

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

**FEBRUARY 16, 2017, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor**

**A • G • E • N • D • A**

**I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. RECOGNITION OF PAST PLANNING COMMISSIONERS**

**E. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of January 19, 2017

**F. COMMUNICATIONS**

**G. NEW BUSINESS:**

1. Home Occupation  
Establish a dog grooming business, 422 Windward Drive; Lindsay Martin, applicant (*Council District 6/City of Houma Fire District*)

**H. STAFF REPORT:**

1. Update on Zoning Expansion Study

**I. COMMISSION COMMENTS:**

1. Planning 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. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 19, 2017

**E. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 16, 2017 INVOICES AND TREASURER'S REPORT OF JANUARY 2017**

**F. COMMUNICATIONS**

**G. STAFF REPORT**

1. Discussion and possible action with regard to the 2017 National Planning Conference to be held May 6-9, 2017 in New York City, NY

**H. ADMINISTRATIVE APPROVAL(S):**

1. Tracts A & B, Property belonging to Falgout Canal Boat Slips, LLC, Section 13, T19S-R16E, Terrebonne Parish, LA
2. Revised Tract 2 belonging to Seeca Properties, LLC and a 3.594 acre tract belonging to Westside Lands, LLC, Sections 4 & 33, T17S-R17E, Terrebonne Parish, LA
3. Revised Lots 4 & 6, Block 3, A Redivision of Lots 4, 5, & 6, Southgate Estates Subdivision belonging to John D. White, et al, Section 10, T17S-R18E, Terrebonne Parish, LA

**I. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**J. COMMISSION COMMENTS:**

1. Planning Commissioners' Comments
2. Chairman's Comments

**K. PUBLIC COMMENTS**

**L. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF JANUARY 19, 2017**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of January 19, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:25 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jeremy Kelley.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mrs. Gloria Foret; Mr. Jeremy Kelley; and Mr. Alex Ostheimer, Vice Chairman. Absent at the time of Roll Call were: Mr. Keith Kurtz and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, 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 him or herself from participating in the debate, discussion, and voting on that matter.
- D. **ACCEPTANCE OF MINUTES:**
1. An error was pointed out on the minutes with regard to the proposal amounts for the 2016 audit.
    - a) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as corrected, for the Regional Planning Commission for the regular meeting of December 15, 2016.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Kurtz and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the January 19, 2017 invoices and approve the Treasurer’s Report of December 2016.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Kurtz and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Allen Woodard, P.L.S., requesting to withdraw Item G.1 with regard to the Division of Tract 3 of Lot 10, Batey Plantation [See *ATTACHMENT A*].
- G. **APPLICATIONS:**
1. **WITHDRAWN.** *Division of Tract 3 of Lot 10, Batey Plantation* [See *ATTACHMENT A*].
  2. The Chairman called to order the Public Hearing for an application by Caillou Grove, LLC requesting approval for Process D, Minor Subdivision, for Redivision of Lots 2, 3, 4, 5, & 6 of Addendum No. 3 and Lots 1, 2, & 34 of Addendum No. 5 to Caillou Grove Estates Subdivision.
    - a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyor, representing Caillou Grove, LLC, discussed the location and division of property.
    - b) No one from the public was present to speak.
    - c) Mr. Cehan moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”  
  
The Chairman called for a vote on the motion offered by Mr. Cehan. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Kurtz and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon addressing being verified by the Terrebonne Parish Communications District, submittal of all utility letters, location and description of at least one permanent type benchmark depicted on the plat, and submittal of a letter of no objection from Board of Health.
- e) Discussion was held with regard to the diversion project that was supposed to happen on the property.
- f) The Chairman recognized Mr. George Bourg, Caillou Grove, LLC, who stated he held onto the property for 19 years and the project has since been cancelled.
- g) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Redivision of Lots 2, 3, 4, 5, & 6 of Addendum No. 3 and Lots 1, 2, & 34 of Addendum No. 5 to Caillou Grove Estates Subdivision conditioned upon addressing being verified by the Terrebonne Parish Communications District, submittal of all utility letters, location and description of at least one permanent type benchmark depicted on the plat, and submittal of a letter of no objection from Board of Health."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by Patti Bent requesting approval for Process D, Minor Subdivision, for Tracts 3-A & 3-B, A Redivision of Tract 3 belonging to Patti Bent, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the applicant, discussed the location and division of property. He indicated they would install a fire hydrant within the regulations.
- b) No one from the public was present to speak.
- c) Mrs. Falgout moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Discussion was held with regard to a servitude of passage to the rear of the property.
- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the installation of a fire hydrant within the requirements for a commercial development and submittal of a dated photo confirming installation.
- f) Mr. Erny moved, seconded by Mr. Ostheimer: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 3-A & 3-B, A Redivision of Tract 3 belonging to Patti Bent, et al conditioned upon the installation of a fire hydrant within the requirements for a commercial development and submittal of a dated photo confirming installation."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by Todd Marmande requesting approval for Process D, Minor Subdivision, for the Subdivision of Property of Tract 10 in Sunrise Plantation Estates.

- a) Ms. Bethany Podany, Delta Coast Consultants, representing the applicant, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Erny moved, seconded by Mrs. Falgout: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon an approval letter from the Terrebonne Parish Engineering Division.
- e) Discussion was held with regard to the frontage of Tract 10B and to show 25' more clearly.
- f) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Subdivision of Property of Tract 10 in Sunrise Plantation Estates conditioned upon an approval letter from the Terrebonne Parish Engineering Division and showing 25' frontage for Tract 10B on the plat."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC acknowledge for the record the following Administrative Approval."

- 1. Lot Line Adjustment between Lot 21 and 22, (Block 1) Roberta Grove Subdivision, Addendum No. 2, Section 105, T17S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:
  - a) Mr. Ostheimer discussed fire hydrant regulations and feasibility of locations to property.
- 2. Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Cehan moved, seconded Mr. Kelley: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:47 p.m."

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

Becky Becnel

Item G.1

**From:** Jeff Jackson [bayousef1977@yahoo.com]  
**Sent:** Thursday, January 19, 2017 3:42 PM  
**To:** Becky Becnel; allen woodard  
**Subject:** Withdrawal of application for planning commission meeting tonite

Division of Tract 3  
of Lot 10, Batey Plantation

Becky. Please remove my agenda item. A title and compliance issue will make the division impossible as it is shown

Thank you. Allen Woodard

Sent from my iPhone