

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Vacant.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Phillip Livas.....	Member
Wayne Thibodeaux.....	Member

DECEMBER 20, 2018, 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. RECOGNITION OF FORMER PLANNING COMMISSIONERS / WELCOME NEW MEMBERS

E. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of November 15, 2018

F. COMMUNICATIONS

G. NEW BUSINESS:

1. Home Occupation:
Allow for massage therapy, graphic design, and art classes; 903 Aycock Street; Heidi Domangue, applicant (*Council District 8 / City of Houma Fire*)
2. Planning Approval:
Establish a church in an R-1 (Single-Family Residential) zoning district; 1855 Prospect Boulevard; Faith Baptist Church, c/o Pastor Richard Way, applicant (*Council District 8 / City of Houma Fire*)

H. STAFF REPORT

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 November 15, 2018

E. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 20, 2018 INVOICES AND TREASURER'S REPORT OF NOVEMBER 2018

1. Accept and approve the proposed 2019 Budget

F. ANNUAL ORGANIZATIONAL MEETING:

1. Approval of proposal(s) for the 2018 Audit
2. Election of Officers for 2019

G. COMMUNICATIONS

H. OLD BUSINESS:

1. a) Subdivision: Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A, & 6B)
Approval Requested: Process D, Minor Subdivision
Location: 583 Powhattan Court, Gibson, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: L-M Limited Partnership
Surveyor: Delta Coast Consultants, LLC
b) Consider Approval of Said Application
2. a) Subdivision: Tracts 1 & 2, Property belonging to Stanislaus Kidder, III & Edith Kidder
Approval Requested: Process D, Minor Subdivision
Location: 173 Azalea Drive, Donner, Terrebonne Parish, LA
Government Districts: Council District 2 / Donner-Chacahoula Fire District
Developer: Stanislaus Kidder, III & Edith Kidder
Surveyor: Delta Coast Consultants, LLC
b) Consider Approval of Said Application

I. APPLICATIONS:

1. a) Subdivision: Bergeron's Mobile Estates
Approval Requested: Process B, Mobile Home Park-Conceptual & Preliminary
Location: 5607 & 5609 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Stacey Bergeron Eschete
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Requests: Variances from the 10' green space along side of spaces, landscaping along highway, 15' spacing from adjacent structures, and 50' width requirement of both spaces
d) Consider Approval of Said Application

J. STAFF REPORT

K. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment for Parcel "A" belonging to Tony J. Himel, Section 36, T17S-R18E, Terrebonne & Lafourche Parishes, LA
2. Survey and Redivision of Three (3) Lots into Lot A and Lot B, Property belonging to James C. Harper Eschete, Section 88, T16S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of Property belonging to Home-Care P.C.A, L.L.C. & Perry Percle, Section 77, T15S-R16E, Terrebonne Parish, LA
4. Parcel A and Clay Dupont Homesite being a portion of Lot 172, Honduras Plantation Subdivision into Parcel "A-1" and Parcel "A-2" being a portion of Lot 172, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
5. Lot Line Adjustment on Property belonging to Melinda M. Guidry, Section 20, T17S-R16E, Terrebonne Parish, LA
6. Revised Tracts "A", "B", & "D", A Redivision of Revised Tracts "A", "B" & "D", Property belonging to S & A Captal Investments, L.L.C., Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA *WITHDRAWN*
7. Lot Line Adjustment between Property of Edward J. Gaidry and Albert H. Smith, et al, Section 13, T18S-R18E, Terrebonne Parish, LA
8. Raw Land, Division of Property belonging to Doris Marie Abramson and Janet Cox Redmon to create Tracts B-1 and B-2, Section 50, T17S-R16E, Terrebonne Parish, LA
9. Revised Lots 1 & 2, Block 4, Addendum No. 2, Phases A & B to Energy Center of Southeast Louisiana, Section 4, T16S-R17E, Terrebonne Parish, LA
10. Redivision of Tract A and Tract B into Tract "A-1" and Tract "B-1" of Property belonging to Vernon Lee Caldwell, III, Section 9, T16S0R16E, Terrebonne Parish, LA

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

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

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF NOVEMBER 15, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of November 15, 2018 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jim Erny.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Keith Kurtz. 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 himself or herself from participating in the debate, discussion, and voting on that matter.
- D. APPROVAL OF THE MINUTES:
1. Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of October 18, 2018.”
- 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, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. OLD BUSINESS:
1. The Chairman called to order the application by Iglesia Pentecostal, Pastor Joeli Reyes requesting Planning Approval to establish a church in a C-2 (General Commercial) zoning district at 1025 West Tunnel Boulevard, Unit C.
- a) Cynthia Pellegrin, Remax, representing the applicant, discussed the application for the assembly.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- c) Discussion ensued with regard to the assembly being in a multi-use building and the proposed changes to the regulations concerning setbacks of churches/assemblies and liquor licenses.
- d) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application to establish a church in a C-2 (General Commercial) zoning district at 1025 West Tunnel Boulevard, Unit C.”
- e) Discussion ensued with regard to the assembly going into an area with existing bars/restaurants versus a bar going into an area with an assembly or church as well as the current use of buildings being grandfathered in.
- 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. Thibodeaux; NAYS: Mr. Ostheimer; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. STAFF REPORT: None.
- H. COMMISSION COMMENTS:
1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- I. PUBLIC COMMENTS: None.

- J. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:12 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. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L.A. “Budd” Cloutier, Jr., O.D., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF NOVEMBER 15, 2018.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

**Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission**

P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

ZLUIB/8
Dist. 8
COH Fire

**Zoning & Land Use Commission
Application**

Name: Heidi Domangue
Address: 903 Aycock Street. Houma, LA 70360
Phone: (985) 226-8556

Application For: _____ Planning Approval Home Occupation
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 903 Aycock St. Houma, LA 70360 in a
R-3 Zoning District. The legal description of the property involved in this application
is: NORTHERN PORTION OF LOTS 1, 2 & 3 BLOCK 86
NEWTOWN

Has any previous application been filed in connection with these premises? _____ Yes No

Applicant's interest in the premises affected: TENANT/PRIMARY RESIDENCE

Approximate cost of work involved: BUSINESS \$3-5K, NO BLDG IMPROVEMENTS

Explanation of property use: MASSAGE THERAPY/GRAPHIC DESIGN/ART CLASSES


Plot Plan attached: Yes _____ No Drainage Plan attached: _____ Yes No

Ground Floor Plan and Elevations attached: Yes _____ No

Address of adjacent property owners:

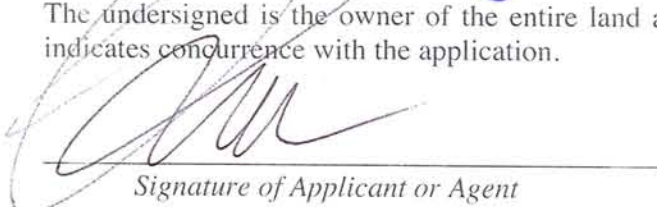
1. MICHAEL J. MELANCON 2. _____
611 BABASSE ST _____
HOUMA, LA 70360 _____

3. _____


Signature of Applicant or Agent

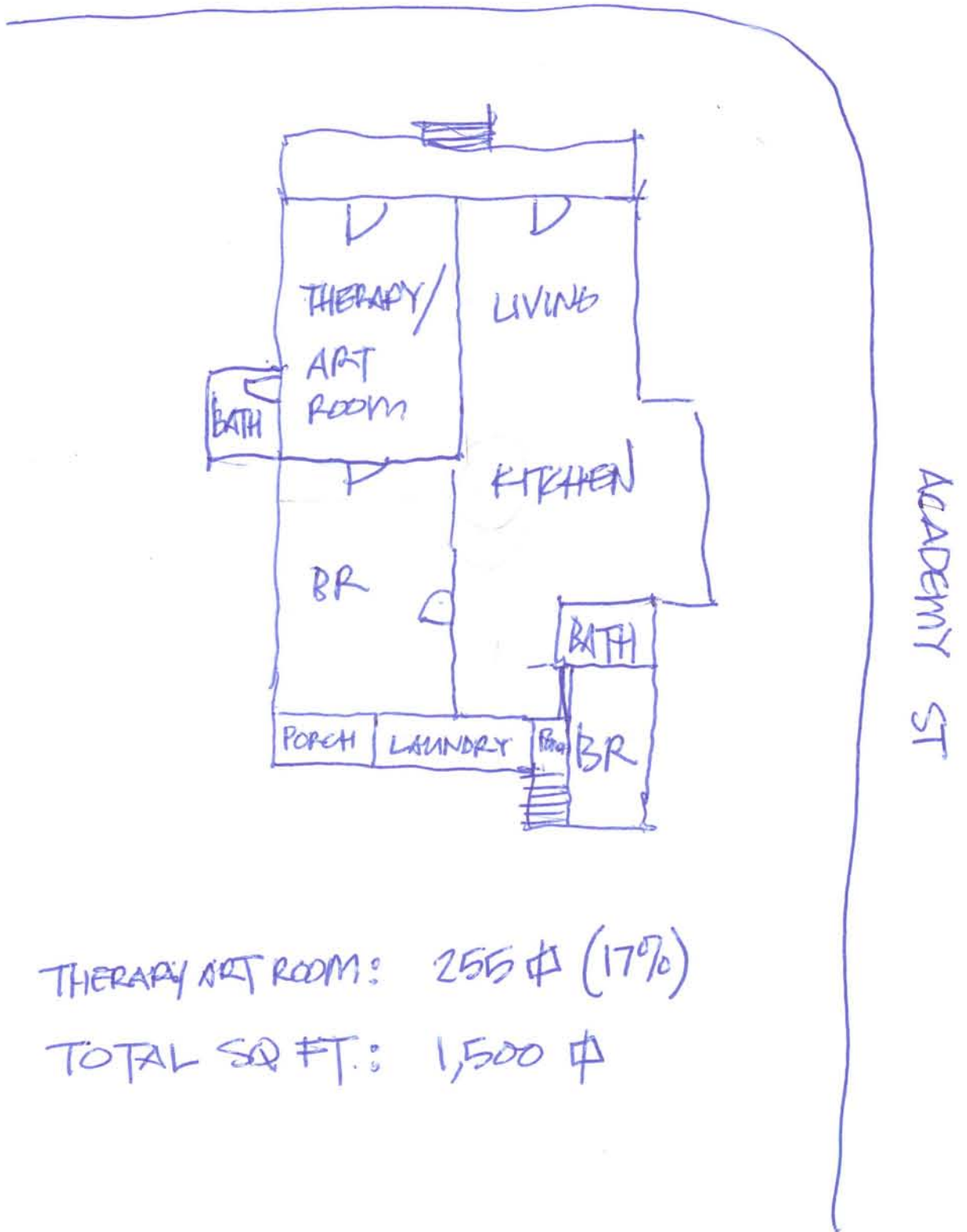
(985) 226-8556
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.


Signature of Applicant or Agent

NOV 27, 2009
Date

AYCOCK



THERAPY ART ROOM: 255 Φ (17%)

TOTAL SQ FT.: 1,500 Φ

Heidi Domangue, Owner & only employee of Freedom Arts & Bodywork
903 Aycock Street, Houma, LA 70360
985-226-8556

The house I rent from Massimo Cristiano Raffignone is situated in the town of Houma known as "Newtown", measuring 80' front on Aycock st. by 180' deep; being (Northern) portions of Lots 1, 2, and 3 in Block86 on the Plan of the town of Houma, COB 1356, folio 664; bounded by North Academy St., South by the balance of said Lots 1, 2 and 3 in the same block, East by Lee Avenue and West by Aycock Street.

Freedom Arts & Bodywork is a multi-disciplinary business.

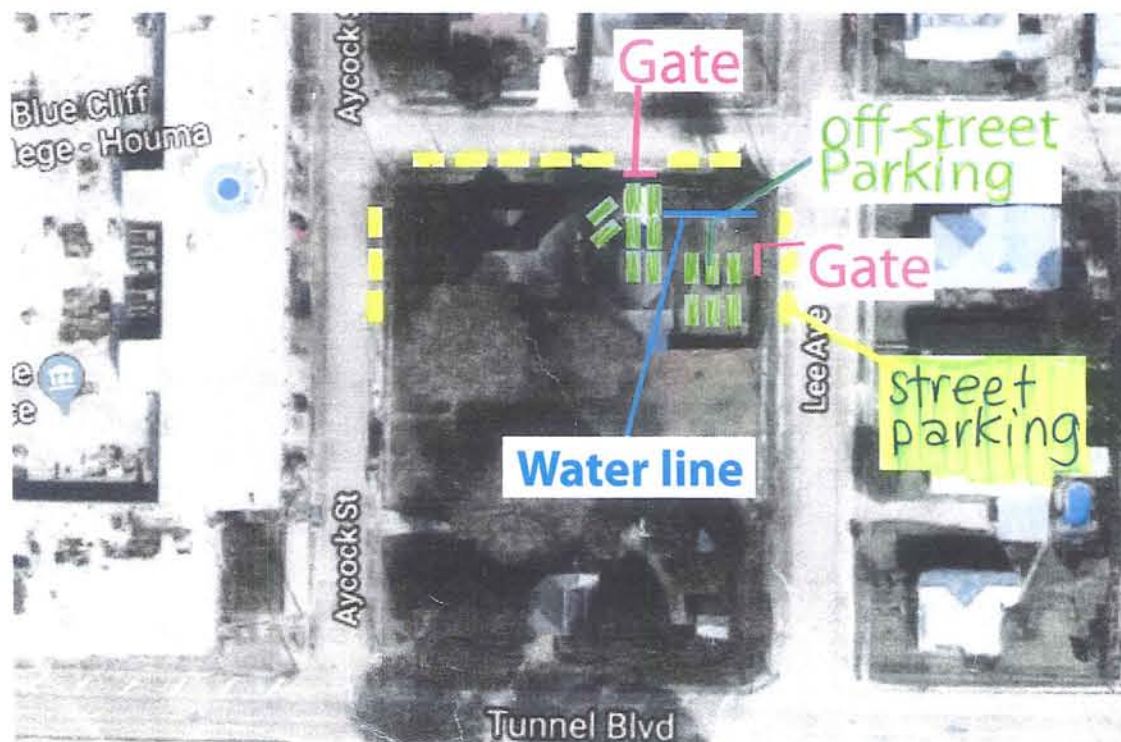
1. Firstly, the Bodywork part. I am licensed as a massage therapist in Louisiana LA8905. I travel about once a month to Chicago to study with Chuck Duff, who developed "Coaching the Body (CTB)" in 2005 in Evanston, IL. It is a clinical based bodywork practice focusing on one pain area per session. It is composed of using Trigger Point Therapy, Contract/Relax, ROM movement, and Thai Bodywork in a fully clothed, peaceful setting where client and therapist converse what is felt. I will also do traditional thai massage that is the same as above just using the whole body with no focus body areas. Clients will need to make an appointment and fill out intake forms online. I will only have one client at a time in my art/therapy room with a 15-60 minute gap till the next client. I plan on only seeing 1-3 clients a day on Mondays and Fridays in-between 9am - 3pm and 1-2 clients on Thursday afternoons from 3-6:30pm for the first year. When my business takes off I will quit my 20-hour part time job teaching Talented Art for Terrebonne Parish Schools. Then I plan on only seeing 1-3 clients on Monday through Friday in-between 9am - 3pm, with an occasional client at 5pm. My therapy room takes up the master bedroom in the house. Clients enter the door from the front porch in the front of the house directly into the therapy room, which has a full bathroom. Clients will not have access to the rest of the house.

2. Secondly, I am an artist whom does graphic design, makes soap and earrings, paintings and prints. So I have my office with my computer in the corner of my living room. I may do 1-3 jobs a year as a graphic designer that I converse over the phone with. I rather paint and make things, which I do in my therapy/art room. The printmaking stuff is in my studio in the back of the house. I am the only one who works in these areas.

3. Thirdly, after I quit my TPSD talented art teaching job after my business has taken off and my bodywork school is finished I would like to teach kids one day after school each week, which would be like 4-6 kids being dropped off for two hours, from 3-5pm. I will call them Arttastic Geniuses, they will have to make a portfolio to get into my program. It will be more intense art classes for really talented kids whom are dedicated to creating art on a daily basis.

4. Lastly, I would like to have Weekend art warrior workshops where 6-12 students from 14+ years old will spend 20 hours at Freedom learning an art technique and create a masterpiece. I have 8 parking spots of off-street parking. My neighbor Micheal Melacon whom just bought the empty lot next door in Dec of 2017 may let my students park there, but it's really not necessary.

3 and 4 may not happen. Although I would love to do everything I dream of and people keep asking me to do these things, I may have my hands full with 1 & 2 and raising my son. I have an eight-year-old son whom I dedicate my time & life to. I only work when he is at school or with his dad. He goes with his dad every other weekend and one day a week during the school year and 7/7 during the summer minus the 3 weeks his dad has him and the 3 weeks I have him for vacation.



The property takes up 1/3 of the block and has at least 12 parking spots of city parking that encapsulates my property. I live directly behind Town Hall. Here is a map

Thank you so much for your time, I await patiently for your decision to open my business.

Sincerely yours,

Heidi Domangue

ZLU18/9
Dist. 8
COH Fire

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

Zoning & Land Use Commission
Application

Name: Faith Baptist Church, c/o Pastor Richard Way
Address: 4125 Grand Caillou Rd. Houma, LA 70363
Phone: 985-991-2132

Application For: Planning Approval \$10.00/application Home Occupation \$10.00/application
 Parking Plan \$50.00/plan Special Plan \$10.00/application

The premises affected are situated at 1855 Prospect St. in a R-1 Zoning District. The legal description of the property involved in this application is: Lots 34-39, Block 7, Add. No. 3, Roberta Grove

Has any previous application been filed in connection with these premises? Yes No

Applicant's interest in the premises affected: proposed

Approximate cost of work involved: \$200,000 ±

Explanation of property use: church

Plot Plan attached: Yes No Drainage Plan attached: Yes No

Ground Floor Plan and Elevations attached: Yes No

Address of adjacent property owners:

- Leroy & Dorothy Lyons
c/o Charleta Lyons
217 Acklen Ave.
Houma, LA 70363
- Charles L. Arnold
601 Little Farms Ave.
River Ridge, LA 70123

- Harold G. & Patricia Moses
510 Middlewood Dr.
Houma, LA 70363 (see attached)

Richard Way
Signature of Applicant or Agent

985-991-2132
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

Burford
Signature of Applicant or Agent

11/14/2018
Date

- 4) Edwin T. David, Jr.
512 Middlewood Dr.
Houma, LA 70363
- 5) John W. Cambre
514 Pecan St.
Houma, LA 70364
- 6) Chester A. Jr. & Rosalie Adams
P.O. Box 835
Bourg, LA 70343
- 7) Howell S. Roberts, III
518 Middlewood Dr.
Houma, LA 70363
- 8) Kenneth L. Jr. & Regina Ragsdale
520 Middlewood Dr.
Houma, LA 70363
- 9) Hazel B. Acosta
9260 Park Ave.
Houma, LA 70363