

# 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)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JANUARY 19, 2017**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of January 19, 2017 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. James Erny.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley and Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call was: 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 himself or herself from participating in the debate, discussion, and voting on that matter.
- D. APPROVAL OF THE MINUTES:
1. Mrs. Falgout moved, seconded by Mr. Cehan: “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 December 15, 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.

E. COMMUNICATIONS: None.

F. PUBLIC HEARING:

1. The Chairman called to order the Public Hearing for an application by E3 Electrical, Inc. requesting to rezone from R-3 (Multi-Family Residential) to C-1 (Central Business) Lot 8, Block 77, Newtown Addition, 1011 Grinage Street.
- a) The Chairman recognized Mr. Phillip Whitney, 1001 Lafayette Street, applicant, who discussed the rezoning request.
- b) The Chairman recognized Mr. Joe Harris, 1030 Grinage Street, who expressed concerns of heavy wireline equipment on the street and it being a residential street and wished the property to stay zoned as is.
- c) The Chairman recognized Ms. Lisa Morgan, 1040 Grinage Street, who expressed concerns of children in the neighborhood and 18-wheelers going up and down Grinage.
- d) The Chairman recognized Mr. Noel George, 207 Honduras Street, who stated he owned property at 918 & 926 Grinage Street and he supported the rezone because he will submit a similar request in the near future for his property on Grinage.
- e) The Chairman recognized Ms. Mary Simmons, 1044 Grinage Street, who stated they have lived all their lives in the neighborhood and it not being right for them to come into their facility and start rezoning property.
- f) Discussion was held with regard to suggesting to the applicant to rezone to a more restrictive district such as C-6 (Light Commercial) and truck traffic.
- g) The Chairman recognized Mr. Sidney Davis, 1024 Grinage Street, who expressed concerns of another big building being built on the property.
- h) Discussion ensued with regard to C-6 being more restrictive, setbacks, and the Parish Council making the final decision.
- i) Mr. Erny moved, seconded by Mr. Cehan: “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.

- j) Discussion was held with regard to the existing structure being renovated into an office.
- k) Mr. Whitney expressed his desire to leave the application as is with the proposed rezoning to be C-1 (Central Business).
- l) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the request.
- m) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial to rezone from R-3 (Multi-Family Residential) to C-1 (Central Business) Lot 8, Block 77, Newtown Addition, 1011 Grinage Street and forward to the Terrebonne Parish Council for final consideration and noted that should the applicant decide to amend his application to C-6 (Light Commercial), the Commission would then recommend approval.”

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.

#### G. NEW BUSINESS:

1. The Chairman called to order the application by Blum & Bergeron, Inc. requesting Planned Building Group Approval for the placement of a new office and industrial facility at 1953 South Van Avenue.
  - a) Mr. David Blum discussed his planned building group request and stated they were moving their existing facility from downtown to the property at South Van Avenue.
  - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.
  - c) Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Building Group Application for the placement of a new office and industrial facility at 1953 South Van Avenue.”

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.

#### H. STAFF REPORT:

1. Mr. Pulaski discussed the Comprehensive Plan Update grant application and requested a letter of support from the Commission to include with the application. This grant would help fund the 2017/2018 update to the Comprehensive Plan if awarded.
  - a) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, write a letter for the Terrebonne Parish Planning & Zoning Department offering support for a grant application that would help fund the 2017/2018 update to the Comprehensive Plan if awarded.”

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.
2. Ms. Martha Cazaubon, South Central Planning & Development Commission, gave a presentation on the Terrebonne Parish Existing Land Use and Zoning Study.
  - a) Discussion was held with regard to the current position of the oilfield and no additional zoning with the downfall. It was suggested to get input from the Council before proceeding.
  - b) Discussion was held with regard to notification and lack of participation at public hearings.

- c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, has received the presentation from South Central Planning & Development Commission, as presented, with great appreciation and the Chairman write a letter and forward to the Council letting them know we received it, along with a copy of it, and ask them for their input on what affects them and we find out who’s handling the diversification of businesses for the Parish and whoever is Chairman of that organization, send them a copy of it, and tell them frankly in the cover letter this was ordered some years ago when things were different than they are today and the Planning Commission is trying to get a better idea about what the leadership of the Parish wants to do before we spend any more money or any more time on it.”

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.

- d) Mr. Pulaski discussed the history of the proposed zoning and that it comes from the Comprehensive Master Plan. He stated the development was dropped from 50% to 25% because it becomes too little too late and now was the time for discussion.
- e) It was discussed that this letter was moving things forward.

I. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments: None.
- 2. Chairman’s Comments: None.

J. PUBLIC COMMENTS:

- 1. Mr. Ken Rembert stated he would like to receive a copy of the maps presented on the zoning expansion study.

- K. Mr. Erny 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 7:22 p.m.”

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.

L.A. “Budd” Cloutier, 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 JANUARY 19, 2017.**

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





Total Sq. Ft.  
2,200 ±

Home Occup.  
200 ±

90%

Before  
Addition

