

Houma-Terrebonne Regional Planning Commission

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

JANUARY 17, 2019, 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 December 20, 2018

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Parking Plan:
Creation of 80 parking spaces; 4766 Highway 311; 4766, LLC, applicant (*Council District 6 / Bayou Cane Fire*)

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 December 20, 2018

E. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 17, 2019 INVOICES AND TREASURER'S REPORT OF DECEMBER 2018

F. COMMUNICATIONS

G. 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: 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) Variance Requests: Variances from the 10' green space along side of Space 1, landscaping along Space 2, 50' width requirement of both spaces, Vehicular Circulation Plan
d) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Lots 1A and 1B, A Redivision of Revised Lot 1, Block 5, Phase 4C of Capital Commercial Development
Approval Requested: Process D, Minor Subdivision
Location: 1426 & 1436 Valhi Blvd., Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Terre South Investments, Inc., c/o Mr. Robert A. Burns, Jr.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 1 thru 4, A Redivision of Property belonging to Agnes E. Lyons
Approval Requested: Process D, Minor Subdivision
Location: 4128-4134 Hwy. 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Agnes E. Lyons
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 1 & 2 belonging to Benoit Premium Threading, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: Southwest corner of Prospect & Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: Benoit Premium Threading, L.L.C., c/o Patrick Knight
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Raw Land Division of the Eastern Batture of Bayou Terrebonne on Evergreen Plantation into Tracts G, H, & I
Approval Requested: Process A, Raw Land Division
Location: Evergreen Plantation, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Acadia Agricultural Holdings Co., L.L.C., c/o Jacob Giardina
Surveyor: T. Baker Smith, LLC
b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Resubdivision of Property to create Lots 19, 20, & 21 within Block 4 of Mulberry Estates, Phase "A"
 Approval Requested: Process A, Re-Subdivision
 Location: 389-397 Tulip Drive, Terrebonne Parish, LA
 Government Districts: Council District 7 / City of Houma Fire District
 Developer: Jacob Kearns
 Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action with regard to the 2019 American Planning Association's National Planning Conference to be held April 13-16, 2019 in San Francisco, California (Early Bird Deadline – February 13, 2019).

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts A, B, and C, A Redivision of Property belonging to Michael A. Fesi, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Lot Line Shift, Lots 5, 6, & 7, Block 11, Sugarwood Subdivision, Addendum No. 3, Phase C *VOID*
3. Raw Land Division of 507.747 acre portion of remainder of Evergreen Plantation into Tract F, Sections 144 & 145, T15S-R16E & Section 142, T15S-R17E, Terrebonne Parish, LA
4. Lot Line Shift, Lots 5, 6, & 7, Block 11, Sugarwood Subdivision, Addendum No. 3, Phase C, Section 85, T17S-R17E, 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)
ZONING & LAND USE COMMISSION
MEETING OF DECEMBER 20, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of December 20, 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. Jeremy Kelley.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy Kelley; and Mr. Phillip Livas. 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. Kelley: “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 November 15, 2018.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Kurtz and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. The Chairman recognized Mr. Alex Ostheimer and Mr. Jim Erny, former Commissioners, and presented them a plaque for their years of service to the Planning Commission. He also welcomed new members Mr. Kyle Faulk and Mr. Phillip Livas.
- F. **COMMUNICATIONS:** None.
- G. **NEW BUSINESS:**
1. **Home Occupation:**
The Chairman called to order the Home Occupation application by Heidi Domangue requesting to allow for massage therapy, graphic design and art classes at 903 Aycock Street.
- a) Heidi Domangue, applicant, discussed the application and indicated she would not have more than 1-3 clients per day.
- b) No one from the public was present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- d) Discussion ensued with regard to signage being no more than 1x1 and located on the building itself.
- e) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Home Occupation application to allow for massage therapy, graphic design and art classes at 903 Aycock Street.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout: **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Livas; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Kurtz and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. **Planning Approval:**
The Chairman called to order the Planning Approval application by Faith Baptist Church requesting to establish a church in an R-1 (Single-Family Residential) zoning district at 1855 Prospect Boulevard.
- a) Pastor Richard Way, applicant, discussed the application and stated the church had approximately 60 members.
- b) No one from the public was present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.

- d) Mr. Cehan moved, seconded by Mrs. Falgout: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application to establish a church in an R-1 (Single-Family Residential) zoning district at 1855 Prospect Boulevard.”

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

H. STAFF REPORT:

1. Mr. Pulaski informed the Commission there would be a Planning Commissioner training workshop on January 26, 2019 from 8:00 am through 12:00 pm at the Folk Life Museum for the new members as well as anyone who hadn't had training yet or would like a refresher. He thanked Mr. Mart Black for making this possible.

I. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

- K. 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 6:14 p.m.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. 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 DECEMBER 20, 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

Zoning & Land Use Commission
Application

ZL19/1
Dist. 6
Bayou Cane Fire

Name: 4766, LLC
Address: 521 South Hollywood Road, Houma, LA 70360
Phone: 985-868-3300

Application For: _____ Planning Approval _____ Home Occupation
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan
(80) \$50.00/plan \$10.00/application

The premises affected are situated at 4766 HWY 311, Houma, LA 70360 in a _____ Zoning District. The legal description of the property involved in this application is: attached

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

Applicant's interest in the premises affected: owner

Approximate cost of work involved: \$1,050,000 for building & improvements

Explanation of property use: office

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

Ground Floor Plan and Elevations attached: Yes _____ No

Address of adjacent property owners:

1. 4774, LLC
119 Common Ct.
Houma, LA 70360
2. Barrett Interior Specialty
102 Capital Blvd.
Houma, LA 70360
3. Baker Hughes
139 Equity Blvd.
Houma, LA 70360

VBEvans

Signature of Applicant or Agent

985-868-3300

Phone Number

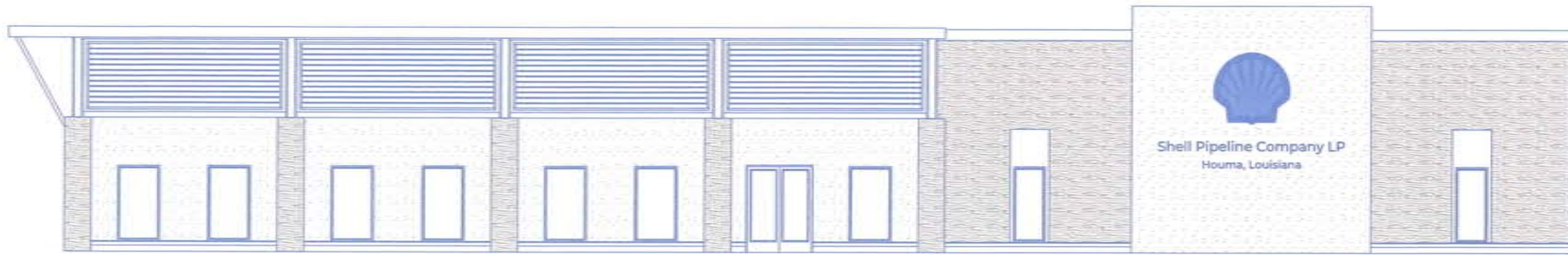
The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

VBEvans

Signature of Applicant or Agent

12/21/18

Date

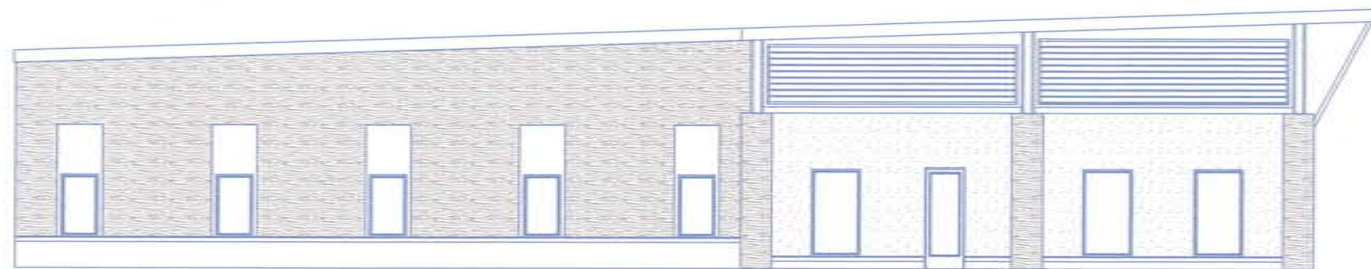


Front Elevation

3/16" Scale

PRELIMINARY

North Side Elevation



Left Side Elevation

3/16" Scale

PRELIMINARY

East Side Elevation

A-2

468h

PRELIMINARY
ELEVATIONS

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NEW Office Pavilion
 Rodney L Burns
 4766 Louisiana Highway 311
 Houma, Louisiana 70360
 Rodney L Burns Jr
 DECEMBER 20, 2018

mandalaydesign
 By: J. L. Burns
 Rodney L Burns Jr
 (504) 875-7338
 rlb@mandalaydesign.com
 www.mandalaydesign.com

DATE	DESCRIPTION

A-3

468h

PRELIMINARY
SITE STUDY WITH FLOOR PLAN

PROJECT
New Office Design
Rodney L Burns LLC
-- [address unknown] --
-- [address unknown] --

mandalaydesign
521 South Hollywood Road
Houma, Louisiana 70360
(985) 869-3300 - Telephone
(985) 879-7438 - Facsimile
<http://www.mandalay-design.com>
rodney@mandalay-design.com

DATE	DESCRIPTION	BY

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DESIGNER
Rodney L Burns Jr

DATE
DECEMBER 20, 2018

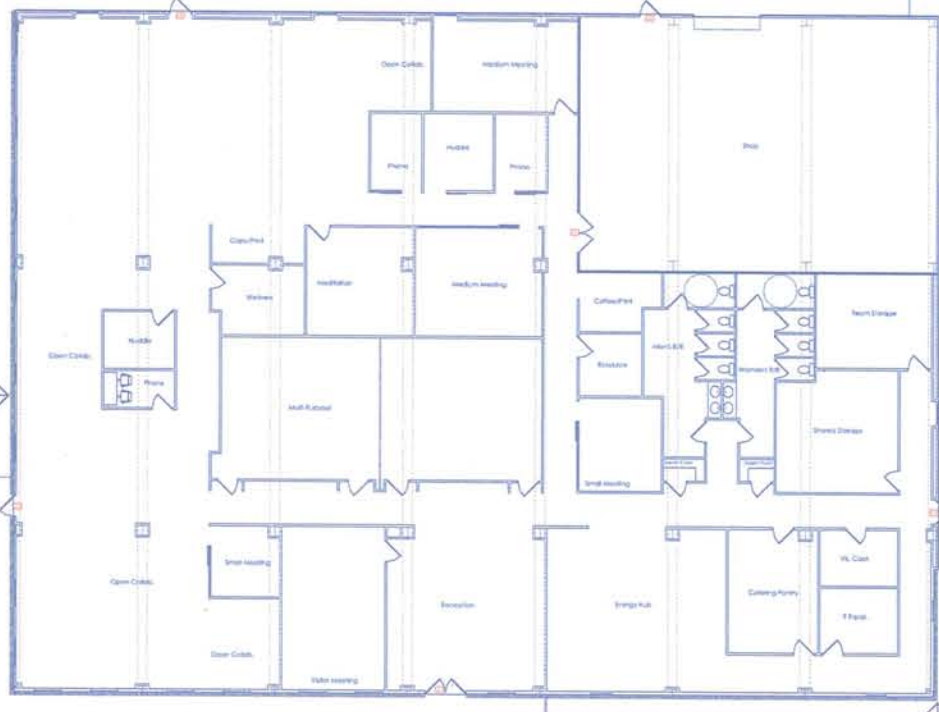
Existing Private Access Roadway

Rear Parking
32 Total Parking Spaces

Left Side Parking
15 Total Parking Spaces

47.52'
LEFT SIDE SETBACK

20.00'
RIGHT SIDE SETBACK



Front Side Parking
33 Total Parking Spaces

108.00'
FROM SETBACK

Louisiana Highway 311