

# 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

**JULY 20, 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. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of June 15, 2017

**E. COMMUNICATIONS**

**F. PUBLIC HEARING:**

1. Discussion and possible action with regard to revisions to C-5 Zoning District to include Animal Sales and Services (limited) as a permitted use.

**G. NEW BUISNESS:**

1. Home Occupation:  
Establish a boutique for hair extensions, 629 Wilson Avenue, Jordan Smith, applicant (*District 5*)

**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 June 15, 2017

**E. APPROVE EMITTENCE OF PAYMENT FOR THE JULY 20, 2017 INVOICES AND  
TREASURER'S REPORT OF JUNE 2017**

**F. COMMUNICATIONS**

**G. APPLICATIONS:**

1. a) Subdivision: Redivision of Property belonging to Brian Pontiff and Elsie Pontiff Scott  
Approval Requested: Process D, Minor Subdivision  
Location: 345 & 347 Bayou Blue By Pass Road, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Brian Pontiff  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Property belonging to Jerry T. Gonsoulin  
Approval Requested: Process D, Minor Subdivision  
Location: 240 Company Canal Road, 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: Redivision of Revised Lot 5-A-5 of Add'm No. 1 to Henry's Subdivision belonging to LL-PAC Properties, LLC  
Approval Requested: Process A, Raw Land Division  
Location: 2340 Coteau Road (NW corner of Coteau Road & Bayou Gardens Boulevard), Terrebonne Parish, LA  
Government Districts: Council District 4 / Coteau Fire District  
Developer: LL-PAC Properties, LLC  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Redivision of Tracts 5, 7, & 11 of Former O'neal J. Naquin, Jr, et al Property  
Approval Requested: Process D, Minor Subdivision  
Location: 449 & 453 Main Project Road, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Del Rio Development  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Redivision of Tracts C & D into Tracts C-1, C-2, D-1, and D-2 for Alexander M. Crighton, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 3401 Bayou Dularge Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Alexander M. Crighton  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
6. a) Subdivision: Tract D-1 and Lots 1 thru 3, A Redivision of Revised Tract D, Property belonging to S & A Capital Investments, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: 2766 Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: S & A Capital Investments, L.L.C.  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application

7. a) Subdivision: Tracts 1-6, A Redivision of Property belonging to Brenda Kay Prestenbach  
 Approval Requested: Process D, Minor Subdivision  
 Location: 130 Emmets Court, Terrebonne Parish, LA  
 Government Districts: Council District 4 / Coteau Fire District  
 Developer: Brenda Kay Prestenbach  
 Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) Consider Approval of Said Application
8. a) Subdivision: Cenac Estates Subdivision, A Subdivision of Property for Residential Use  
 Approval Requested: Process D, Minor Subdivision  
 Location: West of the Right-of-Way of South Mandalay Road and North of the Mandalay Bridge, Terrebonne Parish, LA  
 Government Districts: Council District 6 / Bayou Black Fire District  
 Developer: Cenac Family Properties, L.L.C.  
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
9. a) Subdivision: Bon Ami Estates, Phase A  
 Approval Requested: Process C, Major Subdivision-Final  
 Location: 2700 Coteau Road, Terrebonne Parish, LA  
 Government Districts: Council District 3 / Bayou Cane Fire District  
 Developer: Bon Ami Estates, LLC  
 Surveyor: Milford & Associates, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
10. a) Subdivision: A Redivision of Tract 1 & 2, Property belonging to Lance A. Pellegrin, et ux and Charles A. Duplantis, et ux, Semple Plantation  
 Approval Requested: Process D, Minor Subdivision  
 Location: 4234 Country Drive, Terrebonne Parish, LA  
 Government Districts: Council District 9 / Bourg Fire District  
 Developer: Lance A. Pellegrin, et ux  
 Surveyor: T. Baker Smith, LLC
  - b) Public Hearing
  - c) Consider Approval of Said Application
11. a) Subdivision: Extension of De Fraties Drive, being a Portion of Lot 172, Honduras Plantation Subdivision  
 Approval Requested: Process C, Major Subdivision-Final  
 Location: 991 Grand Caillou Road, Terrebonne Parish, LA  
 Government Districts: Council District 1 / City of Houma Fire District  
 Developer: Devland Corporation, Arthur A. De Fraties, Jr., President  
 Surveyor: Providence Engineering and Design, LLC
  - 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. Lot Line Shift between property belonging to DeFraités Associates, Inc., Arthur A. DeFraités, Jr., and John M. DeFraités, Section 105, T17S-R17E, Terrebonne Parish, LA
2. Tract "1" belonging to C.S. & E. Properties, L.L.C., Section 27, T17S-R18E, Terrebonne Parish, LA
3. Lot 7 of Village East Industrial Park, Addendum No. 2 and Tracts "A" & "B" belonging to C.S. & E. Properties, L.L.C., Sections 2, 3, 44, 27, & 28, T17S-R18E, Terrebonne Parish, LA
4. Shift of Lot Lines between Maxie P. Champagne and James G. Barrett, Sections 17 & 18, T17S-R16E, Terrebonne Parish, LA
5. Tract "A", Property belonging to Roddy L. Matherne, et ux, Section 77, T17S-R19E, 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)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JUNE 15, 2017**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of June 15, 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. Wayne Thibodeaux.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Gloria Foret; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. James Erny; Mr. Jeremy Kelley and Mrs. Angi Falgout, Secretary/Treasurer. 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. Kurtz 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 May 18, 2017.”
- The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Falgout, and Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
1. The Chairman called to order the application by Gina C. Nini requesting Home Occupation approval to establish a beauty salon at 1807 Eunice Street.
- a) Mrs. Gina Nini, 1807 Eunice Street, discussed her request to open a beauty salon in her home. She indicated she had one previously but stopped due to her child’s health.
- b) No one from the public was present to speak.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.
- d) Mr. Ostheimer moved, seconded by Mr. Cehan: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval to the Home Occupation application to establish a beauty salon at 1807 Eunice Street.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Falgout, and Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. STAFF REPORT:
1. Mr. Pulaski indicated TEDA held a meeting with regard to the proposed zoning expansion with developers and property owners. He stated there were concerns but not necessarily negativity or opposition. He stated they have received no response from the Council as of yet.
- Jeremy Kelley arrived at the meeting at 6:10 pm*
- H. COMMISSION COMMENTS:
1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- I. PUBLIC COMMENTS: None.

- J. Mr. Kelley moved, seconded by Mr. Kurtz: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:18 p.m.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mrs. Falgout. 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 JUNE 15, 2017.**

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



P.O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050




P.O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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### MEMORANDUM

**To:** Dr. Budd Cloutier, Chairman  
Houma-Terrebonne Zoning and Land Use Commission

**From:** Chris Pulaski, Director  
Planning & Zoning Department 

**Date:** June 27, 2017

**Re:** Revisions to C-5 Zoning District to Include Animal Sales and Services (Limited).

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In TPCG Zoning Code, Animal Sales and Services (Limited) is defined as *Retail sales, veterinary services, outdoor kennels, grooming, and boarding when totally within a building, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, small animal clinics, dog bathing and clipping salons, and pet grooming shops but excluding outdoor kennels and uses for livestock and large animals.*

It has been brought to the attention of Staff that the list of permitted uses within C-5 could be amended to include Animal Sales and Services (Limited). The description of the C-5 zoning consists of uses that are similar to those in C-2 and include some of the retail goods and services found in neighborhood commercial which does not appear to be a noisy, unsightly, or otherwise objectionable or unattractive. After reviewing the above definition, Staff feels that the inclusion of this use in this district would not alter the intent and purpose of the district. Administration and members of Council have requested that we look for ways to expedite this process so we are respectfully requesting that this item be placed on the July ZLUC as a public hearing.

Please feel free to contact me at (985) 873-6569 or at [cpulaski@tpcg.org](mailto:cpulaski@tpcg.org) with any questions concerning this matter.

cc: Gordon E. Dove, Parish President  
Becky Becnel, HTRPC  
Council Reading File

- (e)

*C-5 Districts: Commercial Business Park Districts.* These districts are similar to the C-2 general commercial districts in that they are composed of land and structures used to furnish, in addition to some of the retail goods and services found in neighborhood commercial districts, many of the less frequently needed goods and services found in the general commercial districts. Usually easily accessible from thoroughfares, but not strung out along thoroughfares, these districts contain buildings that are freestanding on large, well-landscaped sites with off-street parking. Uses that are noisy, unsightly or otherwise objectionable or unattractive are seldom found in these districts, and the districts are not intended to accommodate such uses. The district regulations are designed to permit the development of the districts for their purpose in an open, spacious arrangement and to protect the abutting and surrounding residential area by requiring certain minimum yard and area standards to be met, standards that are comparable to those called for in residential districts. It is intended that additional commercial business park districts will be created in accordance with the amendment procedure set forth herein, as they are needed. To insure that such districts are actually developed to supply the business needs of the urban area, the amendment creating the district may set a time limit for its development.

- (1)

*Permitted uses.* In the C-5 Districts only the following uses are permitted:

- a.

Uses by right—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Air-conditioning sales and services.

Ambulance service.

Amusement, commercial, miniature golf course and golf driving range (need not be enclosed within structure).

**Animal sales and services (limited).**

Antique store.

Apparel and accessory store.

Appliance store.

Apothecary, limited to the sale of pharmaceuticals and medical supplies.

Armory.

Art gallery and museum.

Artificial limb manufacture.

Auditorium.

Automobile and truck salesroom, where the primary function is the retail sale of new automobiles and the retail sale of used automobiles, accessories, tires and batteries is a secondary function only and where services are limited to installation of items sold, making minor mechanical adjustments and washing and polishing (may not rebuild or overhaul engines, repair bodies, repaint



automobiles, recap tires, clean automobiles or motors, reupholster automobiles or conduct dismantling; may display and store automobiles only within completely enclosed structures).

Automobile filling station, where the primary function is the retail sale of gasoline, oil, grease, tires, batteries and accessories and where services are limited to installation of items sold, washing, polishing and greasing (fuel pumps need not be enclosed within structure).

Bank.

Barber and beauty supplies and equipment sales.

Barbershop or beauty shop.

Bookstore.

Business machines store.

Camera and photographic supplies store.

City hall, police station, courthouse, federal building.

Clinic, dental or medical.

Club or lodge, private.

Drugstore.

Electric substation (need not be enclosed within structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Fire station.

Floral shop.

Funeral home, mortuary or undertaking establishment.

Furniture store, retail.

Gas regulator station (need not be enclosed within structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gift shop.

Glass store.

Gymnasium, commercial.

Interior decorating shop.

Jewelry store.

Laboratory, dental or medical.

Laundry and/or dry-cleaning pickup station.

Library, public.

Liquor sales, for consumption on the premises.

Liquor sales, not to be consumed on the premises.

Medical offices.

Music store.

Office equipment and supplies, retail.

Optician.

Picture framing and/or mirror silvering.

Police substation.

Post office.

Radio and television broadcasting studio.

Restaurant.

Sporting goods store, retail.

Studio for professional work or teaching of any form of fine arts, photography, music, drama, dance.

Surgical or dental supplies store.

Telephone exchange, but not including shops or garages.

Underground petroleum storage tanks.

Water or sewage pumping station.

Water storage (need not be enclosed within structure).

YMCA, YWCA and similar institutions.

b.

Uses requiring planning approval—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Church, including parish house, community house and educational buildings.

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yard and team tracks (need not be enclosed within structure).

c.

*Special exception uses* —The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustments, in accordance with the provisions of Article IX governing special exceptions.

Convalescent home.

Hospital or sanitarium.

Hotel, motel, tourist home, all for transient occupancy, except that not more than one-third of the gross floor area may be used for apartments for permanent occupancy.

Institution for children or the aged.

Self-storage warehouse containing rented storage spaces with individual unit area not exceeding seven hundred fifty (750) square feet.

Passenger depot, railway or bus.

(2)

*Building site area.* The minimum building site area shall be:

For electric substation, gas regulator station, water or sewage pumping station: No minimum requirements.

For any other permitted use: Ten thousand (10,000) square feet.

(3)

*Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4)

*Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard ..... 20

Side yard ..... 5

Rear yard ..... 20

Exceptions: A rear yard abutting on a public alley or waterway (bayou or drainage servitude) need only be ten (10) feet in depth, and a rear yard abutting on a lot in a residential or C-4 District shall have the same minimum depth as a rear yard required in the abutting district.

**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: JORDAN SMITH  
Address: 629 WILSON AVE, HOUMA, LA 70364  
Phone: (985) 860-8271

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 629 WILSON AVE, HOUMA, LA in a  
R-1 Zoning District. The legal description of the property involved in this application  
is: LOT 5 BLOCK 5 JASTREMSKI ADDITION

Has any previous application been filed in connection with these premises? \_\_\_\_\_ Yes  No  
Applicant's interest in the premises affected: PARENTS OWN HOME/PRIMARY RESIDENCE  
Approximate cost of work involved: \$1,500  
Explanation of property use: BOULIQUE FOR HAIR EXTENSIONS  
Plot Plan attached: \_\_\_\_\_ Yes  No Drainage Plan attached: \_\_\_\_\_ Yes  No  
Ground Floor Plan and Elevations attached:  Yes \_\_\_\_\_ No  
Address of adjacent property owners:

- JOSEPH C. CUNNINGHAM, III MANUEL PAUL BLANCHARD, JR.  
608 ARMS ST 652 DUVAL AVE  
THIBODANX, LA 70301 HOUMA, LA 70364
- 
- GLENN & RHONDA TAMBERELLA  
1206 WRIGHT AVE  
HOUMA, LA 70364

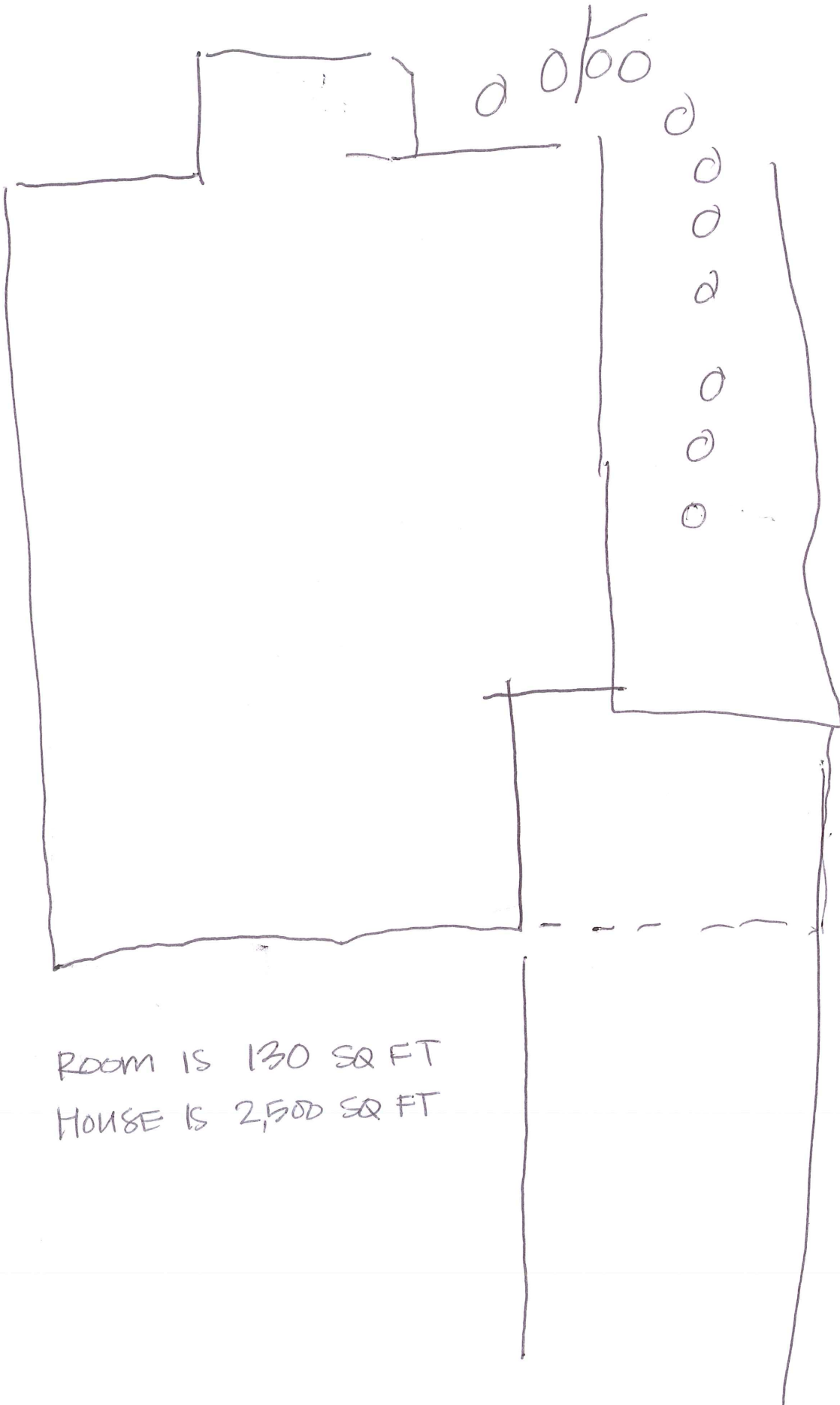
Jordan Smith  
Signature of Applicant or Agent

(985) 860-8271  
Phone Number

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

Jordan Smith  
Signature of Applicant or Agent

6/30/17  
Date



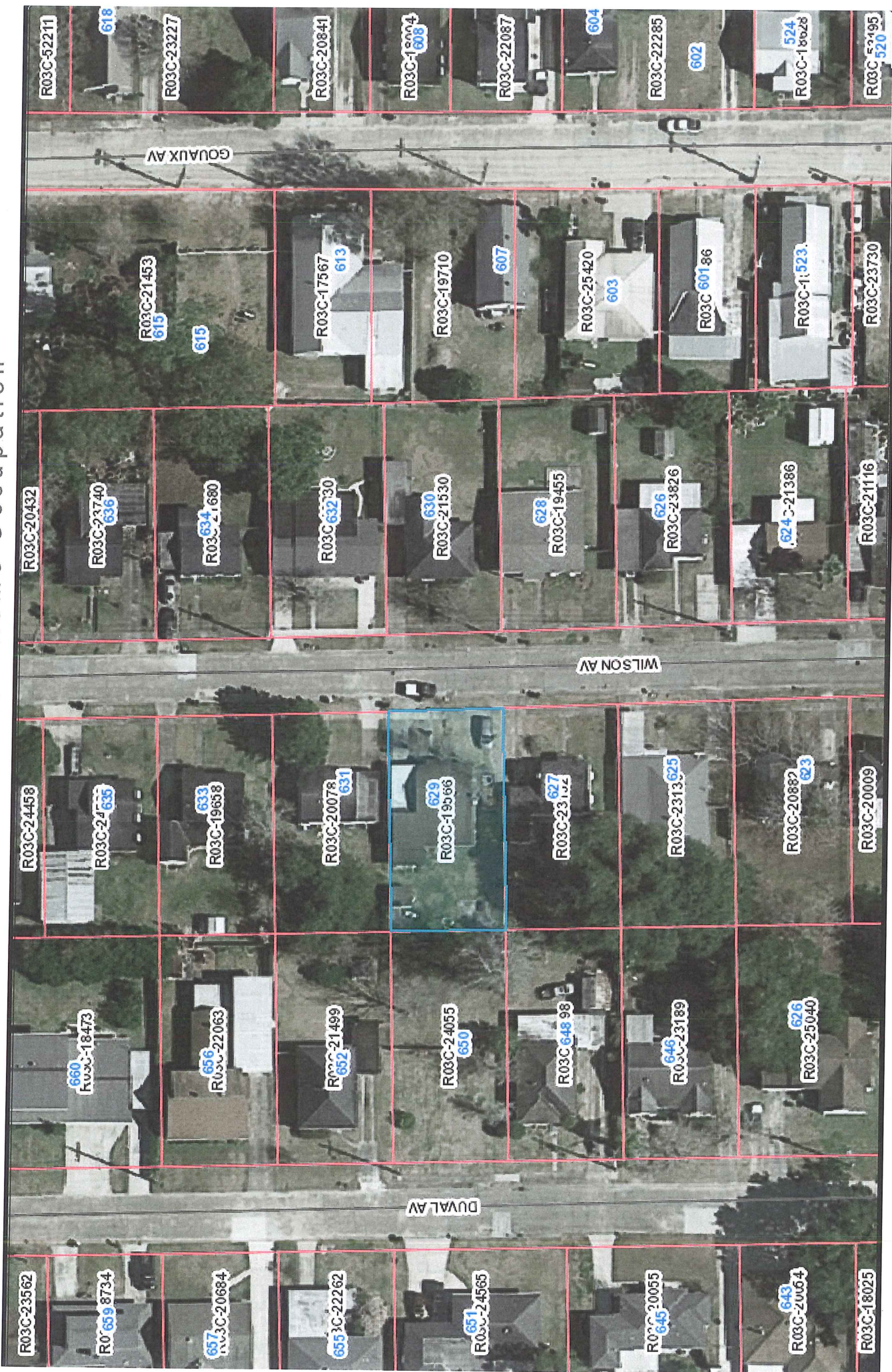
ROOM IS 130 SQ FT  
HOUSE IS 2,500 SQ FT



Google Earth



627 WILSON AVENUE - HOME OCCUPATION



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June 30, 2017

