

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 19, 2017, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

Revised 10/18/2017

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 21, 2017

E. COMMUNICATIONS

F. STAFF REPORT

Add On Item – Request for Motion

1. Discussion and possible action with regard to calling a Public Hearing concerning the proposed zoning expansion to include portions of Village East, Lafayette Woods, Presque Isle, and Green Acres Subdivisions for Thursday, November 16, 2017 at 6:00 pm (*requires unanimous approval*)

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 September 21, 2017

E. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 19, 2017 INVOICES AND TREASURER'S REPORT OF SEPTEMBER 2017 and THE AMENDMENT TO THE 2017 BUDGET

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Cenac Estates Subdivision, A Subdivision of Property for Residential Use
Approval Requested: Process D, Minor Subdivision
Location: West of the Right-of-Way of South Mandalay Road and North of the Mandalay Bridge, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Black Fire District
Developer: Cenac Family Properties, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

- b) Consider Approval of Said Application

H. APPLICATIONS:

- 1. a) Subdivision: Tract "A" (Raw Land), Tract "B", and Tract "C" to be acquired from Archrock Services, LP by Terrebonne Parish Recreation District No. 9
 Approval Requested: Process D, Minor Subdivision
 Location: Southdown Mandalay Road at Cannon Court, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Black Fire District
 Developer: Terrebonne Parish Recreation District No. 9
 Surveyor: Charles L. McDonald Land Surveyor, Inc.

- b) Public Hearing
- c) Consider Approval of Said Application

- 2. a) Subdivision: Coteau Ridge Subdivision
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Alcee Street, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: S & A Capital Investments, L.L.C.
 Engineer: Milford & Associates, Inc.

- b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

- 1. Revised Lots 1 & 2, A Redivision of Lots 1 & 2, Block 1 of Green Acres Subdivision and Lot 1-A, Block 8, Addendum No. 6 of Oakshire Manor Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
- 2. Revised Lots 100 & 35, A Redivision of Lot 100, Addendum No. 1 & Lot 35, to Presque Isle Subdivision, Section 5, T17S-R18E, Terrebonne Parish, LA
- 3. Revised Lot 18, A Redivision of Lots 18 & 19 of Block 3, Addendum No. 3 to Ardoyne Plantation Estates, Section 16, T16S-R16E, Terrebonne Parish, LA
- 4. Resubdivision of Tracts A, B, & A-B-C-D-E-F-G-H-A into Tract CVS & Tract A-B-C-D-E-F-G-H-A-1, Section 102, T17S-R17E, Terrebonne Parish, LA
- 5. Revised Tract A-B-C-D-E-A and Revised Lot 1 of Crescent Plantation Subdivision belonging to Blum & Bergeron Realty Co., Inc., et al, Section 101, T17S-R17E, Terrebonne Parish, LA
- 6. Lot Line Shift between Tract "A" and Tract "B" of Property belonging to Joseph Frederick Chauvin, Jr., Section 58, T19S-R17E, Terrebonne Parish, LA
- 7. Lot Line Adjustment between Properties belonging to Mark Anthony Hebert & Mark Anthony Hebert, et al adjacent to Grand Bois State Park, Section 76, T17S-R19E, Terrebonne & Lafourche Parishes

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 SEPTEMBER 21, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of September 21, 2017 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; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Gloria Foret. 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 August 17, 2017.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: M. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelly, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **STAFF REPORT:**
1. Mr. Pulaski discussed that after getting feedback from TEDA and the Terrebonne Parish Council along with Administration, it was agreed that this was not the appropriate time to proceed with the Zoning Expansion Study and now placed on hold.
- a) The subject came up at a recent Council meeting about business activity being held in a residential neighborhood due to numerous calls being received by the Planning Department as well as Administration. It was placed on the Council agenda and discussed changing zoning in the areas that have these concerns and possibly putting together an application for those particular areas. The areas in the motion by Mr. John Navy, seconded by Mr. Al Marmande included Presque Isle, Green Acres, Lafayette Woods, and Village East and requested the Planning Director to prepare an application.
- b) The Chairman instructed Mr. Pulaski to place the matter on the next Subdivision Regulations Review Committee Meeting for discussion.
- G. **COMMISSION COMMENTS:**
1. **Planning Commissioners’ Comments:**
- a) Mr. Ostheimer discussed there being no zoning in the City of Houston and now have issues due to the flooding.
- b) Mr. Pulaski discussed the matter that came up of somewhat enforcing covenant restrictions versus actually rezoning property and legal is looking into it.
- c) Mr. Ostheimer stated the covenant restrictions are determined by the Developer and not with public input and may cause issues and may not want to get involved in.
- d) Mr. Kurtz questioned the type of business whereas Mr. Pulaski indicated it was auto repair businesses out of residential homes.
2. **Chairman’s Comments:** None.
- H. **PUBLIC COMMENTS:** None.

- I. Mr. Erny 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 6:11 p.m.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: M. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelly, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. 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 21, 2017.

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