

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

NOVEMBER 15, 2018, 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 October 18, 2018

E. COMMUNICATIONS

F. OLD BUSINESS:

1. Planning Approval:
Establish a church in a C-2 (General Commercial) zoning district; 1025 West Tunnel Boulevard, Unit C;
Iglesia Pentecostal, c/o Pastor Joeli Reyes, 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 October 18, 2018

**E. APPROVE EMITTENCE OF PAYMENT FOR THE NOVEMBER 15, 2018 INVOICES AND
TREASURER'S REPORT OF OCTOBER 2018 and THE AMENDMENT TO THE 2018 BUDGET**

F. PLANNING:

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

G. COMMUNICATIONS

H. 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

I. APPLICATIONS:

- 1. a) Subdivision: Tract 1, A Redivision of Property belonging to Four Point Industries, Inc.
 Approval Requested: Process D, Minor Subdivision
 Location: 1171 Four Point Road, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Black Fire District
 Developer: Sal Caminita, Jr.
 Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
- 2. a) Subdivision: Tracts 1 & 2, Property belonging to Stanislaus Kidder, III & Edith Kidder
 Approval Requested: Process D, Minor Subdivision
 Location: 173 Azalea Drive, Donner, Terrebonne Parish, LA
 Government Districts: Council District 2 / Donner-Chacahoula Fire District
 Developer: Stanislaus Kidder, III & Edith Kidder
 Surveyor: Delta Coast Consultants, LLC
- b) Public Hearing
- c) Consider Approval of Said Application
- 3. a) Subdivision: High Land Development, Addendum No. 1
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Industrial Avenue A Extension & Browning Court, Terrebonne Parish, LA
 Government Districts: Council District 9 / Bourg & Village East Fire District
 Developer: Low Land Investors, L.L.C.
 Engineer: Eugene P. Robichaux, P.E.
- b) Consider Approval of Said Application
- 4. a) Subdivision: Sonoco Living Quarters
 Approval Requested: Process B, Residential Building Park-Engineering
 Location: 5420 West Main Street, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: SONOCO
 Engineer: Milford & Associates, Inc.
- b) Consider Approval of Said Application

J. STAFF REPORT

K. ADMINISTRATIVE APPROVAL(S):

- 1. Revised Lots 24 & 25, A Redivision of Lots 24 & 25 of Helen Park Estates, Section 86, T15S-R16E, Terrebonne Parish, LA
- 2. Revised Lots 1 and 2, A Redivision of Lots 1 and 2, Block 5, Phase 4C of Capital Commercial Development, Sections 84 & 85, T17S-R17E, Terrebonne Parish, LA

L. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

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

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF OCTOBER 18, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of October 18, 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. Wayne Thibodeaux.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Joseph “Joey” Cehan; Mr. James Erny; Mrs. Gloria Foret; and Mr. Alex Ostheimer, Vice-Chairman. 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 September 20, 2018.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mr. Kelley, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan, Mr. Erny, Mrs. Foret, and Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
1. The Chairman called to order the application by Iglesia Pentecostal, Pastor Joeli Reyes requesting Planning Approval to establish a church in a C-2 (General Commercial) zoning district at 1025 West Tunnel Boulevard, Unit C.
- a) Cynthia Pellegrin, Remax, representing the applicant, discussed the application for church.
- b) The Chairman recognized Mike Duplantis, 1023 West Tunnel Blvd., who expressed concerns of liquor licensing of nearby restaurants and bars by having a church within the distance requirements although he wasn’t opposed to the church.
- c) Discussion was held with regard to the state not recognizing the facility as a bonified church but the parish does along with the distances for Tunnel Boulevard which is in the overlay district versus Polk Street which is not.
- d) Mr. Pulaski stated he would bring the matter to Administration to possibly update the regulations.
- e) Mr. Pulaski discussed the Staff Report.
- f) Discussion ensued with regard to assemblies versus churches and the existing businesses in the area being there for a long time.
- g) Mr. Kelley moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the Planning Approval application to establish a church in a C-2 (General Commercial) zoning district at 1025 West Tunnel Boulevard, Unit C until the next regular meeting of November 15, 2018.”
- Mr. Cehan arrived at the meeting at this time – 6:17 pm*
- h) Discussion ensued with regard to getting the matter on the Council agenda and Mr. Pulaski indicated he would try to expedite it.
- The Chairman called for a vote on the motion offered by Mr. Kelley: THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- i) The Chairman recognized Mrs. Pellegrin, once again, who indicated the church would hold approximately 30-40 people which would be recognized as an assembly and tabling the matter would leave them with no place to worship.

2. The Chairman called to order the application by Karly's Kustom Upholstery & Soft Home Furnishings requesting a Home Occupation to allow for interior design/sewing classes at 425 Valhi Boulevard.
 - a) Karly Dickson, applicant, discussed the home occupation application.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
 - c) Mr. Thibodeaux moved, seconded by Mrs. Falgout: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Home Occupation application to allow for interior design/sewing classes at 425 Valhi Boulevard."

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

1. The Chairman recognized Mr. Mike Duplantis, who requested any way to help the proposed church on Tunnel Boulevard to move forward and not be held up. The Chairman stated there were regulations that needed to be followed.

J. 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 6:26 p.m."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Ostheimer. 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 OCTOBER 18, 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

ZLU18/6
Dist. 6
Bayou Cane Fire

**Zoning & Land Use Commission
Application**

Name: PASTOR JOELI REYES (IGLESIA PENTECOSTAL)

Address: 7389 W MAIN ST, HOUMA, LA 70360

Phone: (504) 553-6811

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 1025 W TUNNEL (UNIT C) in a C-2 Zoning District. The legal description of the property involved in this application is: SEE ATTACHED

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

Applicant's interest in the premises affected: LEASEE

Approximate cost of work involved: \$5,000

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:

- B&B BROTHERS CAVIN CRITERS, 203 CHANTILLY DR, HOUMA, LA 70360
- TRI PAREH APPRAISAL, INC., 411 KEELEY ANN DR, HOUMA, LA 70360

- MIKE'S STEAK HOUSE, LLC, 1804 POLK ST, HOUMA, LA 70360

X [Signature]
Signature of Applicant or Agent

(504) 553-6811
Phone Number

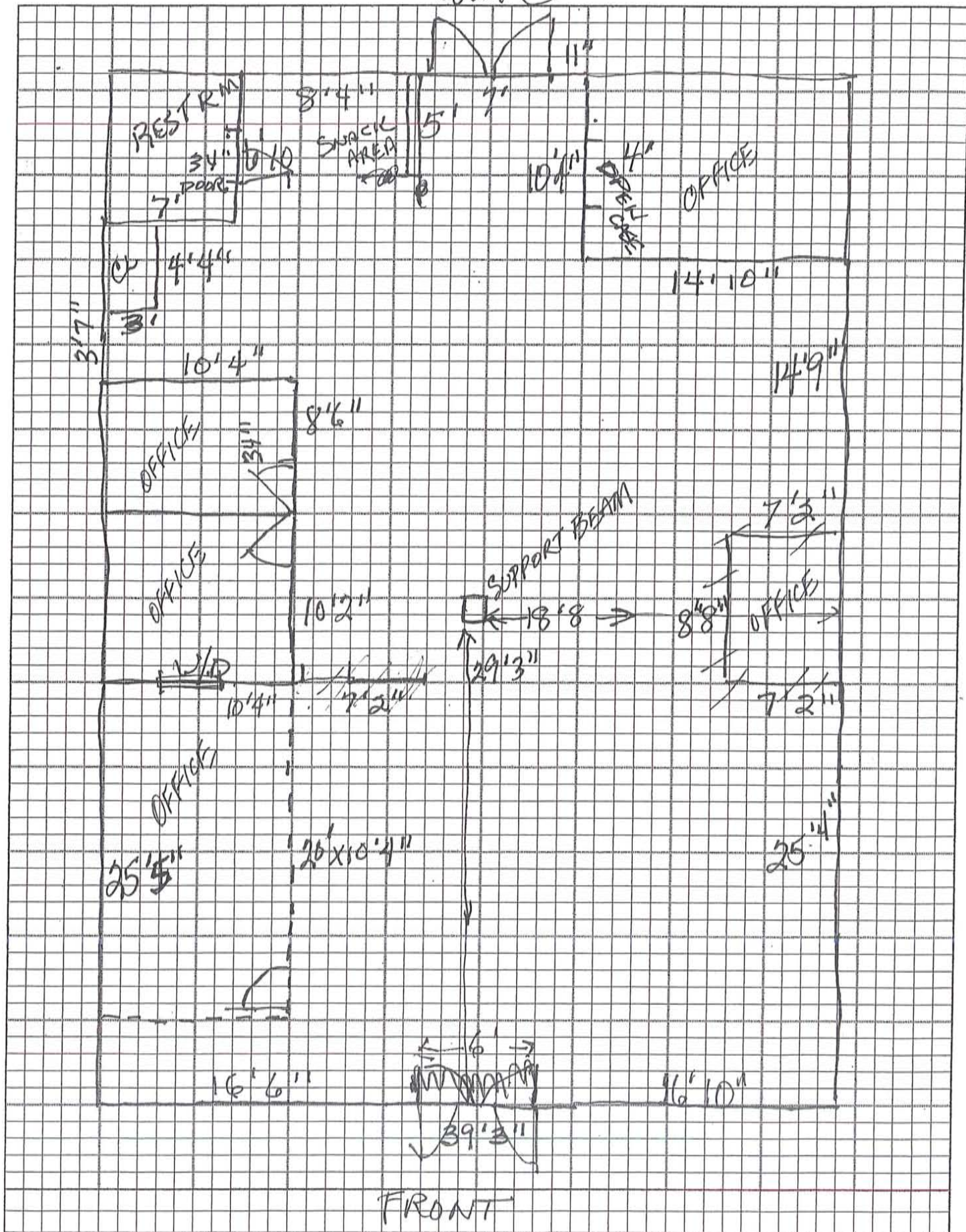
The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

[Signature]
Signature of Applicant or Agent

9/14/18
Date

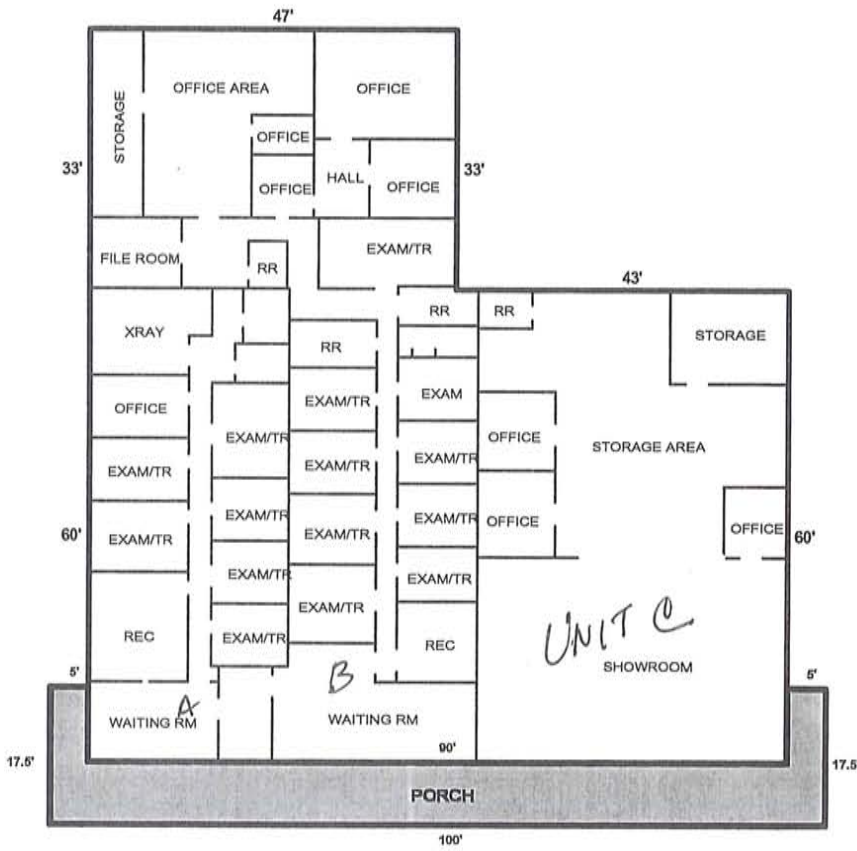
1025 W TUNNEL

Unit C



SKETCH ADDENDUM

Borrower or Owner **Mo-Enterprises, Inc.**
 Property Address **1025 West Tunnel Boulevard**
 City **Houma** County **Terrebonne** State **LA** Zip Code **70360**
 Lender or Client **Synergy Bank**



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area			First Floor
First Floor	6951	366	47.0 X 93.0 = 4371.0
			43.0 X 60.0 = 2580.0
			Total 6951.0
Porches/Patios			
PORCH	895	254	

Charles W. Butts REAS, Inc.

Charles W. Butts