

# 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

**MARCH 21, 2019, 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 February 21, 2019

### **E. COMMUNICATIONS**

### **F. STAFF REPORT**

### **G. COMMISSION COMMENTS:**

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

### **H. PUBLIC COMMENTS**

### **I. 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 February 21, 2019

### **E. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 21, 2019 INVOICES AND TREASURER'S REPORT OF FEBRUARY 2019**

1. Martin & Pellegrin, CPAs to present 2018 Annual Audit for ratification and acceptance

### **F. COMMUNICATIONS**

### **G. APPLICATIONS:**

1. a) Subdivision: Tracts A & B, A Redivision of Property belonging to Kurt L. Charpentier, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 4253 Highway 24, Bourg, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Kurt L. Charpentier  
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

2. 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
3. a) Subdivision: Redivision of Property belonging to Bayou Baptist Association  
 Approval Requested: Process D, Minor Subdivision  
 Location: 1303 Highway 55, Montegut, Terrebonne Parish, LA  
 Government Districts: Council District 9 / Montegut Fire District  
 Developer: Bayou Baptist Association, c/o Joe Arnold  
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
4. a) Subdivision: Redivision of Batture Property (2.377 acres) belonging to Robert J. Neil  
 Approval Requested: Process A, Raw Land Division  
 Location: Batture across from South Terrebonne High School, Terrebonne Parish, LA  
 Government Districts: Council District 9 / Bourg Fire District  
 Developer: Robert J. Neil  
 Surveyor: Providence Engineering & Design, LLC
  - b) Public Hearing
  - c) Consider Approval of Said Application

**H. STAFF REPORT**

**I. ADMINISTRATIVE APPROVAL(S):** None

**J. 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

**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 FEBRUARY 21, 2019**

- A. The Vice-Chairman, Mr. Jeremy Kelley, called the meeting of February 21, 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 Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Mr. Kyle Faulk; Mr. Jeremy Kelley, Vice-Chairman; Mr. Keith Kurtz; Mr. Phillip Livas; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; and Mrs. Gloria Foret. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mr. Laddie Freeman, Legal Advisor; and Ms. Joan Schexnayder, TPCG Engineering Division.
- 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. Faulk 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 January 17, 2019.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Faulk. **THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Kelley; ABSENT: Dr. Cloutier, Mrs. Falgout, and Mrs. Foret. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Parking Plan:**  
The Vice-Chairman called to order the Parking Plan application by Matthew Rodrigue, P.E. requesting to create 39 new parking spaces with 38 existing parking spaces at 5366 Highway 311.
- a) Matt Rodrigue, representing the applicant, discussed the application and indicated they would need to create 39 new parking spaces.
- 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. Thibodeaux moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan application to create 39 new parking spaces with 38 existing parking spaces at 5366 Highway 311.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux: **YEAS: Mr. Cehan, Mr. Faulk, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Kelley; ABSENT: Dr. Cloutier, Mrs. Falgout, and Mrs. Foret. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. **Planning Approval:**  
The Vice-Chairman called to order the Planning Approval application by Victorious Life Family Worship Center requesting to establish a church in a C-2 (General Commercial) zoning district at 500 Corporate Drive, Suite J.
- a) Rhonda Smith, representing the applicant, discussed the application and indicated they wanted to open a church as an extension of their current church in LaPlace. She stated there were approximately 50 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. Thibodeaux moved, seconded by Mr. Kurtz: “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 500 Corporate Drive, Suite J.”

- e) Upon questioning, the application was clear on the 300' liquor license rules as discussed in the Staff Report.

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

J. Mr. Thibodeaux moved, seconded by Mr. Cehan: "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 Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux: YEAS: Mr. Cehan, Mr. Faulk, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Kelley; ABSENT: Dr. Cloutier, Mrs. Falgout, and Mrs. Foret. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

Mr. Jeremy Kelley, Vice-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 17, 2019.**

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