

Houma-Terrebonne Regional Planning Commission

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|---------------------------------|---------------------|
| Kyle Faulk..... | Chairman |
| Joseph Cehan, Jr..... | Vice-Chairman |
| Rachael Ellender..... | Secretary/Treasurer |
| L. A. "Budd" Cloutier, O.D..... | Member |
| Keith Kurtz..... | Member |
| Robbie Liner..... | Member |
| Phillip Livas..... | Member |
| Barry Soudelier..... | Member |
| Wayne Thibodeaux..... | Member |

SEPTEMBER 17, 2020, THURSDAY

6:00 P.M.

HOUMA-TERREBONNE CIVIC CENTER
346 Civic Center Boulevard, Houma, Louisiana
(Temperature Screening and Face Masks Required)

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 August 20, 2020

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. *Public Hearing Postponed until October 15, 2020 due to publishing error by The Courier*
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) certain lots within Mechanicville Subdivision; Terrebonne Parish Consolidated Government, applicant; and calling a Public Hearing for said matter on Thursday, October 15, 2020 at 6:00 p.m. *(Council District 1 / City of Houma Fire)*

G. OLD BUSINESS:

1. Establish an accounting business in an R-1 (Single-Family Residential) zoning district; 712 South Street; Samantha Falgout, applicant *(Council District 7 / City of Houma Fire)*

H. NEW BUSINESS:

1. Home Occupation:
 - a) Establish a dog breeding business in an R-1 (Single-Family Residential) zoning district; 8177 Gum Street; Tiffany Lovell, applicant *(Council District 5 / City of Houma Fire)*

I. STAFF REPORT

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS

L. 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 August 20, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 17, 2020 INVOICES AND THE TREASURER'S REPORT OF AUGUST 2020

F. COMMUNICATIONS

G. OLD BUSINESS:

- 1. a) Subdivision: Resubdivision of Tract A-B-C-D-A into Tracts A & B, Marvin R. Picou
 Approval Requested: Process D, Minor Subdivision
 Location: 152 Gouaux Avenue, Terrebonne Parish, LA
 Government Districts: Council District 5 / City of Houma Fire District
 Developer: Regal Remodelers, L.L.C.
 Surveyor: Acadia Land Surveying, LLC
- b) Consider Approval of Said Application

H. APPLICATIONS:

- 1. a) Subdivision: Lots A, B, & C, A Redivision of Lot 1, Block 1, Winder Addition and the Northernmost portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma
 Approval Requested: Process D, Minor Subdivision
 Location: 624, 626, 628 Liberty Street, Terrebonne Parish, LA
 Government Districts: Council District 5 / City of Houma Fire District
 Developer: Brooke S. Guidry
 Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the minimum lot size requirement for Lots B & C
- d) Consider Approval of Said Application
- 2. a) Subdivision: Redivision of Property belonging to Jerry T. Gonsoulin (Tracts A, B, & C)
 Approval Requested: Process D, Minor Subdivision
 Location: 240 Company Canal Road, Bourg, Terrebonne Parish, LA
 Government Districts: Council District 9 / Bourg Fire District
 Developer: Jerry T. Gonsoulin
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
- 3. a) Subdivision: Evangeline Estates, Phase B
 Approval Requested: Process C, Major Subdivision-Final
 Location: Rue des Affaires, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Evangeline Business Park, LLC
 Engineer: David A. Waitz Engineering & Surveying, Inc.
- b) Consider Approval of Said Application

I. STAFF REPORT:

- 1. Discussion and possible action regarding presenting a draft of revisions to certain portions of Chapter 17, Article II, Section 17-28 of the Parish Code of Ordinances
- 2. Discussion and possible action with regard to the purchase of iPads or tablets for Planning Commissioner use versus hard copy meeting packets

J. ADMINISTRATIVE APPROVAL(S):

- 1. Lot Line Shift between Lot 1 & Lot 2, Block 3 of Addendum No. 5 to Patrick LeBlanc Subdivision, Section 72, T15S-R16E, Terrebonne Parish, LA
- 2. Revised Lot F-2 of Houma Development Tract One and Revised Lot 6, Block 1 of Krumbhaar Subdivision into Rev. 2 Lot F-2 of Houma Development Tract One and Rev. 2 Lot 6, Block 1 of Krumbhaar Subdivision, Section 101, T17S-R17E, Terrebonne Parish, LA
- 3. Lot Line Shift between Lots 7 & 8 of Block 6 of Sunshine Acres Development, Sections 22 & 27, T20S-R17E, Terrebonne Parish, LA
- 4. Revised Lot 8, Block 3 of Southland Woods Subdivision and Revised Lot 12, Block 1 of Bayou Gardens Subdivision, Add. No. 13, Section 9, T16S-R17E, Terrebonne Parish, LA
- 5. Tracts A & B, A Redivision of Property belonging to Joseph T. Caprito, et al, Section 50, T19S-R18E, Terrebonne Parish, LA
- 6. Revised Lots 1-A & 1-B, A Redivision of Revised Lot 1, Block 1, Add. #3 of Woodlawn Ranch Acres, Sections 6 & 19, T17S-R18E, Terrebonne Parish, LA

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 (HTRPC)

MEETING OF AUGUST 20, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of August 20, 2020 of the HTRPC to order at 6:00 p.m. at the Houma-Terrebonne Civic Center with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan, Vice-Chairman; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Keith Kurtz; Mr. Liner; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Laddie Freeman, Legal Advisor, and Ms. Joan Schexnayder, TPCG Engineering Division.
- 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. *There were no conflicts to report.*
- D. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of July 16, 2020.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Cehan: “THAT the HTRPC emit payment for the August 20, 2020 invoices and approve the Treasurer’s Report of July 2020.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS: None.
- G. OLD BUSINESS:
- Dr. Cloutier moved, seconded by Mr. Cehan: “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 Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the Old Business application by A. St. Martin Co., Ltd. requesting approval for Process D, Minor Subdivision, for Lots 1 thru 3 & 5 thru 9 and Campsite 4, A Redivision of Property belonging to A. St. Martin Co., Ltd.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated he received approval from the Fire Chief for a draft site.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval along with approval of the variance from the minimum lot size requirement.
 - c) Mr. Soudelier moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1 thru 3 & 5 thru 9 and Campsite 4, A Redivision of Property belonging to A. St. Martin Co., Ltd. with a variance granted from the minimum lot size requirement.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. The Chairman called to order the Old Business application by Williams Houma Properties, LLC requesting approval for Process D, Minor Subdivision, for Revised Tracts B, B-1, & B-2, Chad Smedley.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) Mr. Pulaski discussed the Staff Report and stated the lot configuration was changed in order to not need a fire hydrant to be installed. Staff stated he would recommend approval.
- c) Discussion was held with regard to providing servitude of passage for Tract B as to not have two driveways along a state highway. Mr. Rembert indicated he would speak to his client. Mr. Pulaski indicated providing a servitude would eliminate the need for a LADOTD driveway permit.
- d) Dr. Cloutier moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Tracts B, B-1, & B-2, Chad Smedley and suggested he consider a servitude of passage to be granted to Revised Tract B as to eliminate the need for two driveways off of West Tunnel Boulevard."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by Barbara Clay & Sadeq F. Gubran requesting approval for Process D, Minor Subdivision, for Lot 4-A & 4-B, A Redivision of Lot 4 and the southern 20' of Lot 3, Block 66 to Newtown Addition to the City of Houma, Property belonging to Sadeq F. Gubran.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a variance from the minimum lot size requirement due to the existing buildings on the property.
- b) No one from the public was present to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Kurtz: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the variance from the minimum lot size requirement be granted and the submittal of all utility service availability letters.
- e) Discussion was held with regard to parking where as the parking situation was not changing and grandfathered in. It was further stated that everything was existing, C-1 zoning district allows for less parking, and Mr. Gubran owns the gas station across the street for shared parking.
- f) Discussion ensued with regard to if the property was recently purchased and piece-mealing the property. Mr. Rembert informed the Commission that portion of the property was sold to Mr. Gubran that Ms. Clay assumed she was keeping, hence the division of property.
- g) Mr. Thibodeaux moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lot 4-A & 4-B, A Redivision of Lot 4 and the southern 20' of Lot 3, Block 66 to Newtown Addition to the City of Houma, Property belonging to Sadeq F. Gubran with a variance from the minimum lot size requirement and conditioned upon the submittal of all service availability letters."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: Dr. Cloutier; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by S & A Capital Investments, L.L.C. requesting approval for Process D, Minor Subdivision, for Revised Tract “D” and Tract “E”, A Redivision of Revised Tract “D”, Property belonging to S & A Capital Investments, L.L.C.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- e) Mr. Cehan moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Tract “D” and Tract “E”, A Redivision of Revised Tract “D”, Property belonging to S & A Capital Investments, L.L.C.”

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by Regal Remodelers, L.L.C. requesting approval for Process D, Minor Subdivision, for the Resubdivision of Tract A-B-C-D-A into Tracts A & B, Marvin R. Picou.

- a) Mr. Michael Blanchard, Acadia Land Surveying, LLC, discussed the location and division of property. He stated that in order for the bank to refinance the property, each home had to be on its own lot.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Liner moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility letters ad placement of dual servitude of passage for both properties to utilize the driveway for parking.
- e) Discussion was held with regard to the parking situation and whether there was room for additional parking on the southwest side.
- f) Mr. Kurtz moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Resubdivision of Tract A-B-C-D-A into Tracts A & B, Marvin R. Picou conditioned upon the submittal of all utility letters and placement of dual servitude of passage for both properties to utilize the driveway for parking.”
- g) Discussion was held with regard to a servitude being granted for a building that was not typical and whether the bank was aware of said servitude. Mr. Blanchard indicated the bank is also the construction company and was okay with it.

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Ms. Ellender, Mr. Kurtz, and Mr. Soudelier; NAYS: Mr. Faulk, Mr. Liner, and Mr. Thibodeaux; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION FAILED.

- h) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Resubdivision of Tract A-B-C-D-A into Tracts A & B, Marvin R. Picou until the next regular meeting of September 17, 2020 in order for the owner and surveyor to re-evaluate the matter.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the application by Marfo, Inc. requesting conceptual and preliminary approval for Process C, Major Subdivision, for Sandy Beach Extension Subdivision, Division of Property belonging to Martin P. Folse and Bradley Doyle into Lot 1, Lot 2, & Bradley Doyle Revised.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division.
- b) There was no one from the public present to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service letters and municipal addresses being depicted on the plat.
- e) Discussion was held with regard to the lot line running through the building and that the line should be moved or the building relocated. Mr. Waitz stated he would look into the matter and address it prior to the engineering phase.
- f) Mr. Kurtz moved, seconded by Mr. Cehan: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Sandy Beach Extension Subdivision, Division of Property belonging to Martin P. Folse and Bradley Doyle into Lot 1, Lot 2, & Bradley Doyle Revised conditioned upon the submittal of all utility service letters and municipal addresses being depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Ms. Ellender, Mr. Kurtz, and Mr. Soudelier; NAYS: Mr. Faulk, Mr. Liner, and Mr. Thibodeaux; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

- 1. Mr. Pulaski stated the draft for the revisions to certain portions of Chapter 17, Article II, Section 17-28 of the Parish Code of Ordinances were still not completed.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Cehan: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-12.”

- 1. Redivision of Lot 5-A-4, Block 2, Addendum No. 1 to Henry's Subdivision, belonging to Wade J. Prestenbach & Reynaldo Gonzalez and A 1.412 acre tract, belonging to Wade J. Prestenbach into Lot 5-A-4-A and Lot 5-A-4-B, Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA
- 2. Redivision of Lot 1 and the southern portion of Lot 2, Block 7 to Addendum No. 3 to Marcel Place into Lot 1-A and Lot 1-B, Section 105, T17S-R17E, Terrebonne Parish, LA
- 3. Revised Tract "C" and Tract "F", A Redivision of Tracts "C" and the south half of "E" belonging to Gatton J. Clement, et al, Section 8, T18S-R19E, Terrebonne Parish, LA
- 4. Revised Lots 5 & 6, A Redivision of Lots 5 & 6, Block 1 of Hillcrest Estates, Sections 101 & 144, T15S-R16E, Terrebonne Parish, LA
- 5. Redivision of Property owned by Willowood Corporation into Tract 1 and Tract 2, Sections 8 & 96, T17S-R17E, Terrebonne Parish, LA

6. Lot Line Shift between Lots 4 and 5 belonging to Ryan M. Fanguy, Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Tracts 1, 2, & 3 of Property belonging to Michael A. Deroche, et al, Section 9, T17S-R18E, Terrebonne Parish, LA
8. Redivision of Lot 9, Block 6 and a portion of Lot 8, Block 6 into Lot 9-A and Lot 8-A of Crescent Park Addition belonging to Houma Filter Service & Supply Co., Inc., Section 101, T17S-R17E, Terrebonne Parish, LA
9. Tracts "A" & "B" on a portion of Property belonging to C.S. Gaidry, Inc., et al, Sections 9, 23, & 24, T17S-R17E, Terrebonne Parish, LA
10. Revised Lots 1 & 2, Redivision of Lots 1 & 2 of Block 2 to Clark Estates, Section 102, T17S-R17E, Terrebonne Parish, LA
11. Revised Lot 11 of Block 3 of Gibson Trails Subdivision, Sections 101 & 102, T16S-R15E, Terrebonne Parish, LA
12. Revised Lots 6 & 7, A Redivision of Revised Lots 6 & 7 of Frontlawn Subdivision belonging to Louis J. Mohana, et ux, Sections 6, 7, & 29, T17S-R18E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk and Mr. Thibodeaux; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) The Commissioners expressed appreciation to Mr. Laddie Freeman's exceptional service to the Planning Commission over the years and wished him well on his retirement. Mr. Christian St. Martin was introduced as Mr. Freeman's replacement who indicated he would work hard to provide service to the Commission and looked forward to working with them.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

- N. Dr. Cloutier moved, seconded by Mr. Cehan: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:14 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. 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
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description): _____

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

- Name of Subdivision: Tract A-B-C-D-A into Tracts A & B
- Developer's Name & Address: Regal Builders, Inc. Remodelers, LLC 11636 Industriplex Blvd., Baton Rouge, LA 70810
*Owner's Name & Address: Marvin R. Picou, 152 Gouaux Avenue, Houma, LA 70364
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Michael P. Blanchard - Acadia Land Surveying, LLC

SITE INFORMATION:

- Physical Address: 152 Gouaux Avenue
- Location by Section, Township, Range: Section 7, T17S - R17E
- Purpose of Development: Re-Division of Land
- 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
- Date and Scale of Map: _____
- Council District: 5 Domangue / COH Fire
- Number of Lots: 2
- Filing Fees: \$15280

I, Michael P. Blanchard, certify this application including the attached date to be true and correct.

Michael P. Blanchard
Print Applicant or Agent


Signature of Applicant or Agent

7/13/2020
Date

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

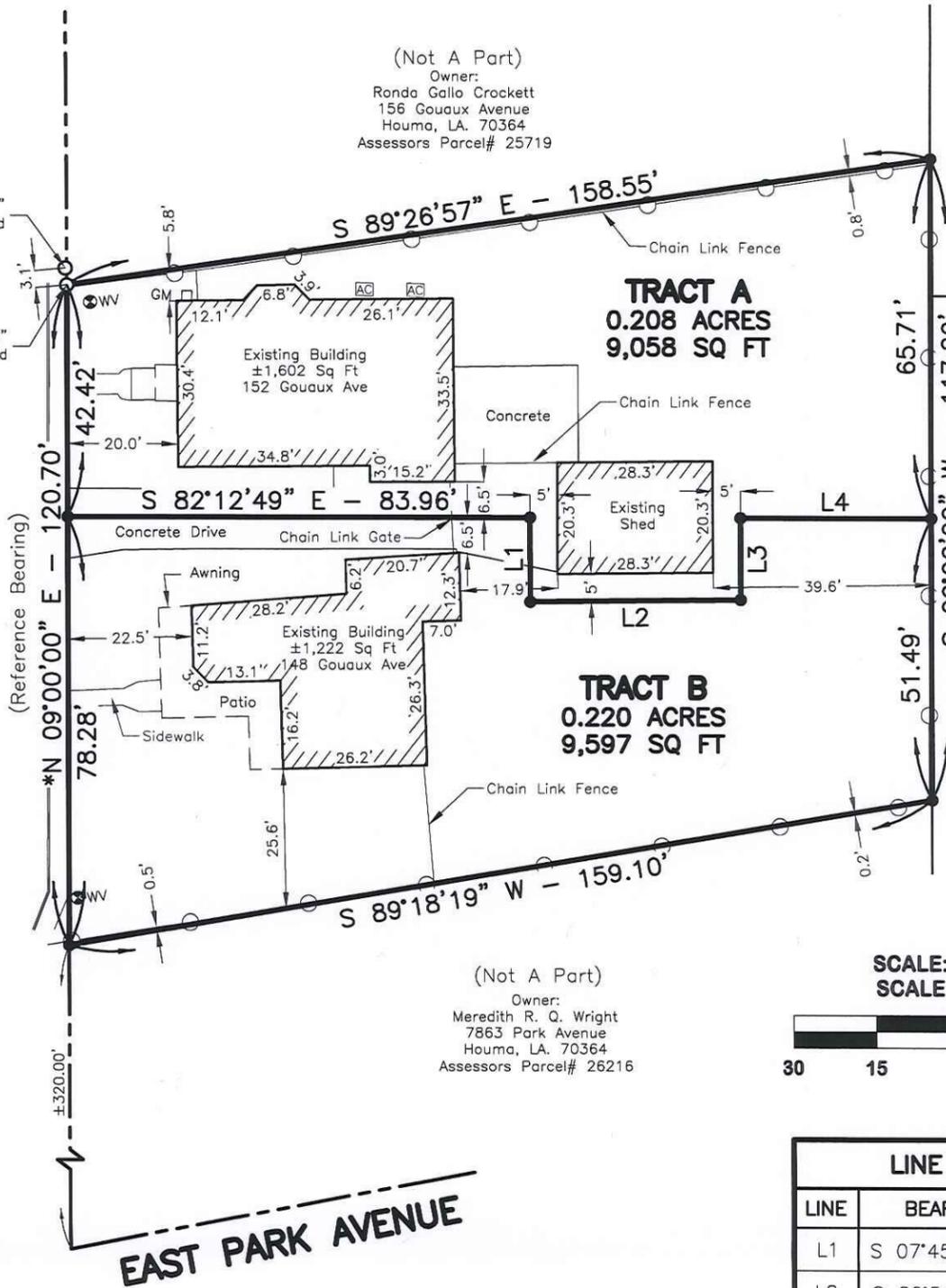
Michael P. Blanchard
Print Name of Signature


Signature

7/13/2020
Date

PC20/ 8 - 3 - 32

GOUAUX AVENUE
(PUBLIC CONCRETE ROADWAY)



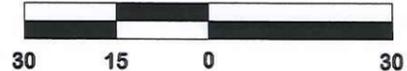
(Not A Part)
Owner:
Ronda Gallo Crockett
156 Gouaux Avenue
Houma, LA. 70364
Assessors Parcel# 25719

(Not A Part)
Owner:
Michael C. & Stephanie McNabb
115 Suthon Avenue
Houma, LA. 70364
Assessors Parcel# 22150

(Not A Part)
Owner:
George Donald Crowder Jr.
111 Suthon Avenue
Houma, LA. 70364
Assessors Parcel# 24965

(Not A Part)
Owner:
Meredith R. Q. Wright
7863 Park Avenue
Houma, LA. 70364
Assessors Parcel# 26216

SCALE: 1" = 30'
SCALE IN FEET



| LINE TABLE | | |
|------------|---------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S 07°45'32" W | 15.34' |
| L2 | S 82°51'29" E | 38.30' |
| L3 | N 07°45'32" E | 14.91' |
| L4 | S 82°12'49" E | 34.57' |

FUTURE LAND USE: RESIDENTIAL
DEVELOPER: REGAL REMODELER'S
SEWERAGE: PUBLIC

Approved & Accepted this date _____
by the Houma-Terrebonne Regional Planning Commission
By _____ For _____

PLAT SHOWING RESUBDIVISION
OF
TRACT A-B-C-D-A
INTO
TRACTS A & B
LOCATED IN SECTION 7,
TOWNSHIP 17 SOUTH
RANGE 17 EAST
CITY OF HOUMA,
TERREBONNE PARISH, LOUISIANA

ACADIA 
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

FIELD WORK COMPLETED ON: JUNE 18, 2020

LEGEND

| | |
|--|-----|
| FOUND PROPERTY CORNER (AS NOTED) | ○ |
| SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE) | ● |
| EXISTING CHAIN LINK LINE | —○— |
| EXISTING AIR CONDITION UNIT | AC |
| EXISTING WATER VALVE | WV |
| EXISTING GAS METER | GM |

REFERENCE MAP & BEARINGS:
Survey of Tract A-B-C-D-A, Section 7, T17S, R17E, City of Houma, Louisiana
Prepared By: Keneth L. Rembert
Dated: November 16, 1993 Entry #616

FEMA FLOOD ZONE AND HAZARDS:
This lot is located in Flood Zone "C" per FEMA Map Community Panel Number 220220 0005 C for Terrebonne Parish, Louisiana dated May 19, 1981.

- NOTES:**
- 1.) No attempt has been made by Acadia Land Surveying, L.L.C. 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.
 - 2.) 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, as such, it does not constitute a guarantee nor a warranty, expressed or implied.


Michael P. Blanchard, P.L.S.,
07/13/2020
Reg. No. 4861

This exhibit is not valid without the raised or colored seal and signature of the Registered Land Surveyor. This exhibit also does not purport to be a boundary survey and does not meet 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.

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
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description):

LOTS B & C ARE SUBSTANDARD IN SIZE - REQUEST VARIANCE.

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

Lots A, B & C, a redivision of Lot 1, Block 1, Winder Addition and the Northernmost portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma

1. Name of Subdivision: the City of Houma
2. Developer's Name & Address: Brooke S. Guidry 402 San Antonio Blvd. Houma, LA 70360
Brooke S. Guidry: 402 San Antonio Blvd. Houma, LA 70360
Diane G. Juneau: 402 San Antonio Blvd. Houma LA 70360
- *Owner's Name & Address: Shirley G. Cenac: 402 San Antonio Blvd. Houma LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 624, 626, 628 Liberty St & 952 Wood St
5. Location by Section, Township, Range: Section 7, T17S-R17E
6. Purpose of Development: TO PLACE EACH HOUSE ON A SEPERATE LOT
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. Date and Scale of Map:
DATE: 8/12/2020 SCALE: 1"=20'
11. Council District:
5
12. Number of Lots: 3
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

8/27/2020

Date



Signature of Applicant or Agent

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, ^{initial} Blo 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.

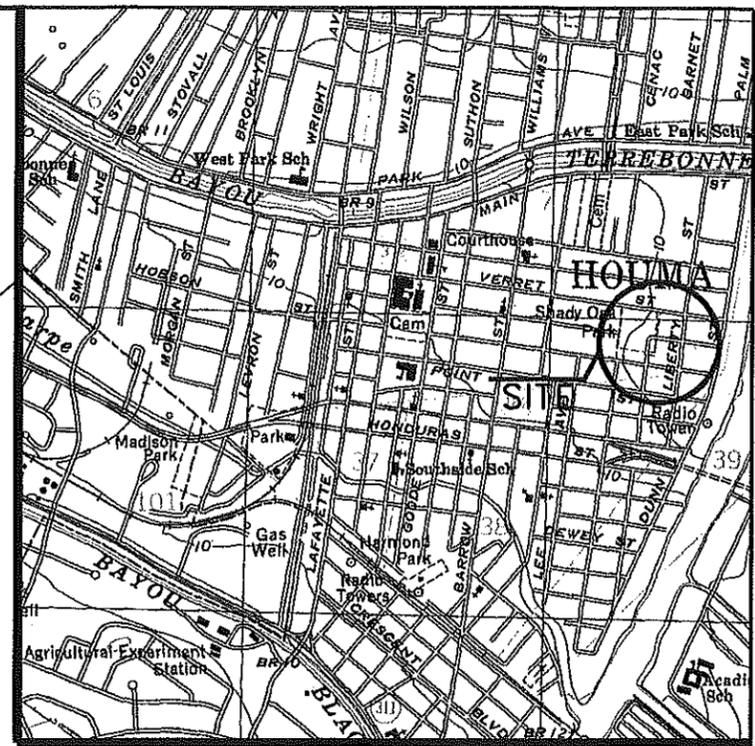
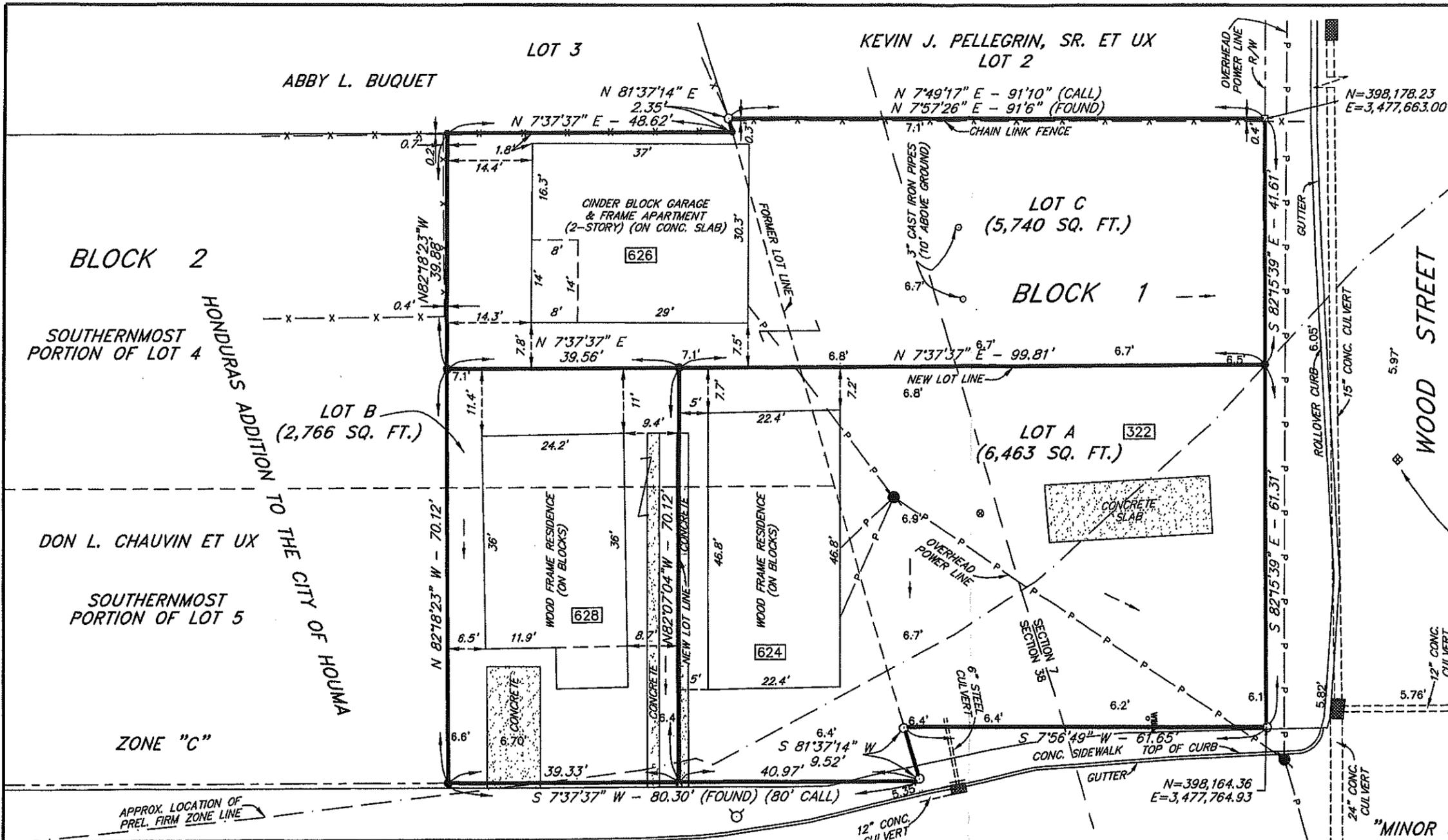
BROOKE GUIDRY

Print Name of Signature



Signature

8/27/2020
DATE



VICINITY MAP

BENCHMARK
CHISELED "SQUARE" SET IN CONG.
ELEVATION=6.43'
(NAVD 88'-C4G DATUM)

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

BY _____ FOR _____

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL

SURVEY OF LOTS A, B & C, A REDIVISION OF LOT 1, BLOCK 1 WINDER ADDITION AND THE NORTHERNMOST PORTIONS OF LOTS 4 & 5, BLOCK 2 HONDURAS TOWNSITE ADDITION TO THE CITY OF HOUMA LOCATED IN SECTIONS 7 & 38, T17S-R17E, TERREBONNE PARISH, LOUISIANA
AUGUST 12, 2020

SCALE: 1" = 20'

Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
985-879-2782



- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON BOLT FOUND
 - INDICATES 1" IRON ROD FOUND
 - ⊕ EXISTING FIRE HYDRANT
 - ⊗ INDICATES SEWER CLEAN OUT
 - ⊙ INDICATES WATER METER
 - 3.3' INDICATES SPOT ELEVATION (N.A. V.D. '88, C4G DATUM)
 - DRAINAGE ARROWS
 - 322 INDICATES MUNICIPAL ADDRESS

COMMUNITY SEWERAGE IS USED IN THIS AREA.
THIS PROPERTY DRAINS TO THE GUTTERS ALONG THE STREET. THE OWNERS OF THESE LOTS WILL PROVIDE AN PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.
THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED AND INDEXED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-Q103 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY FIRM COMMUNITY NO. 221099, PANEL NO. 0255 PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A B.F.E. OF 7'.
THIS SURVEY BASED ON MAP RECORDED UNDER C.O.B. 131, FOLIO 316 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).
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.

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
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description): _____

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

- Name of Subdivision: Map Showing the Redivision of Property Belonging to Jerry T. Gonsoulin
- Developer's Name & Address: Jerry T. Gonsoulin P.O. Box 3714 Houma, LA 70361
*Owner's Name & Address: Jerry T. Gonsoulin P.O. Box 3714 Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 240 Company Canal Road
- Location by Section, Township, Range: Section 41, T17S-R18E
- Purpose of Development: To create 3 Lots along Company Canal Road (La Hwy. 316)
- 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
- Date and Scale of Map: 18 August 2020 / Scale = 1" = 100'
- Council District: _____
- Number of Lots: 3
- Filing Fees: _____

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

Alisa Champagne
Print Applicant or Agent


Signature of Applicant or Agent

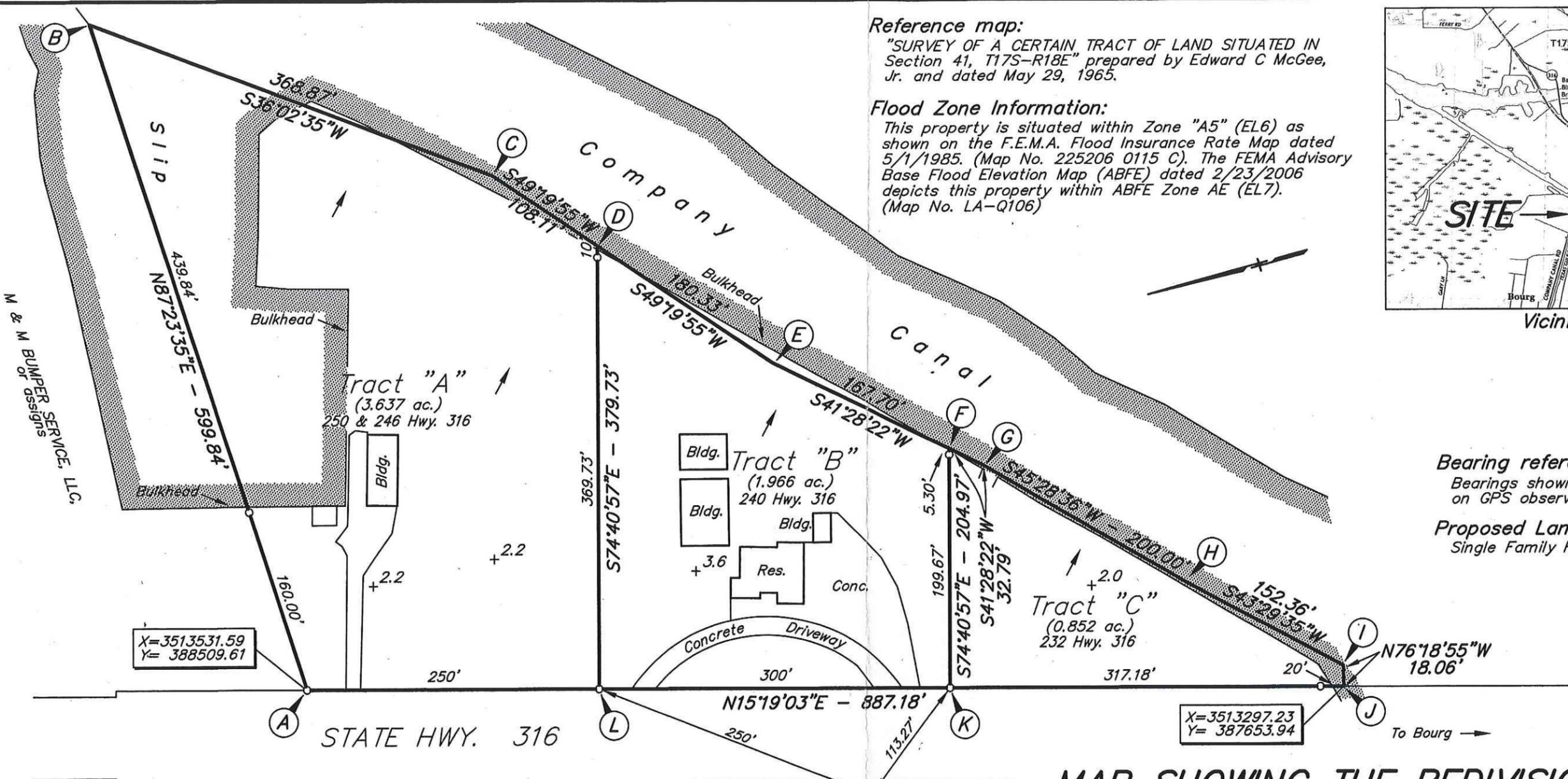
August 19, 2020
Date

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.

Jerry T. Gonsoulin
Print Name of Signature

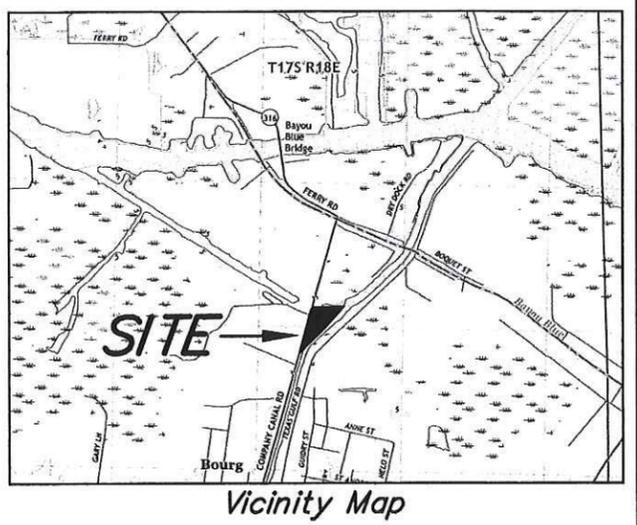

Signature

9-2-2020
Date



Reference map:
 "SURVEY OF A CERTAIN TRACT OF LAND SITUATED IN Section 41, T17S-R18E" prepared by Edward C McGee, Jr. and dated May 29, 1965.

Flood Zone Information:
 This property is situated within Zone "A5" (EL6) as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0115 C). The FEMA Advisory Base Flood Elevation Map (ABFE) dated 2/23/2006 depicts this property within ABFE Zone AE (EL7). (Map No. LA-Q106)



Bearing reference:
 Bearings shown hereon are based on GPS observations via GulfNet.

Proposed Land Use:
 Single Family Residential/Commercial

X=3513531.59
 Y= 388509.61

X=3513297.23
 Y= 387653.94

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO JERRY T. GONSOULIN LOCATED IN SECTION 41, T17S-R18E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100' 18 AUGUST 2020

CHARLES L. McDONALD
 LAND SURVEYOR, INC.
 P O BOX 1390 - GRAY, LA 70359
 TELE (985)876-4412



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: *Charles L. McDonald*

REG. P.L.S. No. 4850

Approved and accepted this date _____ by the Houma Terrebonne Regional Planning Commission

By: _____ For: _____

Notes:
 This map does not purport to show all servitudes, rights of way or improvements which may affect this property. Title information was provided by the owner. No additional title research was performed by the surveyor.

Sewer systems located on this property shall utilize the adjacent Company Canal for discharge.

- Legend:**
- Indicates 1/2" iron pipe set
 - Indicates 3/4" iron pipe found
 - 2.0+ Indicates avg. ground elevation
 - ← Indicates existing drainage direction

Houma-Tenobonne Regional Planning Commission

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APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
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- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description): _____

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

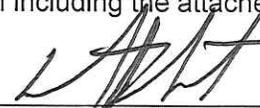
1. Name of Subdivision: EVANGELINE ESTATES - PHASE B (RESIDENTIAL PLANNED UNIT DEVELOPMENT)
2. Developer's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA, LA 70361
- *Owner's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTIONS 7, 69 & 82, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
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. Date and Scale of Map: August 21, 2020 1" = 40'
11. Council District: 3 Michel / Bayou Cane Fire
12. Number of Lots: 53
13. Filing Fees: \$770.00

I, RONNIE J. THERIOT, MANAGER, certify this application including the attached date to be true and correct.

RONNIE J. THERIOT, MANAGER
Print Applicant or Agent
8/26/2020
Date


Signature of Applicant or Agent

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

RONNIE J. THERIOT, MANAGER
Print Name of Signature
8/26/2020
Date


Signature

PC20/ 9 - 3 - 36

