

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Joseph Cehan, Jr.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
L. A. "Budd" Cloutier, O.D.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

MAY 21, 2020, THURSDAY

6:00 P.M.

**VIA FACEBOOK LIVE, TERREBONNE PARISH CONSOLIDATED GOVERNMENT
VIA ZOOM TELECONFERENCE**

See attached Public Notice for details on how to participate and/or view meeting.

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 April 16, 2020

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial), 8338 & 8342 Main Street; Bayou Adoue Rentals, LLC, applicant (*Council District 5 / 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 April 16, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 21, 2020 INVOICES AND THE TREASURER'S REPORT OF APRIL 2020

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Thibodaux By-Pass Commercial Park
Approval Requested: Process D, Minor Subdivision
Location: 458 Highway 3185, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Donnes Real Estate
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application

2. a) Subdivision: Tracts 1 thru 6, Mandalay Oaks Subdivision
 Approval Requested: Process D, Minor Subdivision
 Location: 3495 Bayou Black Drive, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Black Fire District
 Developer: Michael X. St. Martin
 Surveyor: Keneth L. Rembert Land Surveyors
- b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Survey and Redivision of Revised Lot 8 of Paul Gros Subdivision belonging to Roger Owen Davis and Jennifer Davis, Creating Lot 8-A and Lot 8-B
 Approval Requested: Process D, Minor Subdivision
 Location: 406 Isle of Cuba Road, Schriever, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Roger Owen Davis, Jr. & Jennifer Davis
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Lots "A" and "B", Property belonging to Lionel Williams, et ux
 Approval Requested: Process D, Minor Subdivision
 Location: 321 & 323 Jackson Street, Terrebonne Parish, LA
 Government Districts: Council District 1 / City of Houma Fire District
 Developer: Lionel & Velma Williams
 Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the 6,000 minimum square foot requirement
- d) Consider Approval of Said Application
3. a) Subdivision: Tracts 1-A & 1-B, A Redivision of Tract 1 belonging to Carey J. Naquin, et ux
 Approval Requested: Process D, Minor Subdivision
 Location: 1266 Highway 665, Montegut, Terrebonne Parish, LA
 Government Districts: Council District 9 / Montegut Fire District
 Developer: Carey J. Naquin
 Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
4. a) Subdivision: Stone Creek Subdivision
 Approval Requested: Process D, Minor Subdivision
 Location: 343 Mozart Drive, Terrebonne Parish, LA
 Government Districts: Council District 1 / Grand Caillou Fire District
 Developer: Filemon & Hortencia S. Saldana
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
5. a) Subdivision: Emerson Subdivision, Phases C & D
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: Emerson Drive, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Enterprise Capital, LLC
 Surveyor: Milford & Associates, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
6. a) Subdivision: Tracts "A" and "B", A Redivision of Property belonging to Wade P. and Esther E. Lirette Asset Trust
 Approval Requested: Process D, Minor Subdivision
 Location: 411 & 411-A Ann Carol Street, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Wade P. Lirette
 Surveyor: T. Baker Smith, LLC
- b) Public Hearing
- c) Consider Approval of Said Application

7. a) Subdivision: Redivision of Tract 1A-2 belonging to Ryan Marmande to create Tracts 1A-2A and 1A-2B
 Approval Requested: Process D, Minor Subdivision
 Location: 1256 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Ryan Marmande
 Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
8. a) Subdivision: Adley Oaks, Phase A
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: 2508 Coteau Road, Terrebonne Parish, LA
 Government Districts: Council District 4 / Bayou Cane Fire District
 Developer: Dantin Bruce Development
 Engineer: Quality Engineering & Surveying, L.L.C.
 - b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action with regard to the 2020 American Planning Association's National Planning Conference being cancelled and replaced with NPC20 @ Home that was held April 29-May 1, 2020 via Zoom Teleconference as it pertains to registration fees

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lots D & E, A Redivision of Lots D & E of Broadmoor Heights Commercial Place, Section 2, T17S-R17E, Terrebonne Parish, LA
2. Raw Land Tract "B", Property belonging to Thomas E. Wright, et ux, Section 82, T16S-R17E, Terrebonne Parish, LA
3. Lot "A" and the Remainder of Lot 3 being a Redivision of Tract A-D-E-F-A and a portion of Lot 3, Block 1, Revision No. 2 to Development No. 1 Westside Plaza Subdivision, Section 4, T17S-R17E, Terrebonne Parish, LA
4. Lot Line Adjustment between Lots in Eagle Landing Subdivision, Block 1 transforming smaller lots into larger lots, Section 37, T20S-R17E, Terrebonne Parish, LA
5. Lot Line Adjustment between Lots in Eagle Landing Subdivision, Block 2 transforming smaller lots into larger lots, Section 37, T20S-R17E, Terrebonne Parish, LA
6. Lot Line Shift between Lot 5-A-2 and Lot 5-B-2 of Block 2, Four Point Estates Subdivision, Section 22, T20S-R17E, Terrebonne Parish, LA
7. Redivision of Property belonging to Stacy Gagneaux and Regina Ann Martinolich Legendre, et al, into Lot 1 and Lot 2, Section 78, T15S-R16E, 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



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION PUBLIC NOTICE

Following the Declaration of Public Health Emergency, La RS 29:766, by the Governor of the State of Louisiana, John Bel Edwards, and pursuant to Proclamations 27-JBE-2020, the Parish President for Terrebonne Parish, Gordon E. Dove, has declared a State of Emergency within Terrebonne Parish.

As per the attached Certification by Commission Chairman Kyle D. Faulk, and in accordance with Section 4 of Louisiana Executive Proclamation Number JBE 2020-30 of March 16, 2020 and the Parish President's Executive Order on Public Meetings signed March 23, 2020 at 4:50 p.m. and recorded in the Public Record on March 25, 2020 at COB 2600, page 585, Entry No. 1600720, the Houma-Terrebonne Regional Planning Commission meeting scheduled for Thursday, May 21, 2020 at 6:00 p.m. shall be conducted via Zoom tele/video conference and shall be live streamed on Terrebonne Parish Consolidated Government's Facebook page.

This meeting will not include video of the Commission sitting in the Council meeting room. Commission Members, Administration, and their staff will participate remotely. When you "view" the meeting, you may or may not be able to actually see a participant, depending on the participant's account settings.

1. Facebook

The Public may view the meeting over live video stream on the Terrebonne Parish Consolidated Government Facebook page. The public can access the page by searching for "Terrebonne Parish" or by typing this link into your browser:

<https://www.facebook.com/tpcg.org/>.

The Facebook page will be used for viewing purposes only. The comments section will be disabled. Public wishing to address the Commission will be administered through Zoom.us. Instructions are below.

2. Viewing or Listening to the Meeting via Zoom

The Public may view or listen to the meeting on video webinar or teleconference conducted by Zoom. **The Webinar ID for this meeting is 994 0850 2062.** You will not be able to address the Commission during this meeting unless you follow instructions in part 3 below.

A. View the Meeting from a PC, Mac, Android, or iPhone device.

1. Enter this link into your browser to join the webinar:

<https://zoom.us/j/99408502062>.

2. When prompted, enter your name and email address.

3. Click "Join" or "Join Webinar."

4. The meeting should automatically download and launch.

B. Listen to the Meeting from any mobile or wired touchtone telephone.

1. Dial 1-301-715-8592.

2. When prompted, enter the Webinar ID 994 0850 2062.



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

3. Public Addressing the Board

Individuals “Wishing to Address the Commission” will have to fill out a speaker card and email the card to cpulaski@tpcg.org and/or bbecnel@tpcg.org. A speaker card is attached to this Notice. To prevent participation in the meeting by anonymous or fictitious individuals, you are required to include your name, telephone number, and email address on the card, and you are required to sign and date your card at the bottom. If you do not have printing and/or scanning technology, your typed name will suffice for an electronic signature. **Speaker cards will be accepted until 3:00 p.m. CST on the date of the meeting. Any cards submitted after deadline will not be accepted. Speaker cards submitted without the required information and signature will not be accepted.**

When the Commission staff receives your speaker card in compliance with these instructions, you will be sent an electronic invitation to join the meeting. For this reason, you will need to include a valid email address on your speaker card. **Any cards submitted without a valid email address will not be accepted.**

Individuals “Wishing to Address the Commission” will need to sign into a Zoom account to participate. To sign up for a free account, go to <https://zoom.us/signup>. To sign into your Zoom account, go to <https://zoom.us/signin>. Each individual addressing the Commission shall be limited to 3.0 minutes.

4. This meeting will be the second time the Houma-Terrebonne Regional Planning Commission uses webinar conferencing technology to conduct a public meeting. While every effort is being made to conduct a smooth and inclusive public meeting during this time of emergency, please understand that technology may not always be reliable, whether due to human error or technical error. Please offer your patience and understanding while the Commission launches and improves this new way of connecting to the people of Terrebonne Parish.



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



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

TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

SPEAKER CARD
Meeting Date: May 21, 2020

Please complete this card prior to the start of the meeting and email to cpulaski@tpcg.org and/or [bbeconel@tpcg.org](mailto:bbecnel@tpcg.org); or fax to (985) 580-8141. If you can't use either of these options, please contact the Planning & Zoning Department Office at (985) 873-6569 or Houma-Terrebonne Regional Planning Commission at (985) 873-6793 so we can determine another option.

If you wish to address the Commission relative to:

Approval of Minutes

ZONING & LAND USE AGENDA ITEMS

Item F.1 – Rezone from R-1 to C-2, 8338 & 8342 Main Street

REGIONAL PLANNING COMMISSION AGENDA ITEMS

Item G.1 – Thibodaux By-Pass Commercial Park

Item G.2 – Tracts 1 thru 6, Mandalay Oaks Subdivision

Item H.1 – Survey & Redivision of Revised Lot 8 of Paul Gros Subdivision belonging to Roger O. & Jennifer Davis, Creating Lot 8-A and Lot 8-B

Item H.2 – Lots “A” and “B”, Property belonging to Lionel Williams, et ux

Item H.3 – Tracts 1-A & 1-B, A Redivision of Tract 1 belonging to Carey J. Naquin, et ux

Item H.4 – Stone Creek Subdivision

Item H.5 – Emerson Subdivision, Phases C & D

Item H.6 – Tracts “A” and “B”, A Redivision of Property belonging to Wade P. & Esther E. Lirette Asset Trust

Item H.7 – Redivision of Tract 1A-2 belonging to Ryan Marmande to create Tracts 1A-2A and 1A-2B

Item H.8 – Adley Oaks, Phase A

Please note before submitting speaker card.

Name: _____ Date: _____

Address, Telephone Number, E-mail address, Affiliation, or Representation:

I wish to address the Commission regarding:

I certify that I am the person submitting this speaker card and that this information is true and correct to the best of my knowledge and ability.

Signed: _____ Dated: _____

For more information, cancellations and updates, individuals can go to the Terrebonne Parish Consolidated Government's webpage at <http://www.tpcg.org>.

BECKY M. BECNEL, MINUTE CLERK
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
(985) 873-6793

**CERTIFICATION IN ACCORDANCE WITH SECTION 4 OF LOUISIANA
EXECUTIVE PROCLAMATION NUMBER JBE 2020-30 OF MARCH 16, 2020**

I, Kyle D. Faulk, am the Chairman of the Houma-Terrebonne Regional Planning Commission for Terrebonne Parish Consolidated Government, and I do hereby certify as follows:

1. The Houma-Terrebonne Regional Planning Commission has scheduled a regular meeting for Thursday, May 21, 2020 at 6:00 p.m.
2. The agenda for that regular meeting has been published in accordance with law.
3. I am familiar with the Declaration of Public Health Emergency issued by Louisiana Governor John Bel Edwards on March 11, 2020 and the parish-wide declaration of public emergency issued by Terrebonne Parish President Gordon E. Dove on March 12, 2020, in response to spread of novel corona virus into the state of Louisiana; and
4. I have read and am familiar with Proclamation Number JBE 2020-30 dated March 16, 2020 by Louisiana Governor John Bel Edwards which, in part, authorizes a local political subdivision to hold public meetings via teleconference or videoconference during this state of emergency in the event a written certification is issued "that it will otherwise be unable to operate due to quorum requirements."
5. I have read and am familiar with Terrebonne Parish President Gordon E. Dove's Executive Order on Public Meetings issued March 23, 2020, which suspends the two day notice requirement for Houma-Terrebonne Regional Planning Commission meetings and authorizes the Commission to conduct meetings in accordance with Louisiana Proclamation Number JBE 2020-30, Section 4 should the Houma-Terrebonne Regional Planning Commission be unable to obtain a quorum for meeting in person.
6. I have also read and am familiar with Governor Edwards's Proclamation Number 33 JBE 2020 dated March 22, 2020, which orders the citizens of Louisiana to "stay home" except for conducting essential tasks.
7. In light of these orders, I have corresponded via email and/or telephone with all members of the Houma-Terrebonne Regional Planning Commission.
8. Of the nine members of the Houma-Terrebonne Regional Planning Commission, nine members have advised that they are unable to attend in person the Board meeting scheduled for Thursday, May 21, 2020 at 6:00 p.m.
9. Of the nine members of the Houma-Terrebonne Regional Planning Commission, nine members have advised me that they ARE available to attend that meeting via teleconference or video conference.
10. Therefore, the Houma-Terrebonne Regional Planning Commission will be unable, due to quorum requirements, to operate for the meeting scheduled for Thursday, May 21, 2020 at 6:00 p.m. unless the meeting is held via teleconference or video conference.
11. Therefore, in accordance with Section 4 of Louisiana Executive Order JBE 2020-30, and in accordance with Parish President Dove's Executive Order on Public Meetings dated March 23, 2020, I certify that the meeting of the Houma-Terrebonne Regional Planning Commission scheduled for Thursday, May 21, 2020 at 6:00 p.m. shall be conducted via teleconference or video conference and notice shall be published accordingly.

Certified to be true and correct on this 21st day of May 2020.

/s/Kyle D. Faulk, Chairman

Houma-Terrebonne Regional Planning Commission

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

ZONING & LAND USE COMMISSION

MEETING OF APRIL 16, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of April 16, 2020 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:03 p.m. via live Zoom teleconference broadcast from the Terrebonne Parish Consolidated Government's Facebook page with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Joseph "Joey" Cehan, Vice-Chairman; Dr. L.A. "Budd" Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Robbie Liner; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Keith Kurtz and Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.

Per the policy of the certification of the April 16, 2020 Regular Meeting, see the attached certification for the April 16, 2020 Regular Meeting.

- 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. Dr. Cloutier moved, seconded by Ms. Ellender: "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 February 20, 2020."

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

- E. **COMMUNICATIONS:** None.

- F. **OLD BUSINESS:**

Dr. Cloutier moved, seconded by Mr. Liner: "That the Old Business be removed from the table and considered at this time."

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

1. The Chairman called to order an application by Guidry Brothers Rental Properties, LLC requesting Planned Building Group Approval for the placement of two (2) apartment buildings at 855 Bayou Gardens Boulevard.

a) Mr. Morille Guidry, applicant, was unable to access the Zoom teleconference so Mr. Pulaski represented him as Mrs. Becnel communicated with the applicant via text messaging.

b) This matter was tabled at the previous January meeting due to needing 15' clearance between the buildings instead of the 10' they were providing. Discussion was held with regard to the applicant sacrificing square footage of the buildings in order to accommodate the distance between buildings.

c) No one from the public was online to speak on the matter.

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.

e) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Building Group application."

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

G. NEW BUSINESS:

1. Home Occupation:

The Chairman called to order an application by Fish Tails Swimming, LLC requesting Home Occupation Approval to establish a home business to provide swimming lessons at 318 Firwood Drive.

- a) Ms. Ruth Guilfou, applicant, was online and stated she will provide private, semi-private, and group lessons and will monitor parking. She indicated she had been in business but didn't realize she needed licensing and home occupation approval but wanted to get everything legal and correct.
- b) No one from the public was online to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- d) Mr. Cehan moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Home Occupation application to establish a home business to provide swimming lessons at 318 Firwood Drive."

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

2. Planning Approval:

The Chairman called to order an application by Cornerstone Foursquare Church requesting to place a church in an R-1 (Single-Family Residential) zoning district at 8369 Park Avenue.

- a) Mr. Ray Marcel, applicant, 200 Peach Street, was online and stated their church has been in existence for 26 years and they have no room for expansion and would like to relocate.
- b) No one from the public was online to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- d) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planning Approval application for the placement of a church in an R-1 (Single-Family Residential) zoning district at 8369 Park Avenue."

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

3. Preliminary Hearing:

Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 8338 & 8342 Main Street for Thursday, May 21, 2020 at 6:00 p.m."

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

H. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the discussion and possible action with regard to introducing a draft resolution and ordinance to revise the Overlay District to include South Hollywood Road from Valhi Boulevard to Southdown Mandalay Road.

- a) No one from the public was online to speak on the matter.
- b) Dr. Cloutier moved, seconded by Mr. Cehan: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk;

ABSENT: Mr. Kurtz and Mr. Livas. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Pulaski discussed the amendment to the Overlay District due to the recent extension of South Hollywood Road.
- d) Discussion was held with regard to the zoning in the area.
- e) Dr. Cloutier moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, authorize Staff to submit the resolution and ordinance with regard to revising the Overlay District to include South Hollywood Road from Valhi Boulevard to Southdown Mandalay Road to the Terrebonne Parish Council for consideration."

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

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

- K. Mr. Thibodeaux moved, seconded by Ms. Ellender: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:39 p.m."

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

Kyle D. Faulk, 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 APRIL 16, 2020.

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

**CERTIFICATION IN ACCORDANCE WITH SECTION 4 OF LOUISIANA
EXECUTIVE PROCLAMATION NUMBER JBE 2020-30 OF MARCH 16, 2020**

I, Kyle D. Faulk, am the Chairman of the Houma-Terrebonne Regional Planning Commission for Terrebonne Parish Consolidated Government, and I do hereby certify as follows:

1. The Houma-Terrebonne Regional Planning Commission has scheduled a regular meeting for Thursday, April 16, 2020 at 6:00 p.m.
2. The agenda for that regular meeting has been published in accordance with law.
3. I am familiar with the Declaration of Public Health Emergency issued by Louisiana Governor John Bel Edwards on March 11, 2020 and the parish-wide declaration of public emergency issued by Terrebonne Parish President Gordon E. Dove on March 12, 2020, in response to spread of novel corona virus into the state of Louisiana; and
4. I have read and am familiar with Proclamation Number JBE 2020-30 dated March 16, 2020 by Louisiana Governor John Bel Edwards which, in part, authorizes a local political subdivision to hold public meetings via teleconference or videoconference during this state of emergency in the event a written certification is issued "that it will otherwise be unable to operate due to quorum requirements."
5. I have read and am familiar with Terrebonne Parish President Gordon E. Dove's Executive Order on Public Meetings issued March 23, 2020, which suspends the two day notice requirement for Houma-Terrebonne Regional Planning Commission meetings and authorizes the Commission to conduct meetings in accordance with Louisiana Proclamation Number JBE 2020-30, Section 4 should the Houma-Terrebonne Regional Planning Commission be unable to obtain a quorum for meeting in person.
6. I have also read and am familiar with Governor Edwards's Proclamation Number 33 JBE 2020 dated March 22, 2020, which orders the citizens of Louisiana to "stay home" except for conducting essential tasks.
7. In light of these orders, I have corresponded via email and/or telephone with all members of the Houma-Terrebonne Regional Planning Commission.
8. Of the nine members of the Houma-Terrebonne Regional Planning Commission, nine members have advised that they are unable to attend in person the Board meeting scheduled for Thursday, April 16, 2020 at 6:00 p.m.
9. Of the nine members of the Houma-Terrebonne Regional Planning Commission, nine members have advised me that they ARE available to attend that meeting via teleconference or video conference.
10. Therefore, the Houma-Terrebonne Regional Planning Commission will be unable, due to quorum requirements, to operate for the meeting scheduled for Thursday, April 16, 2020 at 6:00 p.m. unless the meeting is held via teleconference or video conference.
11. Therefore, in accordance with Section 4 of Louisiana Executive Order JBE 2020-30, and in accordance with Parish President Dove's Executive Order on Public Meetings dated March 23, 2020, I certify that the meeting of the Houma-Terrebonne Regional Planning Commission scheduled for Thursday, April 16, 2020 at 6:00 p.m. shall be conducted via teleconference or video conference and notice shall be published accordingly.

Certified to be true and correct on this 16th day of April 2020.



Kyle D. Faulk, Chairman
Houma-Terrebonne Regional Planning Commission

***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*

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 2/27/2020

Bayou Adoue Rentals, L.L.C.
Applicant's Name

8358 Main Street Houma LA 70363
Address *City* *State* *Zip*

Telephone Number (Home) *(Work)*

100%
Interest in Ownership (Owner, etc.)

8338 & 8342 Main Street, Houma, LA 70363
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R1 To: C2

Previous Zoning History: X No _____ Yes

If Yes, Date of Last Application: N/A

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. **PUBLIC NEED:** Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. **EFFECT OF AMENDMENT:** Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. **ERROR:** The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

SEE ATTACHED LIST

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

YES

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

SEE ATTACHED LIST

APPLICATION FEE SCHEDULE

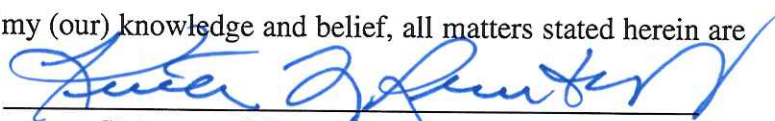
Terrebonne Parish Consolidated Government has adopted the following fee schedule:

- | | | |
|---------------------------|---|---------------------------|
| 1. Map Amendment: | \$25.00 / first acre | |
| | \$ 3.50 / every acre thereafter, up to fifteen (15) acres | |
| Minimum Charge - \$25.00; | | Maximum Charge - \$100.00 |

I (We) own 0.192 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

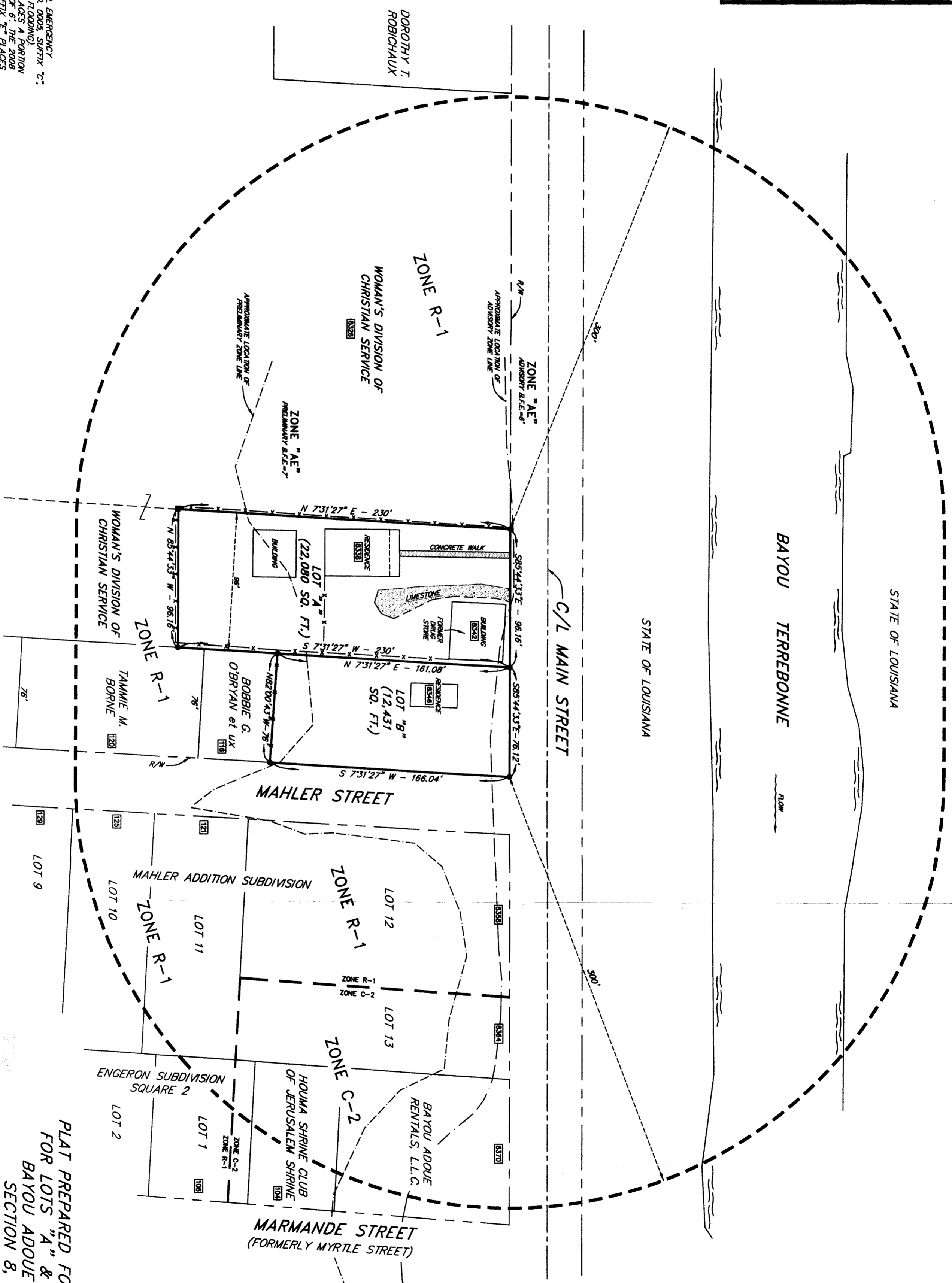
I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



 Signature of Owner or Authorized Agent

REASONS FOR REZONING

1. With the exception of Mr. Jonathon Foret's home, the owner of Bayou Adoue Rentals, L.L.C., Bayou Adoue Rentals L.L.C. owns several parcels along Main Street east of these tracts that are zoned C-2 and would like these rezoned C-2 as well.
2. Lot A has a former drug store building on it which perhaps should not have been zoned R-1. Lot A is planned to be made into a restaurant. Lot B planned to be used as a parking lot.
3. The construction of the Twin Span bridges across the Intracoastal has depressed this area. This used to be an area with many businesses. We are looking to help revitalize this area with an economic and cultural uplift. The restaurant planned would be the reopening of a well-known family restaurant.



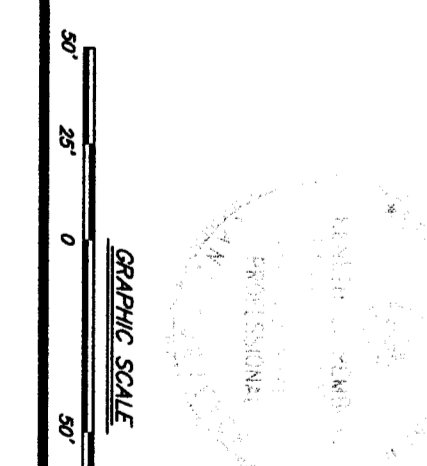
THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C" AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-R103 PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A B.F.E. REQUIREMENT OF 6'. THE 2008 PROPOSED DIRM COMMUNITY NO. 221090, PANEL NO. 0255 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A B.F.E. REQUIREMENT OF 7'.

THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH C.E. ENTITLED "MAHLER ADDITION BEING A SUBDIVISION OF PROPERTY BELONGING TO ALEDORE MAHLER LOCATED IN SECTION 8, T17S-R17E, IN THE CITY OF HOUMA, LOUISIANA" AND DATED MARCH 7, 1938 BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE 1702.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

LEGEND:
 X CHISELED "X" SET IN CONCRETE
 • INDICATES 5/8" IRON ROD SET

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVICES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PLAT SURVEYED.



PLAT PREPARED FOR REZONING TO C-2 FOR LOTS "A" & "B" BELONGING TO BAYOU ADOUE RENTALS, L.L.C. SECTION 8, T17S - R17E TERREBONNE PARISH, LOUISIANA

FEBRUARY 26, 2020

SCALE: 1" = 50'

Kenneth L. Rembert
 KENNETH L. REMBERT, SURVEYOR
 635 SCHOOL ST., HOUMA, LA.
 PH: (985) 879-2782