

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

FEBRUARY 26, 2026, 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 January 15, 2026

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 6634 & 6642 West Main Street; Timothy A. Emerson, applicant (*Council District 3 / Bayou Cane Fire*)

G. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 143 Munson Drive; The Peninsula, LLC, applicant; and call a Public Hearing on said matter for Thursday, March 19, 2026 @ 6:00 p.m. (*Council District 3 / City of Houma Fire*)
 - b) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 108 Smith Lane; Diana M. Collins, applicant; and call a Public Hearing on said matter for Thursday, March 19, 2026 @ 6:00 p.m. (*Council District 2 / City of Houma Fire*)

H. STAFF REPORT:

1. *Public Hearing*
Continue discussion and possible action regarding the placement of modular structures in residential zoning districts
2. Discussion and possible action regarding the American Planning Association's National Conference to be held April 25-28, 2026 in Detroit, Michigan (Online, May 27-29, 2026)

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman's Comments

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

- 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 15, 2026

E. APPROVE REMITTANCE OF PAYMENT FOR THE FEBRUARY 26, 2026 INVOICES AND THE TREASURER’S REPORT OF JANUARY 2026

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

- 1. a) Subdivision: Revised Parcel 3-B and Lot 71 of a Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1009 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: Variance requested from the minimum lot size requirement
d) Consider Approval of Said Application

H. STAFF REPORT:

- 1. Reminder to those who haven’t completed the required Planning Commissioner Training (Act 859) and the annual ethics and sexual harassment training for 2026

I. ADMINISTRATIVE APPROVAL(S):

- 1. Revised Tracts A-2-A & 5, A Redivision of Revised Tracts A-2-A & 5 belonging to Bradley J. Robinson, et al; Sections 55 & 56, T16S-R17E, Terrebonne Parish, LA *(2314 Coteau Road & 1592 Bayou Gardens Boulevard Extension / Councilman Charles "Kevin" Champagne, District 5)*
- 2. Lot 1, Revised Tract "A" & "Lot 1, Revised Tract C", Redivision of Property belonging to Jerri G. Smitko; Section 104, T17S-R17E, Terrebonne Parish, LA *(3307 & 3313 Bayou Black Drive / Councilman Danny Babin, District 7)*
- 3. Lot Line Adjustment between Robert Bramlett, II and William & Becky Lirette involving Lot 7, Block 10, Add. 5, Allemand Subdivision and Tract B of the Redivision of Tract 4 of the Partition of Property belonging to Alcee A. Allemand; Section 7, T16S-R17E, Terrebonne Parish, LA *(238 Royce Street / Councilman John Amedée, District 4)*
- 4. Lot Line Shift of Property belonging to Houston J. Foret and Joshua James White, et ux being a Portion of Sarah Plantation Estates Subdivision; Section 19, T18S-R18E, Terrebonne Parish, LA *(5044 Bayouside Drive / Councilwoman Kim Chauvin, District 8)*

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments
- 2. Chairman’s Comments

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF JANUARY 15, 2026

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of January 15, 2026 of the HTRPC to order at 6:24 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Barry Soudelier. *The Chairman, Mr. Robbie Liner, was unable to attend the meeting.*
- B. Upon Roll Call, present were: Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; and Mr. Travion Smith. Also present was Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-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 Commissioners had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of December 18, 2025.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Billiot, Mr. Gold, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. McGuire: “THAT the HTRPC remit payment for the January 15, 2026 invoices and approve the Treasurer’s Report of December 2025.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Billiot, Mr. Gold, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the HTRPC accept Louisiana Compliance Questionnaire for the 2025 Audit.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Billiot, Mr. Gold, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):** None.
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Vice-Chairman called to order the Public Hearing for an application by Mainland Houma LA, LLC requesting approval for Process D, Minor Subdivision, for Tract B into Lot TS and Tract B-2-A, Village East Shopping Center.
- a) Mr. Vincent Leco, Linfield, Hunter, & Junius, Inc., 3609 18th Street, Suite 200, Metairie, discussed the location and division of property.
- b) The Vice-Chairman recognized Mr. Larry Babin, 64 Kirkglenn Loop, who questioned why they weren’t notified when Tractor Supply was built and about drainage when it was being built.
- c) The Vice-Chairman recognized Mr. Jay Celestin, 61 Kirkglenn Loop, who expressed concerns of flooding issues that never existed for 29 years until now that Tractor Supply was built as well as concerns of cracking concrete when the pilings for the store were installed.
- d) The Vice-Chairman recognized Ms. Judy Thomas, 63 Kirkglenn Loop, who express concerns of now having water since Tractor Supply was built as well as damages of her slab cracking.

- e) The Vice-Chairman recognized Ms. Lori Elderton, 50 Kirkglenn Loop, who expressed concerns of flooding since Tractor Supply was built.
- f) The Vice-Chairman recognized Linda Babin, 64 Kirkglenn Loop, who built her home in 1973 and always had good drainage until now.
- g) The Vice-Chairman recognized Katherlyn Celestin, 61 Kirkglenn Loop, who stated they dug holes in her backyard and that they should have been notified.
- h) Mr. Soudelier moved, seconded by Mr. McGuire: "THAT the Public Hearing be closed."

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

- i) Mr. Pulaski stated the residents received letters because of the lot being carved out of the Tractor Supply property and wouldn't have received one when the store was built because it's not required. He informed the residents that if there was any damage to property from the building of the store, that was a civil matter that needed to be addressed with the property owner. He also stated that drainage was addressed at the building permit stage and had to meet requirements and why there was a retention pond built. He further stated he would pass along their concerns to Engineering and Pollution Control.
- j) Mr. Pulaski proceeded with the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses being depicted on the plat and submittal of all utility service availability letters.
- k) Discussion was held regarding drainage, the retention pond, drainage designed to drain to the retention pond, foundation complaints that could not be addressed at this meeting, and suggestions to the residents to speak to their councilperson.
- l) Mr. Soudelier moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract B into Lot TS and Tract B-2-A, Village East Shopping Center conditioned upon municipal addresses being depicted on the plat and submittal of all utility service availability letters."

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

- m) After questioning, Mr. Bercegeay verified the vote was approved based on the majority of the quorum and not the entire board.

H. STAFF REPORT:

- 1. Mr. Pulaski reminded those who have not completed the required Planning Commissioner training as required by Act 859 that they needed to make it a priority. He stated he would try to schedule a training with Mart Black. There were still a few who had not completed the 2025 ethics and sexual harassment training and that 2026 is here and it'll have to be done again.
- 2. Mr. Pulaski had given every member a flyer and encouraged everyone to take the survey of what improvements they would like to see on Main Street as part of the Houma Main Street Improvements Project.

I. ADMINISTRATIVE APPROVAL(S):

Mrs. Poiencot moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3."

- 1. Survey and Division of Lots 7 thru 10, Block 1 of Canafax Place Subdivision into Lot 7A, Lot 8-9 and Lot 10A belonging to James D. Canafax, et ux; Section 105, T17S-R17E, Terrebonne Parish, LA (110 Agnes Street / Councilwoman Kim Chauvin, District 8)
- 2. Revised Tracts "A" & 1 belonging to Hunter D. Parra, et ux and Parra Rentals, LLC; Section 60, T16S-R17E, Terrebonne Parish, LA (Capri Court & 2639 Bayou Blue Road / Councilman Charles "Kevin" Champagne, District 5)
- 3. Revised Tract "A" belonging to P & K Danos Holdings, LLC; Sections 80 & 81, T17S-R16E, Terrebonne Parish, LA (110 Ellendale Boulevard / Councilman Clyde Hamner, District 5)

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

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux requested an update on the wastewater matter. Mr. Pulaski spoke of the commitment from Greenbriar and the team which included Mr. Al Levron. He stated they were in the process of accessing existing conditions and problem areas for expansion and would prioritize from there.
2. Vice-Chairman's Comments: None.

L. PUBLIC COMMENTS:

1. The Commission was reminded that the next meeting was pushed back a week and would be held on February 26, 2026.

M. Mr. Soudelier moved, seconded Mr. Thibodeaux: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:10 p.m."

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



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

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
☐ 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)

☒

Lots less than 12,000 Sq. Ft.

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

1. Name of Subdivision: Revised Parcel 3-B and Lot 71 of a redivision of Revised Parcel 3-B belonging to Miss Janis' 4J Spell's, LLC
2. 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
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, PLS

SITE INFORMATION:

4. Physical Address: 1009 Four Point Road
5. Location by Section, Township, Range: Sections 22 & 27, T22S-R17E
6. Purpose of Development: Camp Owners want purchase the land under the camp
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: Date: 2/6/26 Scale: 1"=30'
12. Council District / Fire Tax Area: 7 Babin / Grand Caillou Fire
13. Number of Lots: 2
14. Filing Fees: _____

CERTIFICATION:

I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne

Print Applicant or Agent

2/9/26

Date

Alisa Champagne

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, LLC

by: Janis C. Spell

Print Name of Signature

2/9/2026

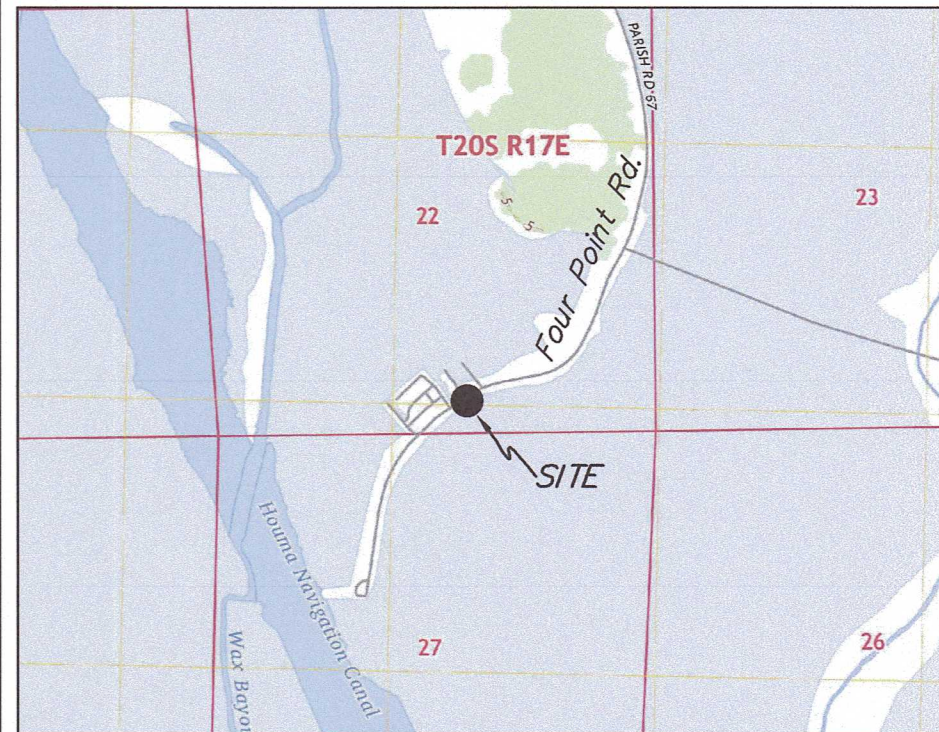
Date

Janis C. Spell

Signature

PC26/ 2 - 1 - 2

Revised 11/3/2021



VICINITY MAP

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

BY _____ FOR _____

**PLAT SHOWING REVISED
PARCEL 3-B AND LOT 71 OF A
REDIVISION OF REVISED PARCEL 3-B BELONGING TO
MISS JANIS' 4J SPELL'S, LLC
LOCATED IN SECTIONS 22 & 27, T20S-R17E
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 30'

6 FEBRUARY 2026

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph: (985) 876-4412 / Fax: (985) 876-4806
Email: clmsurveyor@aol.com

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

APPROVED: _____

REG. P.L.S. No. 3402



LEGEND:

- ✕ CHISELED "X" SET IN CONCRETE
- INDICATES 5/8" IRON ROD FD.
- INDICATES 1/2" PIPE SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES BENCHMARK
- INDICATES SPOT ELEVATION
- INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE FLOW

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.
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 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.

NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM
GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES
NAD83 (SPC83) LOUISIANA SOUTH ZONE)

Proposed Land Use:
Camp Sites & Boat Sheds

DATE	BY

**"MINOR SUBDIVISION"
FOR MISS JANIS' 4J SPELL'S, LLC**

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390
Gray, LA 70359
Ph: (985) 876-4412
Email: clmsurveyor@aol.com

DRAWN: A.M.C.

CHECKED: C.L.M.

SCALE: 1" = 30'

DATE: 6 FEB 26

JOB # 7379 CAD # 7379

FILE #