

# 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 20, 2016, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 September 15, 2016

### **E. COMMUNICATIONS**

### **F. PRELIMINARY HEARING:**

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

### **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 15, 2016

### **E. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 15, 2016 INVOICES AND TREASURER'S REPORT OF SEPTEMBER 2016**

### **F. COMMUNICATIONS**

1. Letter from Terrebonne Parish Council requesting support for Seafood Festival/Houma Airbase Revitalization efforts

**G. OLD BUSINESS:**

1. a) Subdivision: Tracts A-1, A-2, B-1 & B-2 belonging to Kay Naquin Olds, et al  
Approval Requested: Process A, Raw Land Division  
Location: 501± Main Project Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Kay Naquin Olds  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Lots "5-A" & 5-B", A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes  
Approval Requested: Process D, Minor Subdivision  
Location: 1751 Acadian Drive, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Hugh R. Grimes  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Consider Approval of Said Application
3. a) Subdivision: Partition of property belonging to Albert J. Luke, III, et al  
Approval Requested: Process D, Minor Subdivision  
Location: 4312-4316 Highway 56, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Joni Fanguy Sanders  
Surveyor: Charles L. McDonald Land Surveyors, Inc.  
  
b) Consider Approval of Said Application

**H. APPLICATIONS:**

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) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Resubdivision of portion of the Jon Mohon, Sr. Property into Lot F-B-I-K  
Approval Requested: Process D, Minor Subdivision  
Location: 6125 & 6126 Shrimpers Row, Dulac, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Jon Mohon, Sr.  
Surveyor: Dading, Marques, & Associates, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application

**I. STAFF REPORT**

**J. ADMINISTRATIVE APPROVALS:**

1. Revised Lots 22 & 23, Block 2, Phase 1 to Northpark, Section 6, T16S-R17E, Terrebonne Parish, LA
2. Revised Tracts A-3 & A-4, A Redivision of Revised Tract A-3 & Tract A-4, Property belonging to Henry J Richard, et ux, Section 3, T17S-R17E, Terrebonne Parish, LA
3. Lot Line Adjustment of the Eastern Property Line of Property belonging to Bessie Toups Beason, et al, or assigns, Section 45, T16S-R15E, 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 SEPTEMBER 15, 2016

- A. The Vice-Chairman, Mr. Alex Ostheimer, called the meeting of September 15, 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 Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. James Erny. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., was out of town.
- B. Upon Roll Call, present were: Mr. Joseph "Joey" Cehan, Jr.; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Dr. L.A. "Budd" Cloutier, Jr., Chairman. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Vice-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 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 18, 2016."
- The Vice-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, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. PUBLIC HEARING:
1. The Vice-Chairman called to order the Public Hearing for an application by Deroche Development, LLC requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Proposed Lots 1-7, Block 5 and Lots 1-7, Block 6, Townhomes of Deroche Estates.
    - a) Mr. Gene Milford, representing the applicant, discussed the rezoning request. He indicated the matter was tabled at the prior meeting due to no public hearing sign posted on site.
    - b) The Vice-Chairman recognized Councilwoman Christa Duplantis-Prather, 101 Saxony Drive, indicated she met with the Developer and is pleased with the development as it is needed. She requested additional green space be provided for dog walking, etc. although she realizes it's not required by the Developer.
    - c) Mr. Erny moved, seconded by Mrs. Falgout: "THAT the Public Hearing be closed."

The Vice-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, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

    - d) Mr. Pulaski discussed the staff report and stated Staff would recommend approval of the request.
    - e) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Proposed Lots 1-7, Block 5 and Lots 1-7, Block 6, Townhomes of Deroche Estates and forward to the Terrebonne Parish Council for final consideration."

The Vice-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, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

1. Home Occupation:

a) The Vice-Chairman called to order the home occupation application by Gina York requesting to establish a dog grooming business at 100 Windham Drive.

(1) The Vice-Chairman recognized Ms. Gina York, 100 Windham Drive, applicant, who indicated she was a business owner in Terrebonne Parish for 15 years and due to the economy, has had to move her business to her home.

(2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.

(3) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Home Occupation request to establish a dog grooming business at 100 Windham Drive."

(4) Discussion was held with regard to the applicant not providing boarding in her home and that was not a use allowed with the home occupation request.

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

b) The Vice-Chairman called to order the home occupation application by Christine Bordelon requesting to establish a massage therapy business at 101 Tulsa Avenue.

(1) The Vice-Chairman recognized Ms. Christine Bordelon, 101 Tulsa Avenue, applicant, who indicated she would like to do massage therapy at her home.

(2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.

(3) Discussion was held with regard to the landlord and tenant's signature on the application.

(4) Mr. Erny moved, seconded by Mrs. Falgout: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Home Occupation request to establish a massage therapy business at 101 Tulsa Avenue."

The Vice-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, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Vice-Chairman called to order the planned building group application by START Corporation requesting to place an additional building at 440 Magnolia Street.

(a) The Vice-Chairman recognized Mr. Greg Gleason, 13 Waverly Way, who discussed the request.

(b) The Vice-Chairman recognized Joe Coyne, adjacent neighbor, who expressed concerns of the placement of a fence, trees, and drainage.

(c) Mr. Gleason indicated they were placing the temporary building for 12-18 months and were 25' from the rear property line and the structure would be placed on the existing slab. He stated there would be no additional fence installed.

(d) Discussion ensued with regard to the drainage remaining the same.

(e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.

(f) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planned building group application for the placement of an additional building at 440 Magnolia Street."

- (g) Discussion was held with regard to the temporary structure and the approval being void once the building is removed.

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Vice-Chairman called to order the Planned Unit Development application by Deroche Development, LLC for Townhomes of Deroche Estates.

- (a) The Vice-Chairman recognized Mr. Gene Milford, Milford & Associates, Inc., who discussed the request.
- (b) The Vice-Chairman recognized Councilwoman Christa Duplantis-Prather, 101 Saxony Drive, indicated she requested additional green space be provided for dog walking, etc. although she realizes it's not required by the Developer. She stated she would soon address the Commission to look at the regulations to further accommodate green space.
- (c) Discussion was held with regard to Councilwoman Prather working on plans for a mini Field of Dreams.
- (d) Discussion ensued with regard to property costs and liability and insurance issues with acquiring and maintaining parks.
- (e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the request.
- (f) Clarification was given on the off-street parking requirements being met.
- (g) Mrs. Falgout moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Unit Development application for Townhomes of Deroche Estates."

The Vice-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, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

- 1. Discussion was held with regard to green space, maintenance, etc. and discussing further in committee.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

- K. Mr. Thibodeaux 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 6:40 p.m."

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

W. Alex Ostheimer, Vice-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 15, 2016.**

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



**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

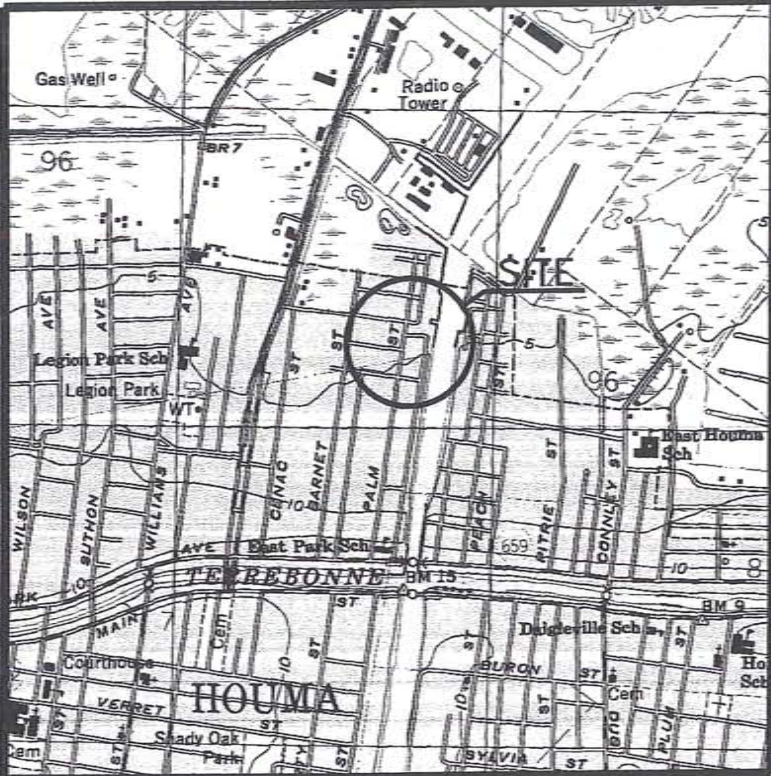
Minimum Charge - \$25.00; Maximum Charge - \$100.00

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

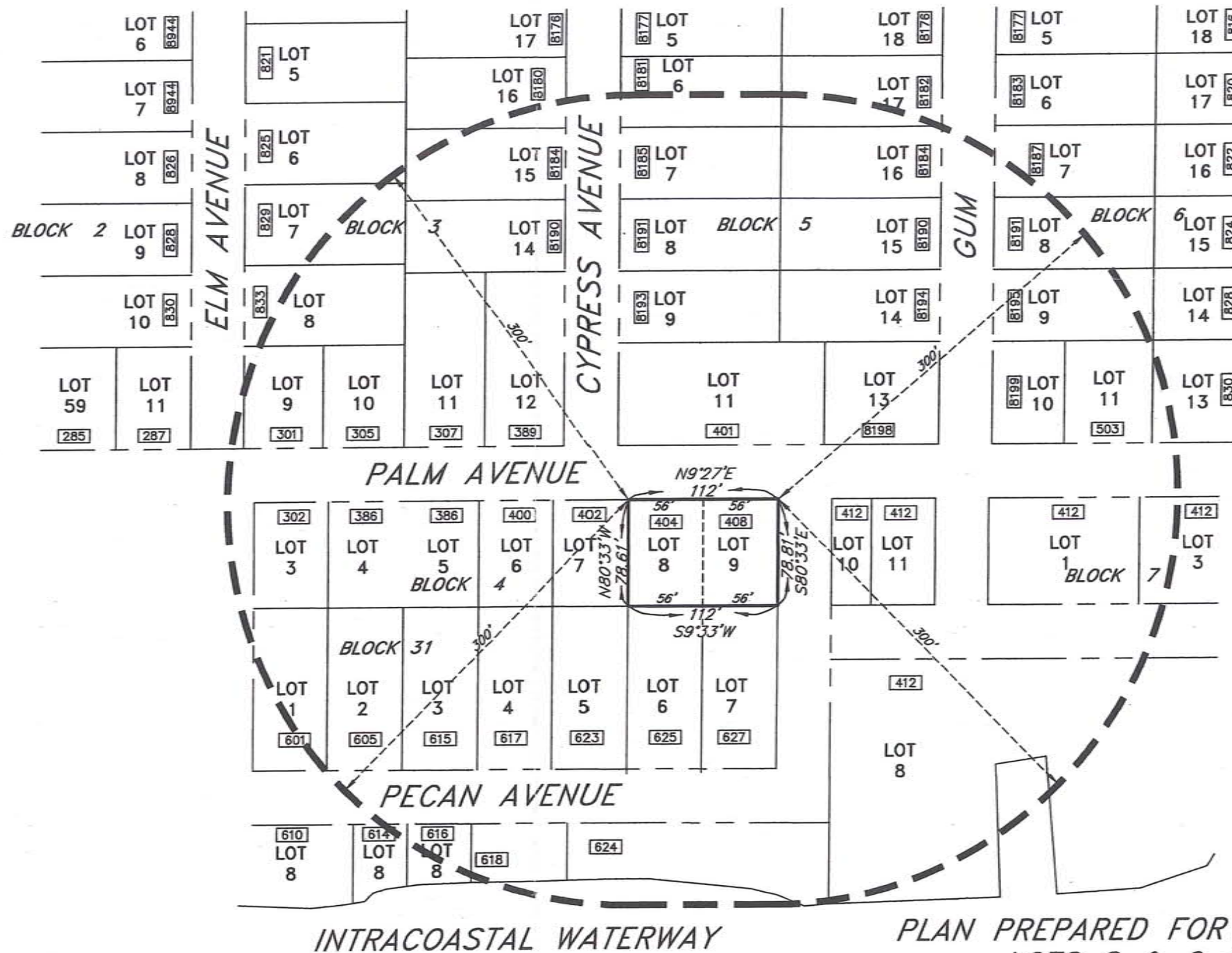
**DECLARATION**

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



INTRACOASTAL WATERWAY

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'

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.