

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

JUNE 20, 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 May 23, 2019
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Planning Approval:
Establish a church in an C-3 (Neighborhood Commercial) zoning district; 413 Grand Caillou Road;
Triple L Investments, LLC, applicant (*District 1/City of Houma 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 May 23, 2019
- E. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 20, 2019 INVOICES AND TREASURER'S REPORT OF MAY 2019**
- F. COMMUNICATIONS**

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Property belonging to Kenneth H. Wright, et ux
Approval Requested: Process D, Minor Subdivision
Location: 6622 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Neta Wright
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Variance Request: Fire hydrant spacing requirements
d) Consider Approval of Said Application
2. a) Subdivision: Lots 6A-1 and 6A-2, Block 6, Addendum No. 2, A Redivision of Revised Lot 6A of Hollywood Fields Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 310 Venture Blvd., Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Scott G. & Rana Moise
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
3. a) Subdivision: Redivision of Property belonging to Alfred J. LeBouef (Lots 17-A & 17-B)
Approval Requested: Process D, Minor Subdivision
Location: 111 Horseshoe Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Bruce LeBouef
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Evangeline Estates, Phase A
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

H. APPLICATIONS:

1. a) Subdivision: Revised Lots 11 & 12, Redivision of Lots 11, 12, & 13, Block 16, Crescent Park Addition
Approval Requested: Process D, Minor Subdivision
Location: 203 Crescent Blvd., Terrebonne Parish, LA
Government Districts: Council District 2 / City of Houma Fire District
Developer: Robert J. Sobert
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance for sub-standard sized lot (Revised Lot 12 has only 4,639 sq.ft.)
d) Consider Approval of Said Application
2. a) Subdivision: Lots 5-A & 5-B, A Redivision of Lot 5, Block 22 of Crescent Park Addition to the City of Houma
Approval Requested: Process D, Minor Subdivision
Location: 701 Morningside Ave. & 1711 Boston Lane, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Gibson Homes, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance for sub-standard sized lot (Lot 5-A has 4,516 sq. ft. & Lot 5-B has 2,984 sq. ft.)
d) Consider Approval of Said Application

3. a) Subdivision: Lots A thru G, A Redivision of Property belonging to Rodney G. Huffaker, et ux
 Approval Requested: Process D, Minor Subdivision
 Location: 1637 Savanne Road, Terrebonne Parish, LA
 Government Districts: Council District 6 / Bayou Cane Fire District
 Developer: Rodney G. Huffaker
 Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

4. a) Subdivision: Division of Property belonging to Patricia Gouner Gilbert
 Approval Requested: Process D, Minor Subdivision
 Location: 4552 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
 Government Districts: Council District 2 / Bayou Black Fire District
 Developer: Patricia Gouner Gilbert
 Surveyor: Allen R. Woodard, P.L.S.

b) Public Hearing

c) Consider Approval of Said Application

I. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2019

J. ADMINISTRATIVE APPROVAL(S):

1. Survey and Redivision of portions of Lot 17 & 18, Block 14 of Addendum No. 2 to Ridgefield Heights, Section 78, T15S-R16E, Terrebonne Parish, LA
2. Revised Lot 7, A Redivision of Lots 6, 7, & 7A pf Duplantis Subdivision, Section 13, T18S-R18E, Terrebonne Parish, LA
3. Tracts 5-A and 5-C, A Redivision of Revised Tract 5 of the Estate of Francois Labit, Section 24, T17S-R18E, Terrebonne Parish, LA
4. Lot Line Shift between Lots 1 & 2, Block 1 of Phase A to Charlotte Village Subdivision, Section 6, T16S-R16E and Section 6, T16S-R17E, Terrebonne Parish, LA
5. Lot Line Adjustment between Tracts 4-A & 4-B into Revised Tract 4-A and Revised Tract 4-B of Property belonging to Daniel J. LeBlanc, et al, Section 61, T16S-R14E and Section 72, T16S-R15E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee
 - a) *Public Hearing*
 Discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks

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 MAY 23, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of May 23, 2019 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: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; and Mr. Keith Kurtz. Absent at the time of Roll Call was: Mr. Joseph “Joey” Cehan; Mr. Phillip Livas; 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. Faulk: “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 April 25, 2019.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan, Mr. Livas & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
1. Parking Plan:
The Chairman called to order the Parking Plan application by High Tide Consultants, LLC requesting approval for the creation 108 parking spaces for Heritage Manor of Houma, Lot 2, Block 1, Cameron Isles Business Park Unit 1, 852 Centurion Lane.
 - a) Mr. Shane Guin, High Tide Consultants, LLC, discussed the parking plan request for a new nursing facility.
 - b) No one from the public was present to speak on the matter.
 - c) Mr. Kelly moved, seconded by Mrs. Falgout: “THAT the HTRPC, convening as the Zoning and Land Use Commission approve the Parking Plan application for the creation of 108 parking spaces for Heritage Manor of Houma at 852 Centurion Lane (Lot 2, Block 1, Cameron Isles Business Park Unit 1).”

The Chairman called for a vote on the motion offered by Mr. Kelly. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan, Mr. Livas & Mr. Thibodeaux. 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. Faulk: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:06 p.m.”

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

Dr. L.A. "Budd" Cloutier, Jr., 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 MAY 23, 2019.**

**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**

ZLU 19/5
Dist. 1
COH Fire

Name: Triple L Investments, LLC (S.P. LaRussa)

Address: 120 Progressive Blvd., Houma, LA 70360

Phone: 985-872-0444

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 413 Grand Caillou Rd. in a C-3 Zoning District. The legal description of the property involved in this application

is: BOUNDED NORTH BY MORRIS ST. BOUNDED SOUTH BY CITY OF HOUMA PLANT ROAD. BOUNDED EAST BY CITY OF HOUMA DISPOSAL PLANT, ETALS. BOUNDED WEST BY DUG

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

Applicant's interest in the premises affected: OWNER / LESSOR

Approximate cost of work involved: n/a

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:

- Hope Extreme, Inc.
P.O. Box 936
Bourg, LA 70343
- John Tullis Hellier
308 Central Ave.
Houma, LA 70364

- TPCG
P.O. Box 2768
Houma, LA 70361

[Signature]
Signature of Applicant or Agent

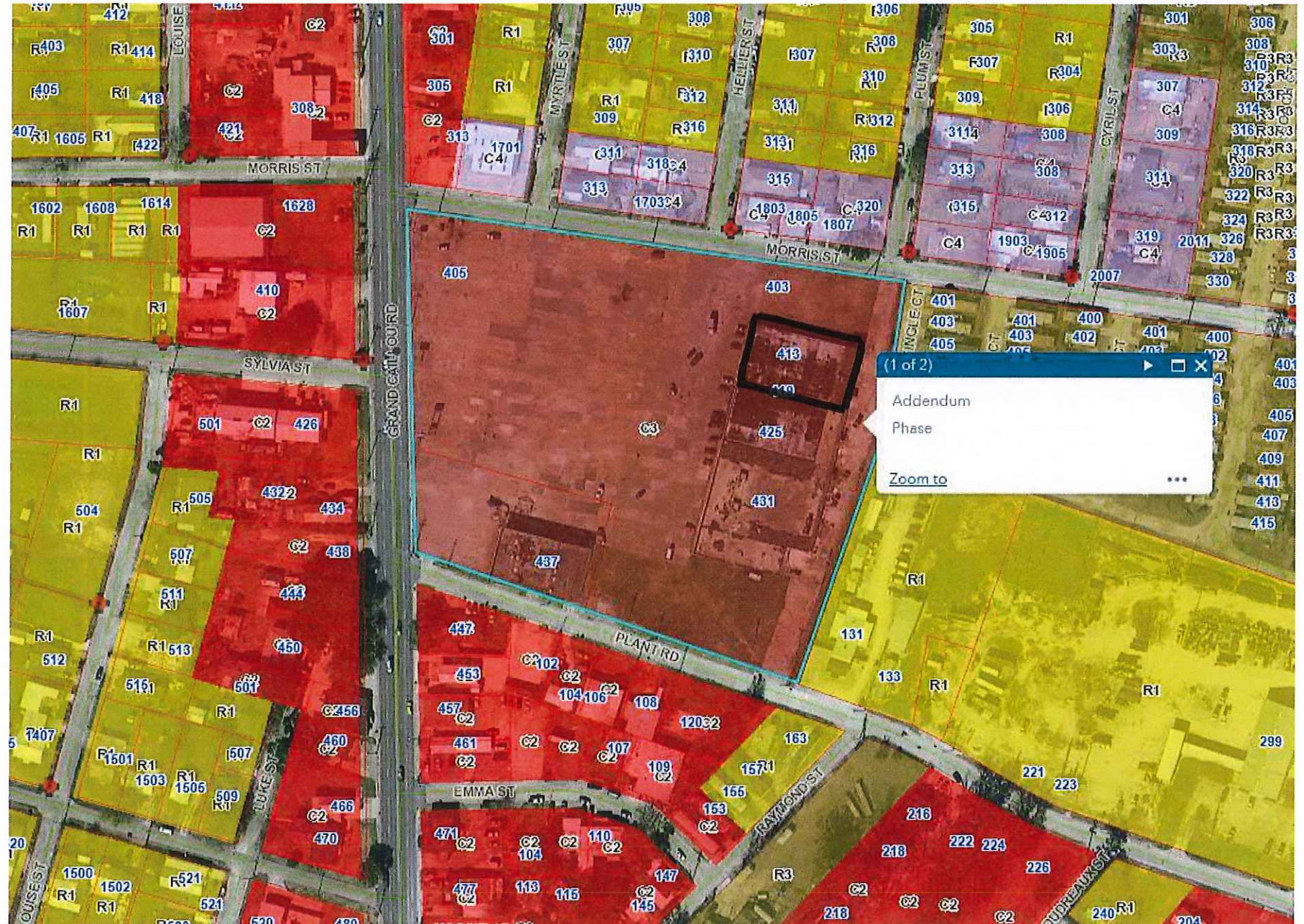
(985) 872-0444
Phone Number

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

[Signature]
Signature of Applicant or Agent

6/7/2019
Date

413 Grand Caillou Road
Planning Approval - Proposed Church in an C-3
Triple L Investments, LLC



413 Grand Caillou Road
Planning Approval - Proposed Church in an C-3
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