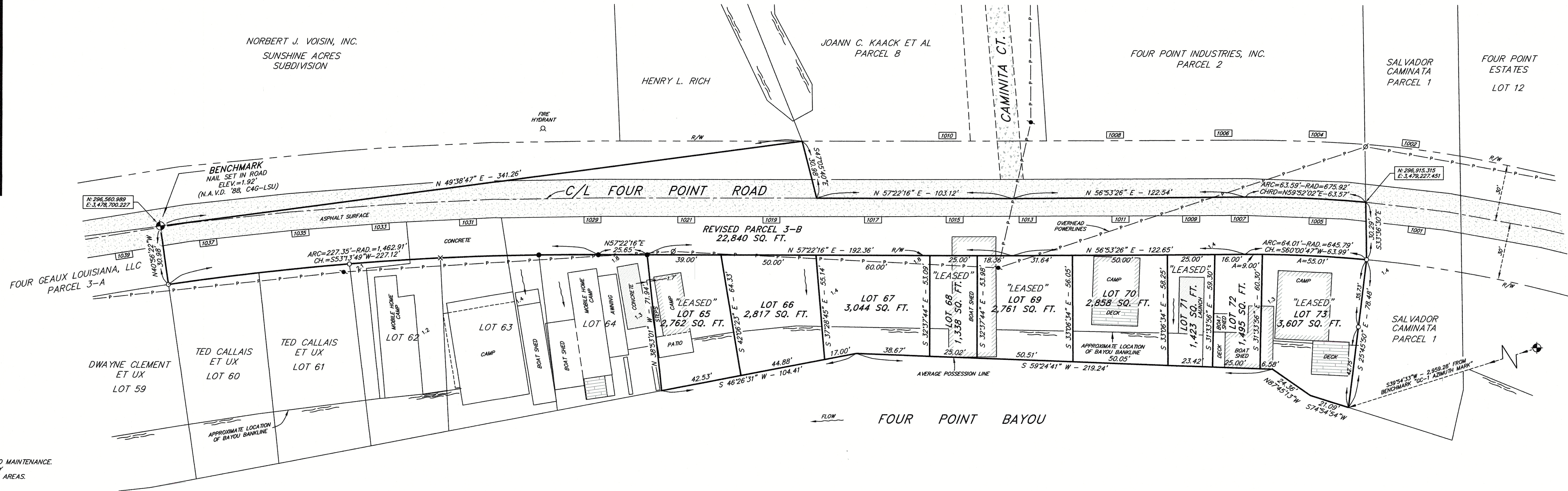
Signature

9/25/25

Date



"VICINITY MAP"



SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA.
COMMUNITY SEWERAGE IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO FOUR POINT BAYOU WHICH NEEDS NO MAINTENANCE.
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PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 3,
PROPERTY OF FRANK O. CAMINITA, ET AL AND FOUR POINT INDUSTRIES, INC. IN SECTIONS
22 & 27, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE
NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY
TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS,
RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY
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USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE
SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF ON SUCH. IT
DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

LEGEND:
X CHISELED "X" SET IN CONCRETE
● INDICATES 5/8" IRON ROD SET
○ INDICATES 5/8" IRON ROD FOUND
— EXISTING POWER POLE
— EXISTING POWER POLE WITH LIGHT
— EXISTING FIRE HYDRANT
— INDICATES BENCHMARK
— INDICATES SPOT ELEVATION
— INDICATES MUNICIPAL ADDRESS
— INDICATES DRAINAGE FLOW

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS
AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA
SOUTH ZONE 1702.

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND
SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE
WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: *Keneth L. Rembert*
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331

10 - PARCELS



SHEET 2 OF 2

"MINOR SUBDIVISION"

LAND USE: CAMP SITES

PLAT SHOWING REVISED PARCEL 3-B AND LOTS 65 THRU 73,
A REDIVISION OF REVISED PARCEL 3-B BELONGING TO
MISS JANIS' 4J SPELL'S, LLC
IN SECTIONS 22 & 27, T20S - R17E
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641

GRAPHIC SCALE
30' 15' 0' 30' 60'

DRAWN: B.M.
CHK'D: K.L.R.
SCALE: 1" = 30'
DATE: 25 SEP 25

JOB NO.: 297 FIELD BOOK: 458 ADDRESS: DULAC CAD NAME: CAMINITA-JANIS-PARCEL-3-B-DIVISION-PC-25-297
DRAWN BY: BM PAGES: 3-5 SURVEY FILE: "CAMINI83" FOLDER: CAMINITA PROPERTY CRD: TERRY DAWSEY-1029 FOUR POINT ROAD

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|--|--|
| A. ☐ Raw Land | B. ☐ Mobile Home Park |
| ☐ Re-Subdivision | ☐ Residential Building Park |
| C. ☐ Major Subdivision | ☐ Conceptual/Preliminary |
| ☐ ☐ Conceptual | ☐ Engineering |
| ☐ Preliminary | ☐ Final |
| ☐ Engineering | D. ☒ Minor Subdivision |
| ☐ Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

X We are requesting a variance to continue with extending the current 20' servitude being utilized in lieu of the 25' requirement.

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Survey and division of property belonging to Rodney J. Ledet, Jr. into Lot 1 and the remaining land
- Developer's Name & Address: Rodney J. Ledet, Jr.
Owner's Name & Address: 107 Bayou Neuf Court Chauvin, La 70344
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: David A. Waitz, P.E., P.L.S.

SITE INFORMATION:

- | | |
|--|---|
| 4. Physical Address: <u>107 Bayou Neuf Court Chauvin, La 70344</u> | |
| 5. Location by Section, Township, Range: <u>Section 33 T18S-R18E</u> | |
| 6. Purpose of Development: <u>Single Family Residential</u> | |
| 7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial | 8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other |
| 9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other | 10. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: <u>Sept. 15, 2025 1" = 60'</u> |
| 12. Council District / Fire Tax Area: _____ | |
| 13. Number of Lots: <u>2</u> | 14. Filing Fees: <u>\$187.64</u> |

CERTIFICATION:

I, David A. Waitz, P.E., P.L.S., certify this application including the attached date to be true and correct.

David A. Waitz, P.E., P.L.S. - Agent

Print Applicant or Agent

9/17/2025

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

David A. Waitz, P.E., P.L.S. - Agent

Print Name of Signature

9/17/2025

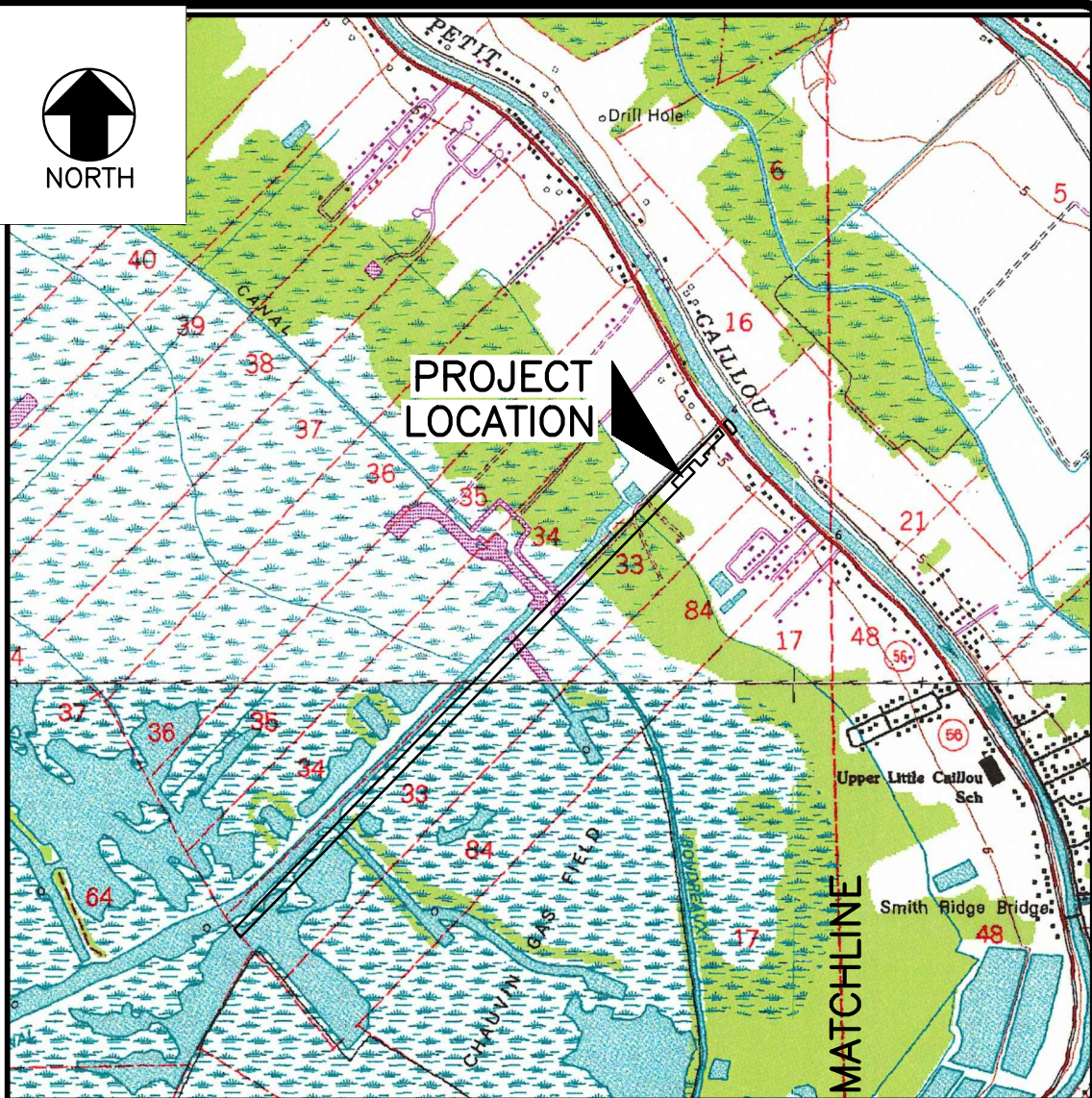
Date


Signature of Applicant or Agent


Signature

NOTE:
BEARINGS AND/OR COORDINATES ARE BASED ON NAD 83, STATE
PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET, WHICH ARE
BASED ON ONLINE POSITIONING USER SERVICE (O.P.U.S.) SOLUTION
FILE NO. 2025-102 OP1756209809618, HAVING THE COORDINATES
OF NORTHING = 367,272.74; EASTING= 3,518,589.66

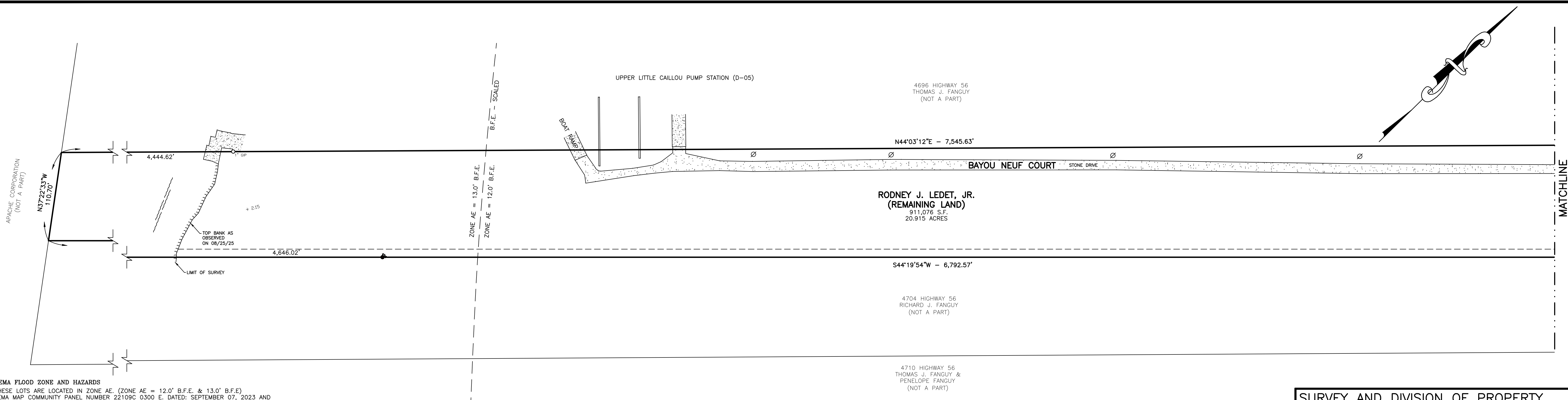
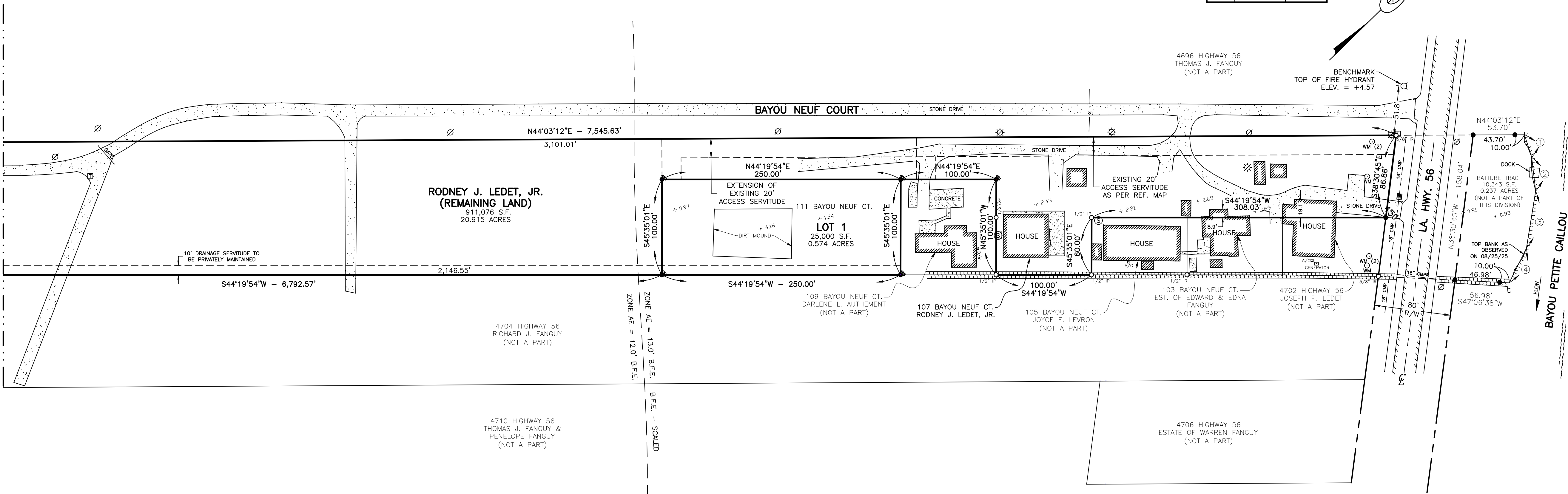
LINE	BEARING	DISTANCE
1	S63°29'25"E	24.95'
2	S52°20'48"E	35.53'
3	S36°27'57"E	60.47'
4	S19°21'58"E	40.57'



VICINITY MAP
SCALE 1" = 2000'

LEGEND

- | | |
|---|-----------------------|
| FOUND PROPERTY MARKER
(UNLESS NOTED OTHERWISE) | ○ |
| SET 3/4" I.R. | ● |
| EXISTING FENCE | — — — — — |
| EXISTING POWER POLE W/ LIGHT | ⊗ |
| EXISTING POWER POLE | ⊙ |
| EXISTING ANCHOR | → |
| EXISTING TELEPHONE PEDESTAL | Ⓜ |
| EXISTING WATER VALVE | ⊕ WV |
| EXISTING FIRE HYDRANT | Ⓜ |
| EXISTING WATER METER | ⊙ WM |
| EXISTING GAS VALVE | ⊕ GV |
| EXISTING GAS METER | ⊙ GM |
| EXISTING SEWER TANK | Ⓢ |
| EXISTING CATCH BASIN
WITH SUBSURFACE DRAINAGE | — — — — — ⊕ — — — — — |
| EXISTING SPOT ELEVATION
(IN FEET, WAD 88, GEOD 18) | ⓧ |
| LAND HOOK | ⌞ |



FEMA FLOOD ZONE AND HAZARDS

THESE LOTS ARE LOCATED IN ZONE AE. (ZONE AE = 12.0' B.F.E. & 13.0' B.F.E)
FEMA MAP COMMUNITY PANEL NUMBER 22109C 0300 E. DATED: SEPTEMBER 07, 2023 AND
COMMUNITY PANEL NUMBER 22109C 0475 E. DATED: SEPTEMBER 07, 2023

CERTIFICATIONS

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES
EXCEPT AS SHOWN

EXCEPT AS SHOWN

PRELIMINARY COPY:

THIS DOCUMENT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE, SALES,
OR AS THE BASIS FOR THE ISSUANCE
OF A PERMIT.

APPROVED:

David A. Waitz

Req. No. 4744

APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA
TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: _____

APPROVED BY

FOR: _____

APPROVALS

RODNEY J. LEDET, JR.

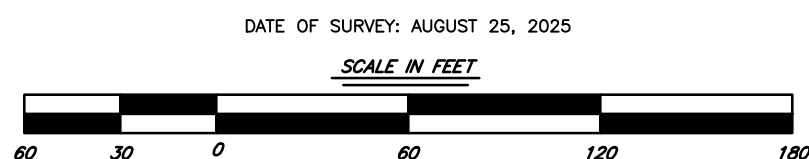
DATE _____

NOTES:

- THESE LOTS SHALL HAVE INDIVIDUAL TREATMENT PLANTS.
- LAND USE = RESIDENTIAL

NOTE

THIS PLAT DOES NOT PURPORT TO SHOW ALL
EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT DOES NOT PURPORT TO SHOW ALL
UNDERGROUND UTILITIES AND/OR PIPELINES
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT
OF A COMPLETE ABSTRACT AND TITLE OPINION.



DATE	DESCRIPTION	BY
REVISION		

SURVEY AND DIVISION OF PROPERTY
BELONGING TO RODNEY J. LEDET, JR. INTO
LOT 1 AND THE REMAINING LAND
LOCATED IN SECTION 33, T18S-R18E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

1107 CANAL BLVD.
THIBODAUX, LA 70301
(985) 447-4017 OFFICE
(985) 447-1998 FAX
WAITZ@WAITZENGINEERING.COM

DESIGNED: JM

DETAILED: JED

FIELD BOOK: 42

CHECKED: DAW

CHECKED: DAW

PAGE: 29

FILE: F:\DWGS\2025\25-102\PLAT.dwg

JOB NO: 25-10

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htpcinfo@tpeg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☒ Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

X Variance from a hydrant in lieu of a draft site.

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Division of Property Belonging to Barry Boquet, et ux into Tracts "A" and "B"
- Developer's Name & Address: Barry Boquet, et ux, 4362 La. Hwy. 56, Houma, LA 70363
Owner's Name & Address: Barry Boquet, et ux, 4362 La. Hwy. 56, Houma, LA 70363
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

- Physical Address: 4362 La. Hwy. 56, Houma, LA 70363
- Location by Section, Township, Range: Section 44, T18S-R18E
- Purpose of Development: To divide and sell a portion of the property
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other Boudreaux Canal in Rear
- Planned Unit Development: Y ☐ N ☒ X
- Date and Scale of Map:
October 28, 2025 Scale: 1"=100'
- Council District / Fire Tax Area:
Council District 8 / Fire District 7 Little Caillou
- Number of Lots: 2
- Filing Fees: \$348.20

CERTIFICATION:

I, Shane J. Kirkland, P.L.S., certify this application including the attached date to be true and correct.

Shane J. Kirkland, P.L.S.

Print Applicant or Agent

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Barry J. Boquet
Print Name of Signatory

10-28-25
Date

Shane J. Kirkland
Signature of Applicant or Agent

Barry J. Boquet
Signature

Revised 11/3/2021

PC25/ 11 - 1 - 37



P.O. Box 266
Houma, LA 70361

985.868.1050
866.357.1050
985.868.5843 FAX

412 South Van Ave.
Houma, LA 70363

tbsmith.com

October 29, 2025

Mr. Christopher Pulaski
Houma-Terrebonne Regional Planning Commission
P. O. Box 1446
Houma, LA 70361

RE: **Minor Subdivision**
A Division of Property Belonging to Barry Boquet, et ux into Tracts "A" and "B" Located in
Section 44, T18S-R18E, Terrebonne Parish, Louisiana

Dear Mr. Pulaski:

On behalf of Barry Boquet, et ux, I am requesting consideration for a variance from the standard fire hydrant requirement for the proposed tract "B" located at 4362 Louisiana Highway 56

Due to the rural location, low housing density, and high financial burden, we are requesting a variance from the prescribed 250' minimum distance from an existing fire hydrant. We propose to provide an equivalent water supply for firefighting purposes through the dedication of a draft site. Mr. Boquet has constructed this draft site and provided an easement to the fire district. The draft site has been approved and accepted by Terrebonne Parish Fire District #7.

If you have any questions, comments, or require additional information, please give me a call.

Sincerely,

T. BAKER SMITH, LLC

Shane J. Kirkland, P.L.S.
Sr. Project Manager

SJK/cba
Enclosures



Terrebonne Parish Fire District #7 LITTLE CAILLOU VOL. FIRE DEPT.



Phone 985-594-7775 • Fax 985-594-7778 • Email littlecailloufd7@gmail.com
Chief Amanda G. Thibodeaux

October 20, 2025

To Whom It May Concern;

This letter is in regards to Drafting Site (as a Hydrant Option) for 4362 Highway 56, Houma, LA. I have inspected and reviewed the site. This letter is confirming the site approval of the drafting site at the location 29.53119, -90.60278 for fire department use.

- The drafting site meets the minimum size for easement of 14 feet requirements for proper operation of fire apparatus.
- The site is properly clear and sign is posted clearly stating that it is a dedicated Draft site and NO Parking at any time.
- Landowner has been notified that personnel may visit site for annual inspection and assist in maintaining area; however, in addition landowner will continue to be responsible for maintaining property, bayou clearance and easement.

If you should have any questions and/or concerns please contact me at anytime, cell phone number 504-234-2161 or email littlecailloufd7@gmail.com.

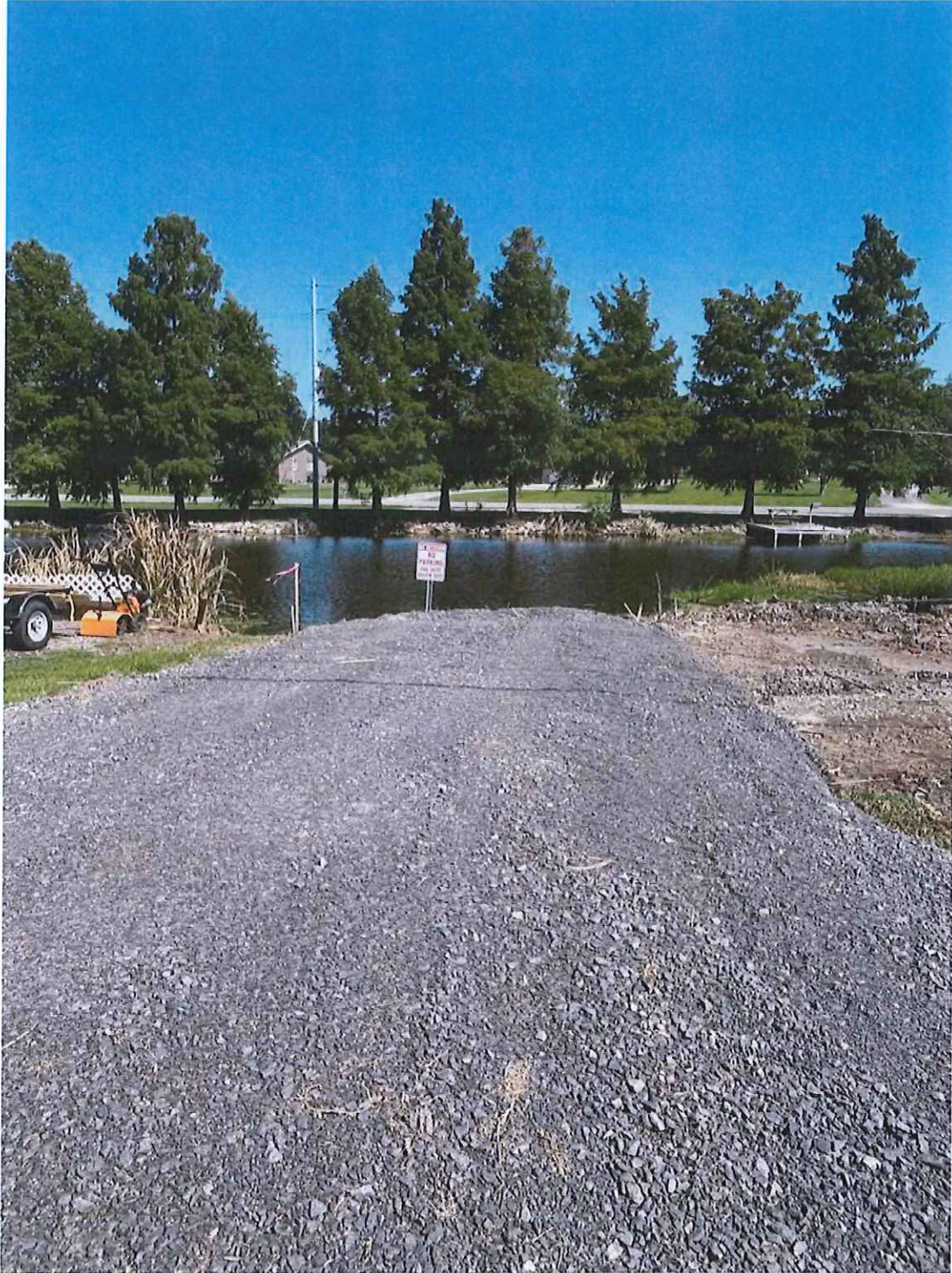
Sincerely,

Amanda G. Thibodeaux
Fire Chief
Terrebonne Parish Fire District #7
(Little Caillou Fire Department)

Images Attached



Terrebonne Parish Fire District #7
LITTLE CAILLOU VOL. FIRE DEPT.

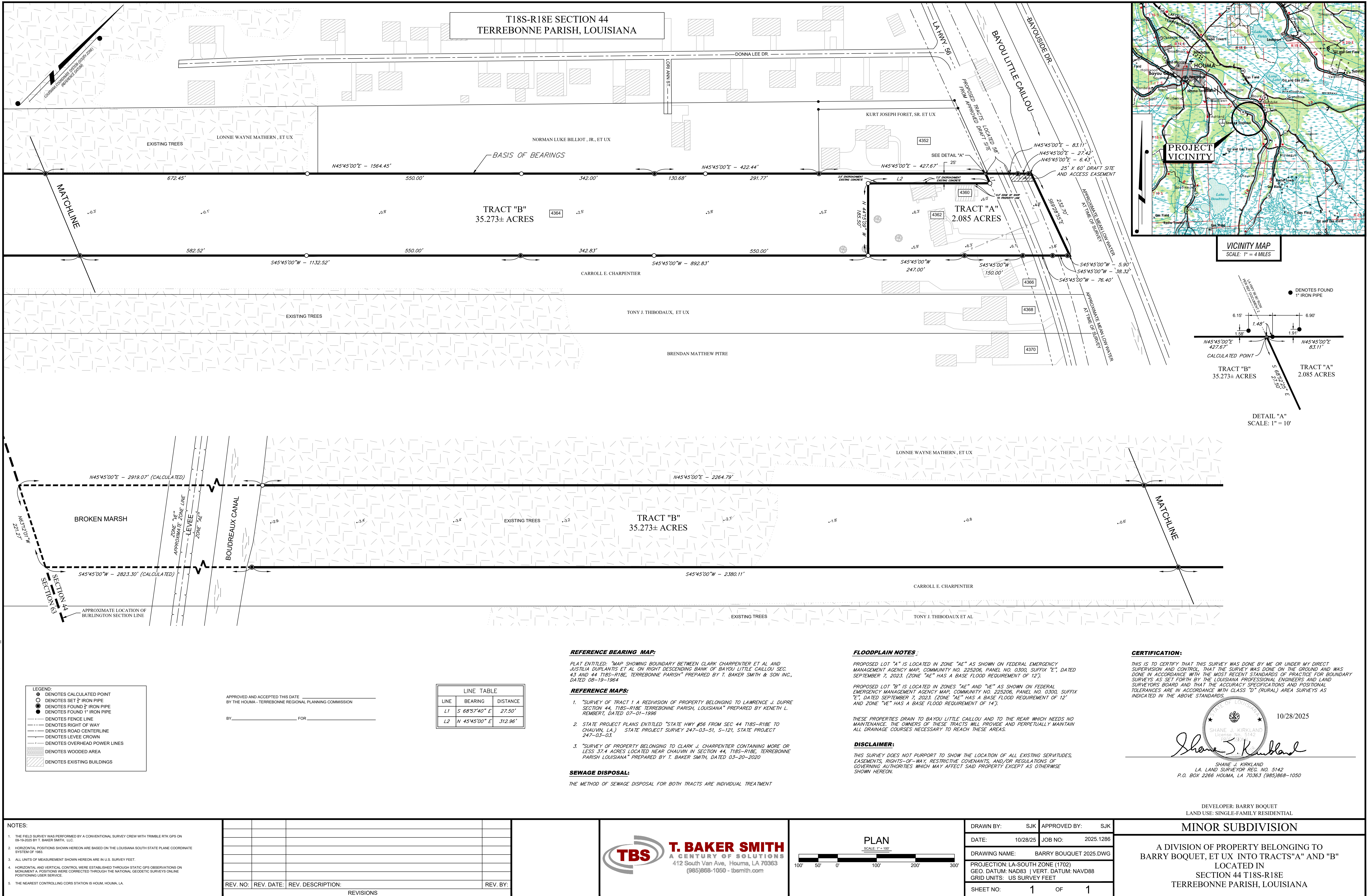




Terrebonne Parish Fire District #7

LITTLE CAILLOU VOL. FIRE DEPT.





Houma-Terrebonne Regional Planning Commission

P.O. Box 1446
Houma, Louisiana 70361-1446
(985) 873-6793 • htrpcinfo@tpcg.org

Regular Meeting Schedule / Deadlines 2026

DEADLINE

by 4:00 p.m.

December 29, 2025

February 9, 2026

March 2, 2026

March 30, 2026

May 4, 2026

June 1, 2026

June 29, 2026

August 3, 2026

August 31, 2026

September 28, 2026

November 2, 2026

November 30, 2026

REGULAR MEETING

All meetings are held @ 6:00 p.m.

January 15, 2026

February 26, 2026

4th Thursday due to Mardi Gras/President's Day Holiday

March 19, 2026

April 16, 2026

May 21, 2026

June 18, 2026

July 16, 2026

August 20, 2026

September 17, 2026

October 15, 2026

November 19, 2026

December 17, 2026

HTRPC Meetings are typically held in the Terrebonne Parish Council Meeting Room
Government Tower, 8026 Main Street, 2nd Floor.

Note: Meetings are held the third Thursday of every month with the deadline for submittals (17) days prior to meeting date (except where noted). Engineering Phase application submittals for Process C, Major Subdivisions are (24) days prior to meeting date. Should the deadline fall on a holiday, the deadline would be the business day immediately preceding.
