

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 17, 2016, 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 20, 2016

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-2 (Two-Family Residential) to C-3 (Neighborhood Commercial) Lots 8 & 9, Block 4, Garnet Addition, 408 Palm Avenue; Motivativ Seafoods, LLC, applicant (*Council District 5/City of Houma Fire District*)

G. NEW BUSINESS:

1. Planned Building Group:
Placement of five (5) storage buildings, 2335 St. Louis Canal Road; J-Bomm, LLC, applicant (*Council District 3/Bayou Cane Fire District*)

H. STAFF REPORT

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. ADJOURN

I. 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 Special Meeting of October 13, 2016 and the Regular Meeting of October 20, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE NOVEMBER 17, 2016 INVOICES AND TREASURER'S REPORT OF OCTOBER 2016

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1
Approval Requested: Process A, Raw Land Division
Location: 1860 Highway 665, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Barry Boudreaux, Sr. & Stacy Boudreaux
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tracts C thru H, Property of J.H.D. Investment & Land Management, LLC
Approval Requested: Process D, Minor Subdivision
Location: 6939 Robinson Canal Road, Cocodrie, Terrebonne Parish, LA
Government Districts: Council District 9 / Little Caillou Fire District
Developer: J.H.D. Investment & Land Management, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 12-A thru 12-E, A Redivision of Lot 12, Property of Cropland Investment Group, L.L.C., et al
Approval Requested: Process D, Minor Subdivision
Location: 3628 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Cropland Investment Group, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Revised Phases C & D, A Portion of Trinity Commercial Park, Addendum No. 2
Approval Requested: Process D, Minor Subdivision
Location: Trinity & Deep Water Lanes, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Survey and Redivision of Raw Land Tract 1 belonging to J-Bomm, LLC into Tract 1
Approval Requested: Process D, Minor Subdivision
Location: Intersection of North Eagle Drive & St. Louis Canal Road, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: J-Bomm, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Resubdivision of Tract D into Tracts D-1 & D-2, Estate of Carrol J. Matherne
Approval Requested: Process D, Minor Subdivision
Location: 1647 Martin Luther King Boulevard, Terrebonne Parish, LA
Government Districts: Council District 2 & 3 / Bayou Cane Fire District
Developer: Viking Partners, L.L.C.
Surveyor: Acadia Land Surveying, LLC

b) Public Hearing
c) Consider Approval of Said Application

- 6. a) Subdivision: Resubdivision of Tracts B-1, B-3, & E-2 into Tracts B-3-A, B-3-B, B-3-C, & E-2-A, Estate of Carol J. Matherne
 Approval Requested: Process D, Minor Subdivision
 Location: 1539 Martin Luther King Boulevard, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Viking Partners, L.L.C.
 Surveyor: Acadia Land Surveying, LLC
- b) Public Hearing
- c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

- 1. Revised Lot D and Adjacent Raw Land Property of North Terrebonne Commercial Park, Section 4, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
- 2. Parcels F & G, Property belonging to Norman J. Price, Jr., et al, Section 5, T18S-R19E, Terrebonne Parish, LA
- 3. Tracts A & B, A Redivision of Tracts 5, 7, & 11 of Former O'Neal J. Naquin, Jr., et al Property, Section 85, T15S-R16E, Terrebonne Parish, LA
- 4. Lot Line Shift between Tract D-1 and Property belonging to Diana Trahan Hall Milstead, Section 4, T17S-R17E, Terrebonne Parish, LA
- 5. Revised Tracts 3 & 4, Property belonging to Severy P. Berger, et ux, Section 32, T18S-R17E, 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

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF OCTOBER 20, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of October 20, 2016 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. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. James Erny & Mr. Jeremy Kelley. 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. 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 September 15, 2016.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. **THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PRELIMINARY HEARING:**
1. Mr. Ostheimer moved, seconded by Mrs. Foret: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-2 (Two-Family Residential) to C-3 (Neighborhood Commercial) Lots 8 & 9, Block 4, Garnet Addition, 408 Palm Avenue; Motivait Seafoods, LLC, applicant; for Thursday, November 17, 2016 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. **THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. 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. Mr. Cehan moved, seconded by Mrs. Falgout: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:04 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Cehan. **THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

L.A. “Budd” Cloutier, 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 20, 2016.**

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

ZLU16/15
Dist. 5

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: 9/28/16

MOTIVATIT SEAFOODS, L.L.C.
Applicant's Name

412 PALM AVENUE HOUMA LA 70364
Address *City* *State* *Zip*

Telephone Number (Home) (985) 868-7191
(Work)

MOTIVATIT SEAFOODS, L.L.C.
Interest in Ownership (Owner, etc.)

408 PALM AVENUE LOTS 8 & 9, BLOCK 4, PALM AVENUE
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

GARNET ADDITION

Zoning Classification Request:

From: R2 To: C3

Previous Zoning History: X No _____ Yes

If Yes, Date of Last Application: _____

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):

Motivati Seafoods, LLC by:

[Handwritten Signature]

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:

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):

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

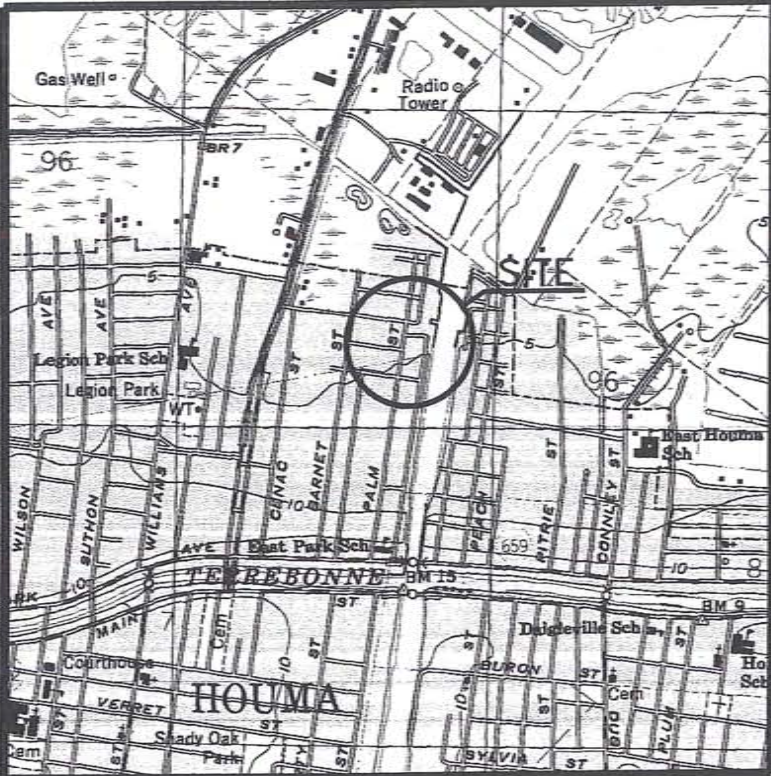
Minimum Charge - \$25.00; Maximum Charge - \$100.00

I (We) own _____ acres. A sum of _____ dollars is enclosed and made a part of this application.

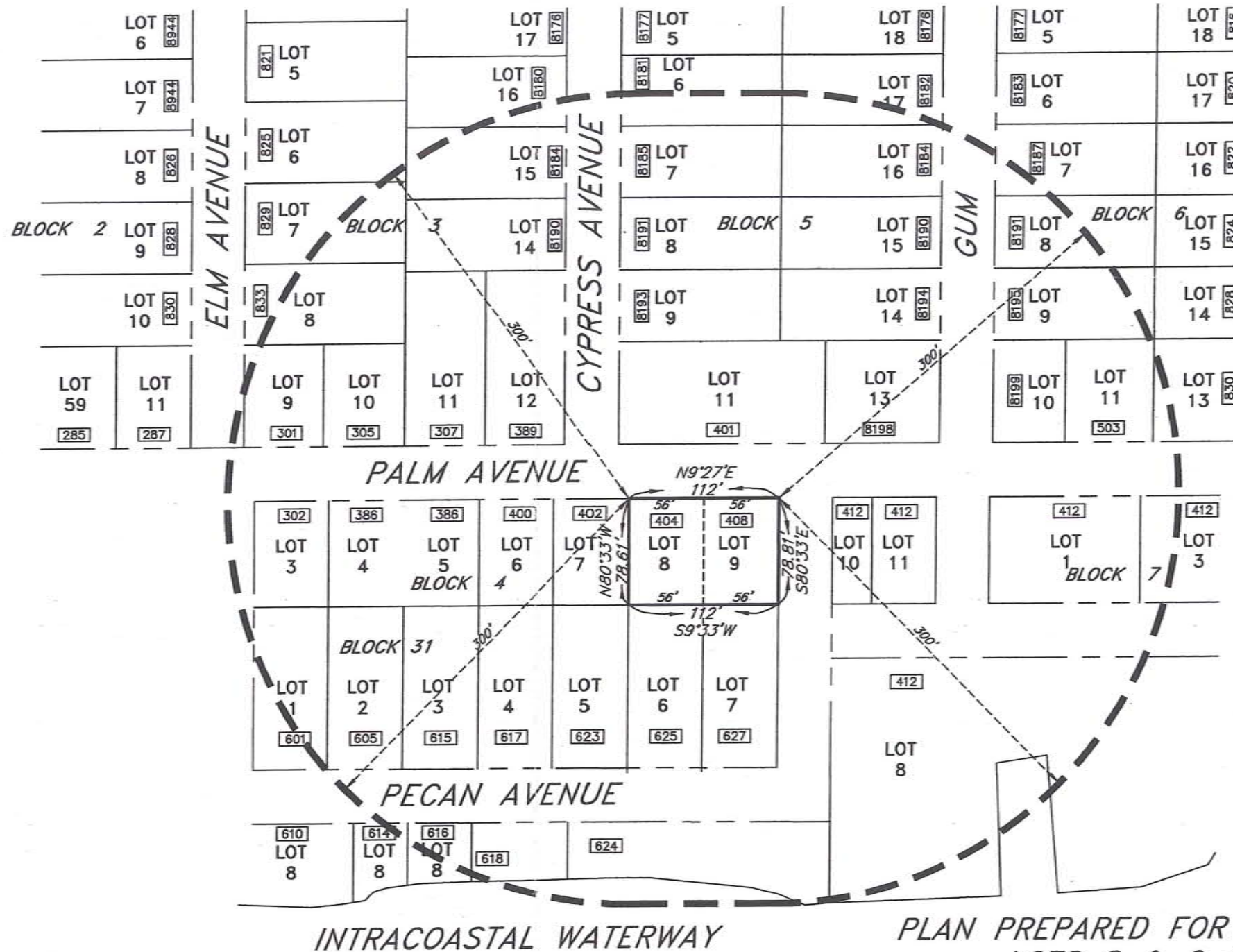
DECLARATION

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

[Handwritten Signature]
 Signature of Owner or Authorized Agent



VICINITY MAP



PLAN PREPARED FOR REZONING TO C-3
 LOTS 8 & 9 OF BLOCK 4,
 OF THE GARNET ADDITION TO
 THE CITY OF HOUMA
 IN SECTION 96, T17S - R17E,
 TERREBONNE PARISH, LOUISIANA



SEPTEMBER 26, 2016

SCALE: 1" = 100'

Kenneth L. Rembert
 KENETH L. REMBERT, LAND SURVEYOR
 635 SCHOOL ST., HOUMA, LA.
 985-879-2782

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

THIS TRACT IS LOCATED IN ZONES "A2" & "B" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "A2" HAS A BASE FLOOD REQ. OF 4'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R103 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH, C.E. ENTITLED "PLAT SHOWING SURVEY OF THE NORTH HALF OF BLOCK 3, THE SOUTH HALF OF BLOCK 5 AND THE CONTINUATION OF BLOCKS 1 AND 4 OF GARNET ADDITION LOCATED IN SECTION 96, T17S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED JUNE 10, 1938. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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.

*Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793*

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

J-BOMM
Applicant's Name

151 TOURIST DR GRAY, LA 70359
Address City State Zip Code

10/27/14 Date 985 631-3278 Telephone Number(s)

OWNER
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

- Name of Project: PREMIER SELF STORAGE
- Location: 2335 ST LOUIS CANAL ROAD
- Zoning District: C3
- Total Land Area: 4.9 ACRES
- Total Number of Units: 2
- Gross Floor Area: 16,500
- Total Parking Spaces Provided: 6
- Total Parking Spaces Required: 6
- Approximate Cost of Work Involved: \$500,000
- Has any previous application been made: NO YES

If Yes, please describe: _____

PLEASE ATTACH THE FOLLOWING INFORMATION:

A. Site Plan Depicting the Following:

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable);
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable);
- 10) Play areas (if applicable);
- 11) Water main locations

B. Legal Description of Subject Property 2335 St Louis CANAL

C. Drainage Plans and Elevations YES

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets. *JC*

I (We) own 4.9 acres. A sum of ~~8140~~ 40 dollars is enclosed and made a part of this application.

James Clej

Signature of Applicant

10/27/14

Date

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

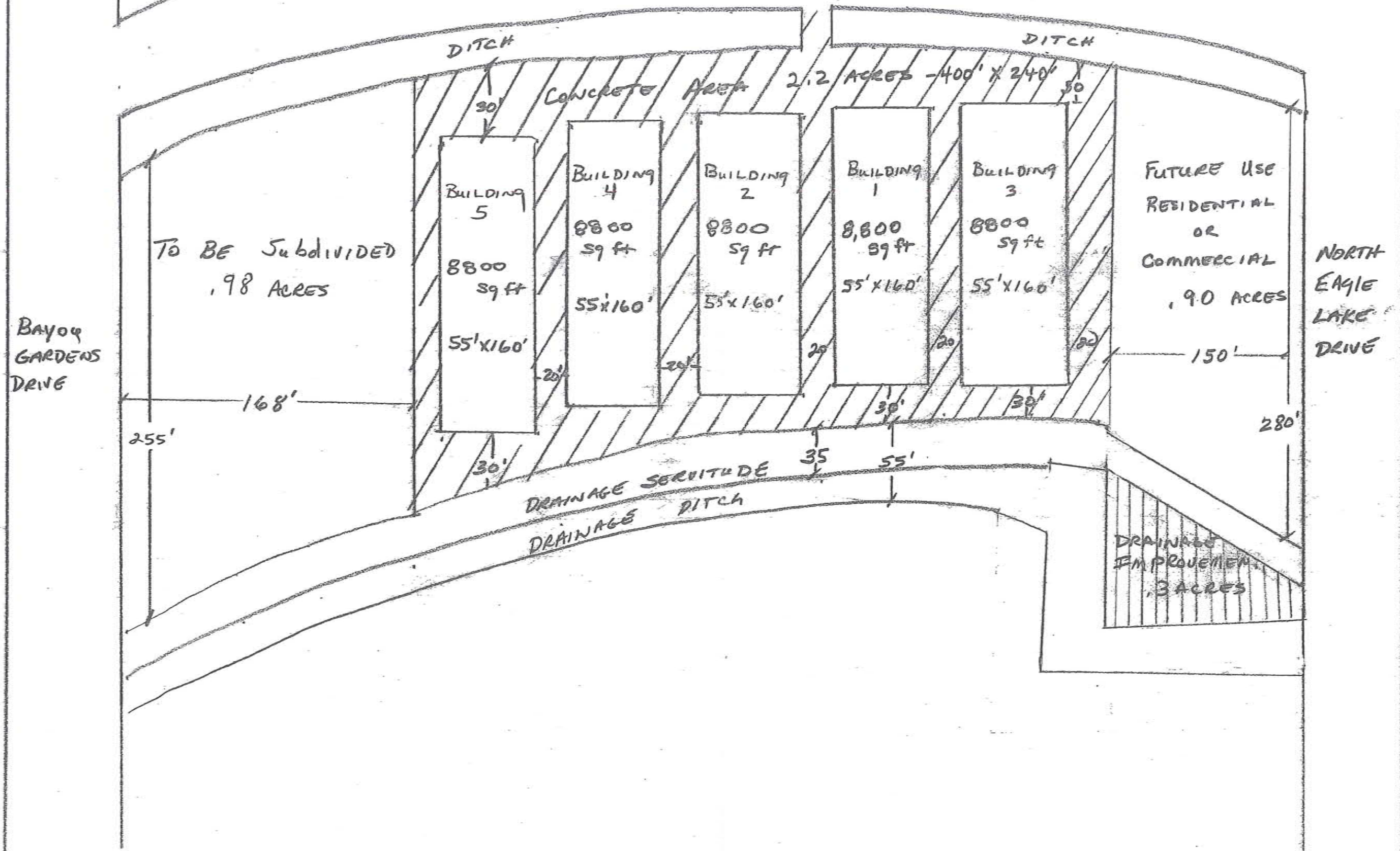
James Clej

Signature of Owner or Authorized Agent

10/27/14

Date

ST. LOUIS CANAL ROAD



TO BE SUBDIVIDED
.98 ACRES

FUTURE USE
RESIDENTIAL
OR
COMMERCIAL
.90 ACRES

BAYOU
GARDENS
DRIVE

NORTH
EAGLE
LAKE
DRIVE

DITCH

DITCH

CONCRETE AREA 2.2 ACRES - 400' x 240'

BUILDING
5

BUILDING
4

BUILDING
2

BUILDING
1

BUILDING
3

8,800
sq ft

8,800
sq ft

8,800
sq ft

8,800
sq ft

8,800
sq ft

55' x 160'

55' x 160'

55' x 160'

55' x 160'

55' x 160'

DRAINAGE SERVIDE
DITCH

DRAINAGE
IMPROVEMENT
3 ACRES

255'
168'

150'
280'

35
55'

JAMES CHAFIN
PREMIER SELF
STORAGE

