

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

JUNE 15, 2017, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd 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. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of May 18, 2017

E. COMMUNICATIONS

F. NEW BUISNESS:

1. Home Occupation:
Establish a beauty salon, 1807 Eunice Street, Gina C. Nini, applicant (*District 8*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. 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 May 18, 2017

E. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 15, 2017 INVOICES AND TREASURER'S REPORT OF MAY 18, 2017

1. Martin & Pellegrin, CPAs to present 2016 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. APPLICATIONS:

1. a) Subdivision: Redivision of Lots 1-7, Property belonging to Rhal J. Martin et al
Approval Requested: Process D, Minor Subdivision
Location: Ellen Lane Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Rhal J. Martin
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

H. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2017

I. ADMINISTRATIVE APPROVAL(S):

1. Tract E-G-H-M-N-O-P-I-J-F-E and Revised Lot 5, Block 8 of Honduras Addition to the City of Houma, Prepared for Anil Chagarlamudi, MD, Section 39, T17S-R17E, Terrebonne Parish, LA
2. Lot Line Shift for Property belonging to Troy & Lori Percle, Section 80, T15S-R16E, Terrebonne Parish, LA
3. Revised Tracts "A" & "D", Property belonging to S & A Capital Investments, LLC, Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA
4. Lot Line Adjustment between properties of Wayne M. Bollinger, et al & Andre J. Guilfou, Sections 51 & 52, T17S-R17E, Terrebonne Parish, LA

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 (HTRPC)

MEETING OF MAY 18, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of May 18, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mrs. Angi Falgout.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Jeremy Kelley. 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.
1. Mr. Ostheimer stated he would recuse himself from Item H.1.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the special meeting of April 6, 2017 and for the regular meeting of April 20, 2017.”

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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC emit payment for the May 18, 2017 invoices and approve the Treasurer’s Report of April 2017.”

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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. PLANNING:
1. Planning Commissioners’ Comments:
 - a) Mr. Ostheimer discussed recent flooding of Lake Maurepas and Lake Arthur due to rainfall and needing to be aware of the same possibilities here and have a plan. He also discussed there being 8% of developable land according to reports and where the land will come from for the mitigation of levees.
 2. Administration’s Comments:
 - a) Mr. Pulaski discussed the proposed zoning expansion and that TEDA will have the Bayou Board of Realtors and Developers weigh in at a meeting on June 2, 2017.
 3. Chairman’s Comments:
 - a) The Chairman echoed Mr. Ostheimer’s comments regarding flooding and evacuation routes. He also discussed poor communications for Hurricane Gustav once battery backups at the towers failed. He mentioned possible solar energy or generators to supply power once the battery backups go out for future storms.
- G. COMMUNICATIONS: None.
- H. OLD BUSINESS:
- Mr. Erny moved, seconded by Mrs. Falgout: “That the Old Business be removed from the table and considered at this time.”

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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Ostheimer; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order the Public Hearing for an application by Jarrell P. Melancon, Sr. requesting approval for Process D, Minor Subdivision, for Lots 10-A & 10-B, A Redivision of Lot 10, Block 1, Bernard Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Melancon, discussed the location and division of property. He requested approval of a variance from the frontage requirements.
- b) No one from the public was present to speak.
- c) Mrs. Falgout moved, seconded by Mr. Thibodeaux: "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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Ostheimer; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance request and conditional approval provided upon an approval letter from Terrebonne Parish Engineering Division and approval of a side yard setback from the Board of Adjustment.
- e) Mr. Erny moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Lots 10-A & 10-B, A Redivision of Lot 10, Block 1, Bernard Subdivision with a variance granted for the 24.4' frontage and conditioned upon an approval letter from the Terrebonne Parish Engineering Division and obtaining approval of a side yard setback from the Houma Board of Adjustment."

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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Ostheimer; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. The Chairman requested the names of the Commissioners who had yet to complete the required annual Ethics Training Course. The Minute Clerk stated that Mrs. Falgout and Mr. Kurtz had not yet completed the training and were encouraged to do so as soon as possible.

J. ADMINISTRATIVE APPROVALS:

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

- 1. Redivision of Property belonging to Walther Properties, L.L.C., Section 101, T17S-R17E, Terrebonne Parish, LA
- 2. Lot Line Adjustment between Lots 1 and 2, Block 2 of Petit Caillou Estates Subdivision, Section 85, T18S-R18E, Terrebonne Parish, LA
- 3. Revised Tracts 3 & 4, Property of Enos A. Theriot, et ux, Section 18, T18S-R17E, Terrebonne Parish, LA
- 4. Revised Tracts 4 and 5 being a part of a partition of property formerly belonging to Caul Porche, Section 6, T16S-R16E, Terrebonne Parish, LA
- 5. Revised Lots 12 and 13, A Redivision of Revised Lots 12, 13 and Tract "C", Property of Cropland Investment Group, L.L.C., et al, Section 4, T16S-R16E, Terrebonne Parish, LA
- 6. 32.188 acre tract and revised Lots 7, 9 & 10 belonging to RJLS, L.L.C., Section 84, T15S-R16E, Terrebonne Parish, LA
- 7. Revised Lot D of North Terrebonne Commercial Park and Revised Lots 3 & 4 of Trinity Commercial Park, Addendum No. 2, Phase "A", Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA

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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) Mr. Pulaski informed the Commission what was discussed at the past meeting to include home occupations, overlay district as it pertained to the tree species list and detached sign types and heights, and estate lots.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.

2. Chairman's Comments:

- a) The Chairman requested the Commissioners to review the 2016 Audit Books before the next meeting and to bring it to that meeting because the CPA would be in attendance to discuss it.

M. PUBLIC COMMENTS: None.

N. Mrs. Falgout moved, seconded Mr. Cehan: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:37 p.m."

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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE 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
Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- 1. Name of Subdivision: TO RHAL J. MARTIN ET AL
2. Developer's Name & Address: RHAL J. MARTIN 141 ELLEN LN MONTEGUT, LA 70377
*Owner's Name & Address: RHAL J. MARTIN 141 ELLEN LN. MONTEGUT, LA 70377
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- 4. Physical Address: ELLEN LANE MONTEGET, LA 70377
5. Location by Section, Township, Range: SECTION 8, T18S-R19E
6. Purpose of Development: WANTS TO DIVIDE PROPERTY FOR FAMILY MEMBERS
7. Land Use: X Single-Family Residential
8. Sewerage Type: X Individual Treatment
9. Drainage: X Rear Lot Open Ditches
10. Date and Scale of Map: DATE: MAY 24, 2017 SCALE: 1"=40'
11. Council District: 9 Trosclair/Montegut Fire
12. Number of Lots: 7
13. Filing Fees:

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

KENETH L. REMBERT
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

5/25/17

Date

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) 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.

RHAL J. MARTIN
Print Name of Signature

[Signature]
Signature

5/25/17

Date

PC17/ 6 - 1 - 18

RUSTY J. HEBERT ET UX

CLAUDE J. PROSPERIE

LEAH D. LEBLANC

PERRY J. MARTIN
LOT 3
(41,850 SQ.FT.)

FERRELL A. MARTIN ET UX
LOT 4
(41,834 SQ.FT.)

RHAL J. MARTIN
LOT 5
(2,259)

FERRELL A. MARTIN ET UX
LOT 6
(1.298 ACRES)

PERRY J. MARTIN
LOT 7
(1.298 ACRES)

ROBERT NEIL

JEFFERY J. FATCHETT ET UX

MINOR SUBDIVISION
LAND USE: RESIDENTIAL
PLAT SHOWING LOTS 1-7
A REDIVISION OF PROPERTY
BELONGING TO RHAL J. MARTIN ET AL
IN SECTION 8, T18S - R19E
TERREBONNE PARISH, LOUISIANA
MAY 24, 2017 SCALE: 1" = 40'



KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
PH. (985) 879-2782

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

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 specifications and positional tolerances are in accordance with class "C" suburban area surveys as indicated in the above standards.

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

NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVICEDS, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THESE TRACTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 225206, PANEL NO. 0130, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 9'). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-1108 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 10'. FIRE AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PROPOSED DIRM COMMUNITY NO. 22109C, PANEL NO. 0475 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" WITH A 13' REQUIREMENT. PLEASE CHECK WITH THE PARISH PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 4" IRON PIPE FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - INDICATES 1/2" IRON PIPE FOUND
 - ▲ INDICATES 8" SPIKE SET
 - ▲ EXISTING POWER POLE
 - ▲ EXISTING POWER POLE WITH LIGHT
 - ▲ EXISTING FIRE HYDRANT
 - 3.3' INDICATES SPOT ELEVATION
 - INDICATES DRAINAGE FLOW
 - INDICATES SPOT ELEVATION (N.A.V.D. 88'-2015 OPUS)
 - ◆ INDICATES BENCHMARK (N.A.V.D. 88'-2015 OPUS)

SEWERAGE - THERE IS NO COMMUNITY SEWERAGE IN THIS AREA. TREATMENT PLANT TO BE USED.

THIS PROPERTY DRAINS TO A SWALE DITCH IN THE REAR THEN INTO A LARGER DITCH THAT DRAINS TO BAYOU TERREBONNE WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

VICINITY MAP

