

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

OCTOBER 18, 2018, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor**

A • G • E • N • D • A

Revised 10/12/2018

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 September 20, 2018

E. COMMUNICATIONS

F. NEW 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*)
2. Home Occupation:
Allow for interior design/sewing classes; 425 Valhi Boulevard, Karly's Kustom Upholstery & Soft Home Furnishings, c/o Karly Dickson, applicant (*Council District 6 / 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 September 20, 2018

E. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 18, 2018 INVOICES AND TREASURER'S REPORT OF SEPTEMBER 2018

F. COMMUNICATIONS

G. 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
2. a) Subdivision: Revised Tract A-2 and Tracts A-3, A-4 and A-5, A Redivision of Tract A-2 belonging to Kent C. Guidry, et al
Approval Requested: Process D, Minor Subdivision
Location: 6419, 6427, 6429, & 6431 South Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Kent C. Guidry
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application
3. a) Subdivision: Survey of Lots "J" through "M", A Redivision of a portion of Property belonging to Adruel B. Luke
Approval Requested: Process D, Minor Subdivision
Location: 7999 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Adruel B. Luke
Surveyor: T. Baker Smith, LLC
b) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tracts A and B, A Redivision of Property belonging to Cenac Community Reinvestment, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 1913 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Coteau Fire District
Developer: Cenac Community Reinvestment, LLC; c/o Andre Broussard, Jr.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 16-1 & 16-2, A Redivision of Lot 16 of Rural Retreat Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 131 Hwy. 55, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: John P. Rogers
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 1 thru 6, A Redivision of Property belonging to Marvin V. Marmande, Jr.
Approval Requested: Process D, Minor Subdivision
Location: 1042 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Marvin V. Marmande, Jr.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the required 250' fire hydrant requirement
d) Consider Approval of Said Application
4. a) Subdivision: Imperial Landing Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Engineering
Location: 441 Duplantis Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, LLC, c/o Neil Arabie, Manager
Engineer: David A. Waitz Engineering & Surveying, Inc.
b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Proposed Line Shift belonging to Dot, Inc., et al, Sections 36 & 37, T17S-R16E, Terrebonne Parish, LA
2. Revised Lot 4, A Redivision of Lots 3 & 4, Block 1, Addendum No. 1, Phase "C" of Enterprise Commercial Place, Section 4, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) *Pubic Hearing*
Discussion and possible action with regard to Residential Building Park regulations and allowed number of units

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 SEPTEMBER 20, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of September 20, 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. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; and Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call was: 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. Mr. Erny moved, seconded by Mrs. Falgout: “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 August 16, 2018.”
- The Chairman called for a vote on the motion offered by Mr. Erny. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARINGS:**
1. The Chairman called to order the Public Hearing for an application by Terrebonne ARC requesting to rezone from R-1 (Single-Family Residential) to C-3 (Neighborhood Commercial), #1 McCord Road for a proposed café.
- a) David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the applicant, discussed the rezoning request.
- b) No one was present to speak on the matter.
- c) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.
- The Chairman called for a vote on the motion offered by Mrs. Falgout: **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to C-3 (Neighborhood Commercial District), #1 McCord Road, Terrebonne ARC, applicant, and forward to the Terrebonne Parish Council for final consideration.
- The Chairman called for a vote on the motion offered by Mr. Ostheimer: **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. The Chairman called to order the Public Hearing for an application by Terrebonne ARC requesting to rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial), 102 Ramey Road, Dixie Rice Agricultural, applicant.
- a) Ken Rembert, Keneth L. Rembert Land Surveyors, representing the applicant, discussed the rezoning request. He indicated the property would be used for extra parking and a storage building.
- b) No one was present to speak on the matter.

- c) Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Discussion was held with regard to there being a public hearing sign posted and a typo in the staff report.
- f) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial), 102 Ramey Road, Dixie Rice Agricultural, applicant, and forward to the Terrebonne Parish Council for final consideration.

The Chairman called for a vote on the motion offered by Mr. Erny: THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: 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. 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 6:10 p.m.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. 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 SEPTEMBER 20, 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

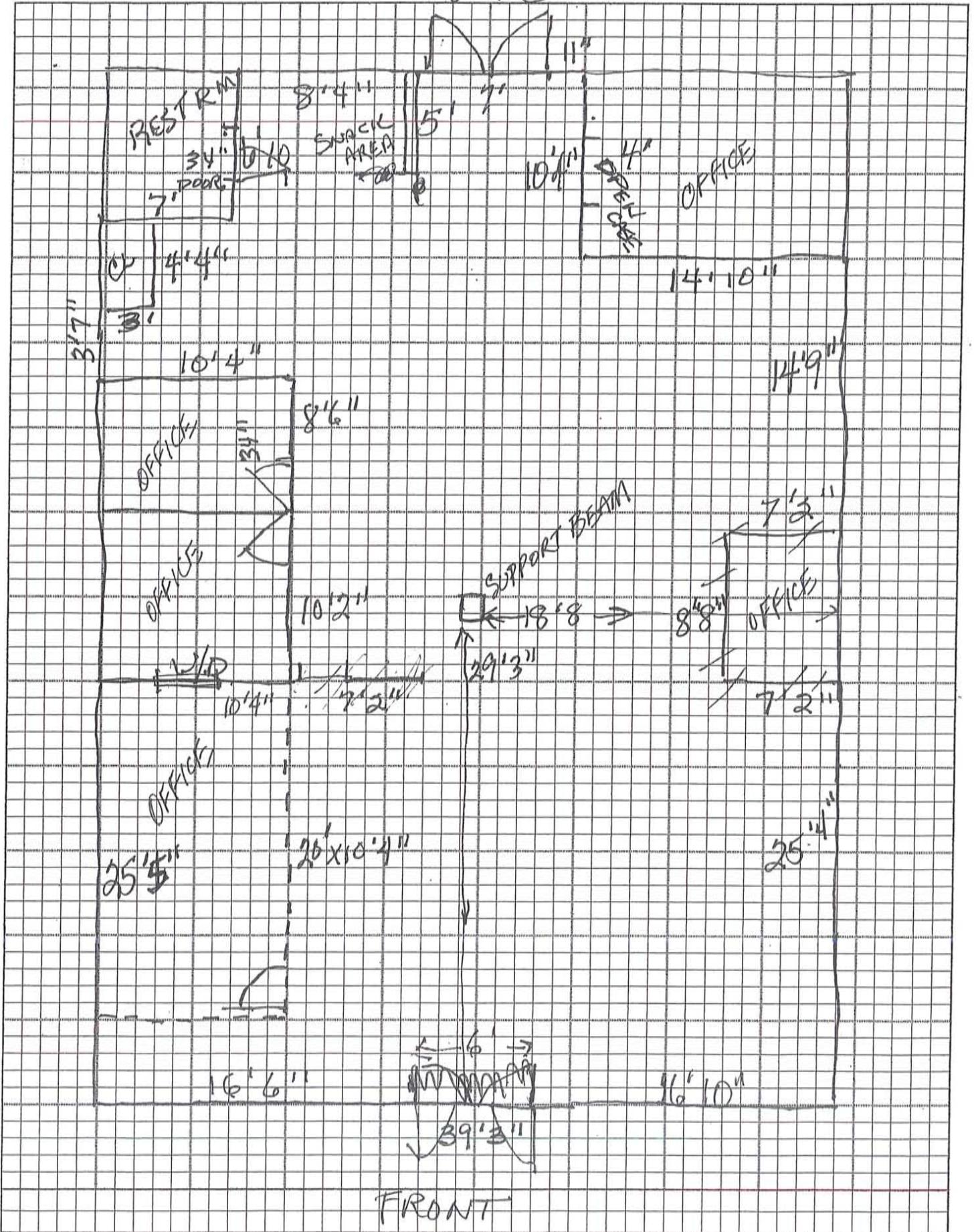
The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

[Signature]
Signature of Applicant or Agent

9/14/18
Date

1025 W TUNNEL

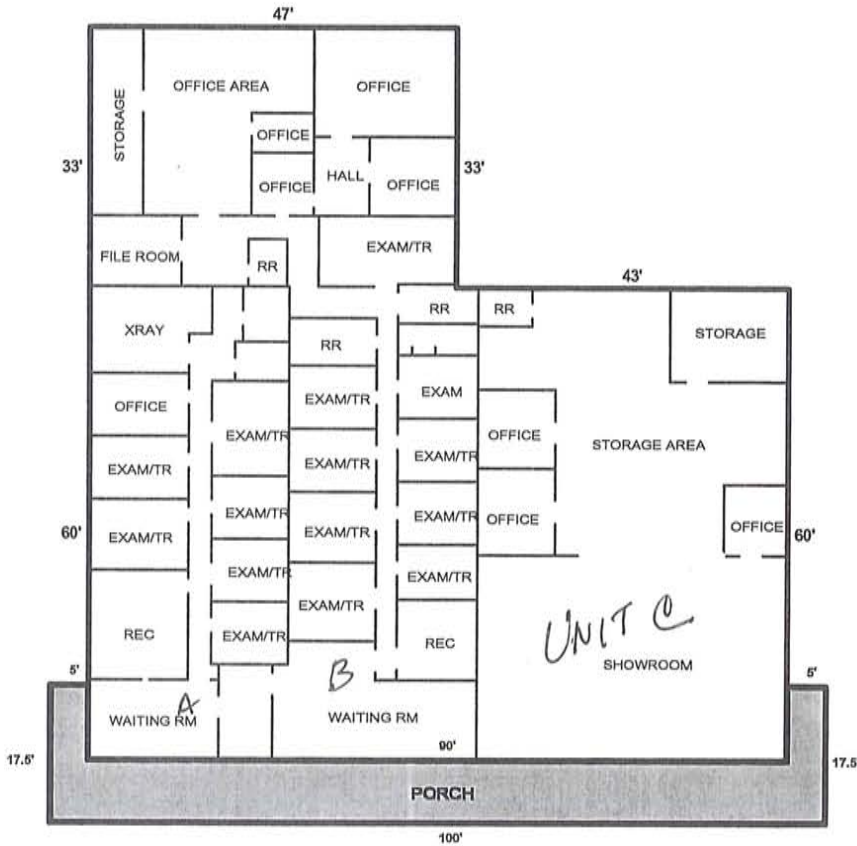
Unit C



FRONT

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

SKETCH-IT 1-800-523-0872

**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

ZLUIB/7
Dist. 6
COH Fire

**Zoning & Land Use Commission
Application**

Name: Karly Dickson

Address: 425 Valhi Blvd. Houma LA 70360

Phone: 985-688-6596

Application For: _____ Planning Approval Home Occupation
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 425 Valhi Blvd. in a
R-1 Zoning District. The legal description of the property involved in this application
is: Lot 1, Block 1, Sugar Mill Point Estates

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

Applicant's interest in the premises affected: 100%

Approximate cost of work involved: n/a

Explanation of property use: upholstery & drapery

Plot Plan attached: Yes _____ No Drainage Plan attached: _____ Yes No

Ground Floor Plan and Elevations attached: Yes _____ No

Address of adjacent property owners:

- Michael M & Wanda Acosta
423 Valhi Blvd.
Houma LA 70360
- Charles A. Olivier
222 Tiger Tail Rd.
Houma, LA 70360

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

Karly Dickson
Signature of Applicant or Agent

985-688-6596
Phone Number

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

Karly Dickson
Signature of Applicant or Agent

9/14/2018
Date

