Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.	Chairman
Jeremy Kelley	
Angi Falgout	Secretary/Treasurer
Joseph Cehan, Jr	Member
Kyle Faulk	Member
Gloria Foret	Member
Keith Kurtz	Member
Phillip Livas	
Wayne Thibodeaux	

SEPTEMBER 19, 2019, THURSDAY

6:00 P.M.

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

 $\mathbf{A} \cdot \mathbf{G} \cdot \mathbf{E} \cdot \mathbf{N} \cdot \mathbf{D} \cdot \mathbf{A}$

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 August 15, 2019
- E. COMMUNICATIONS
- F. PUBLIC HEARING(S):
 - 1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, Southern Portion of Lot 17, Block D, Mechanicville Subdivision, 135B King Street; Rodney Johnson, applicant (District 1/City of Houma Fire)
- G. NEW BUSINESS:
 - 1. Home Occupation:

Allow for a massage therapy business in an R-1 (Single-Family Residential) zoning district, Tina's Massage Therapy & Body Works; Lot 1, Block 15, Addendum No. 1, Summerfield Place Subdivision, 301 Midland Drive; Christina Evans, applicant (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 August 15, 2019
- E. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 19, 2019 INVOICES AND TREASURER'S REPORT OF AUGUST 2019
- F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: <u>Redivision of Property belonging to Kenneth H. Wright, et ux</u>

Approval Requested: Process D, Minor Subdivision

Location: 6622 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District

Developer: Neta Wright

Surveyor: <u>Charles L. McDonald Land Surveyor, Inc.</u>

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: <u>Tracts B1, B2, C1, C2, & C3 belonging to Denise Serigne</u>

Approval Requested: <u>Process D, Minor Subdivision</u>

Location: <u>3320 Southdown Mandalay Road, Terrebonne Parish, LA</u>

Government Districts: Council District 6 / City of Houma Fire District

Developer: <u>Denise Serigne</u>

Surveyor: <u>Keneth L. Rembert Land Surveyors</u>

b) Public Hearing

c) Consider Approval of Said Application

2. a) Subdivision: <u>Lot Extension Redivision of Property belonging to Allen D. & Janie</u>

Bergeron

Approval Requested: Process D, Minor Subdivision

Location: 135 & 143 Square Wolf Lane, Terrebonne Parish, LA

Government Districts: Council District 5 / Bayou Cane Fire District

Developer: <u>Allen Bergeron</u>

Surveyor: <u>Charles L. McDonald Land Surveyor, Inc.</u>

b) Public Hearing

c) Variance Request: Variance from the fire hydrant requirement

d) Consider Approval of Said Application

3. a) Subdivision: <u>Edgewood Estates Mobile Home Park</u>

Approval Requested: <u>Process B, Mobile Home Park-Conceptual & Preliminary</u>

Location: 212 Edgewood Blvd., Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District

Developer: <u>Juan Clara-Gomez</u>

Surveyor: <u>Charles L. McDonald Land Surveyor, Inc.</u>

b) Public Hearing

c) Consider Approval of Said Application

4. a) Subdivision: <u>UAS Complex Road (Thunderbird Road Extension & Orion Drive)</u>

Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary (Road Project)

Location:End of Thunderbird Road, Terrebonne Parish, LAGovernment Districts:Council District 8 / City of Houma Fire DistrictDeveloper:Houma-Terrebonne Airport Commission

Engineer: <u>Milford & Associates, Inc.</u>

b) Public Hearing

c) Consider Approval of Said Application

5. a) Subdivision: <u>La Belle Maison, Phase C</u> Approval Requested: <u>Process C, Major Subdivision-Final</u>

Location: 440 Main Project Road, Terrebonne Parish, LA

Government Districts: Council District 4 / Schriever Fire District

Developer: <u>DR Development Group, LLC</u> Engineer: <u>Milford & Associates, Inc.</u>

b) Consider Approval of Said Application

6. a) Subdivision: <u>Belmont Place</u>

Approval Requested: Process C, Major Subdivision-Final

Location: Westside Boulevard Extension, Terrebonne Parish, LA

Government Districts: Council District 2 / Bayou Cane Fire District

Developer: <u>Linton Road Company, LLC</u> Engineer: <u>Milford & Associates, Inc.</u>

b) Consider Approval of Said Application

7. a) Subdivision: <u>Acadian Pointe Subdivision, Phase "B"</u>

Approval Requested: <u>Process C, Major Subdivision-Final</u>
Location: <u>Acadian Drive, Terrebonne Parish, LA</u>

Government Districts: Council District 8 / City of Houma Fire District

Developer: Professional Construction and Leasing, LLC

Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

- 1. Revised Lot 2 & Revised Farmettes "U", "V" and "W" of Lot 2 & Farmettes "U", "V" and "W" of Bourg Heights Farmettes, Section 10, T18S-R18E, Terrebonne Parish, LA
- 2. Revised Lots 3 & 4, A Redivision of Revised Lots 3 & 4, F.J. Matherne Subdivision, Section 41, T17S-R18E, Terrebonne Parish, LA
- 3. Revised Lots A, B, C, & D, A Redivision of Lots A, B, C, & D belonging to Rodney G. Huffaker, et ux, Section 72, T17S-R16E, Terrebonne Parish, LA
- 4. Property Line Removal between Tract E and Lot 1 on Property belonging to Bayou Sheet Metal Services, LLC, (3553 Industrial Avenue A), Section 2, T17S-R18E, Terrebonne Parish, LA
- 5. Revised Lot 2, Block 13 of Mulberry Estates Subdivision, Phase "C", Section 104, T17S-R17E, Terrebonne Parish, LA
- 6. Tract 1, A Redivision of Property belonging to Louis P. Saia, IV, Section 20, T17S-R18E, Terrebonne Parish, LA
- 7. Revised Lot 2-O, LE 2-O & LE 2-P of Trinity Commercial Park, Section 4, T16S-R17E, Terrebonne Parish, LA
- 8. Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron, Section 6, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee
 - a) Public Hearing

Discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks

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 AUGUST 15, 2019

- A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., called the meeting of August 15, 2019 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. Keith Kurtz.
- B. Upon Roll Call, present was: Mr. Joseph "Joey" Cehan; Dr. L.A. "Budd" Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Keith Kurtz; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Gloria Foret; Mr. Jeremy "Digger" Kelley, Vice-Chairman; and Mr. Phillip Livas. 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. Kurtz: "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 July 18, 2019."

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

- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
 - 1. Preliminary Hearing:

Mrs. Falgout moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, Southern Portion of Lot 17, Block D, Mechanicville Subdivision, 135B King Street; Rodney Johnson, applicant, for Thursday, September 19, 2019 at 6:00 p.m.

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret, Mr. Kelley, and Mr. Livas. 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 Mr. Kurtz: "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, Mr. Faulk, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret, Mr. Kelley, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Dr. L.A. "Budd" Cloutier, Jr., 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 AUGUST 15, 2019.

CHRISTOPHER PULASKI, PLA, DIRECTOR PLANNING & ZONING DEPARTMENT

Houma-Terrebonne Regional Planning Commission Zoning & Land Vse Commission.

P.O. Box 1446

Houma, Louisiana 70361-1446 Bus (985) 873-6793 - Fax (985) 580-8141 ZLU19/7 Dist. 1 COHFire

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

If Yes, Date of Last Application:

Date: 7-10-19 RODNEY JOHNSON Applicant's Name 871 WATERPLANT ROAD THIBODAUX 70301 A ddress State Zip 991-9280 Telephone Number (Home) (Work) 100% Interest in Ownership (Owner, etc.) 135B KING STREET HOUMA LA 70363 SOUTHERN PORTION OF LOT 17, BLOCK "D", MECHANICSVILLE Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision) SUBDIVISION Zoning Classification Request: From: R-1 To: R-3 Previous Zoning History: X No

AMENDMENT POLICY - Parish Zoning Regulations Section 28-201

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 CH	ECK ONE OR MORE:
	ERROR. There is a manifest error in the ordinance.
X	<u>CHANGE IN CONDITIONS</u> . 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.
	<u>SUBDIVISION OF LAND</u> . The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

LIMITATIONS ON PROPOSED AMENDMENTS: 2.

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

- 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:
 - Land area to be affected including legal description; a.
 - Present zoning classification of area to be affected and zoning classification of b. abutting districts;
 - Public rights-of-way and easements bounding and intersecting the designated area c. and abutting districts;
 - Locations of all existing and proposed structures with supporting open facilities; d.
 - 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.
- DEVELOPMENT SCHEDULE: On a separate piece of paper, indicate a time schedule 3. 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:
 - If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
 - If the proposed amendment would require more than double the area of an b. existing commercial district entirely surrounded by residential districts;
 - 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. <u>PUBLIC NEED</u>: 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. <u>EFFECT OF AMENDMENT</u>: 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. <u>ERROR</u>: 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

	nes and addresses along by the applicant (may use			m, or corporation
		.,		
and/or struct rights of way	gned is/are owner(s) and tures and/or encumbrance y, usufructs, rights of hab icate concurrence with ap	es (including holde pitation) included w	rs of mortgages	s, liens, servitudes
Sufficient ex	vidence to establish that	the annlicants are	all the owners	and encumbrance
holders of t	the designated area and and complete the proposed	structures, and hav	ve both the me	eans and ability to
Rodne	y C. Johnson is	a 100% owne	er of this	s property.

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 <u>0.12 ac</u>.acres. A sum of <u>\$25.00</u> dollars is enclosed and made a part of this application.

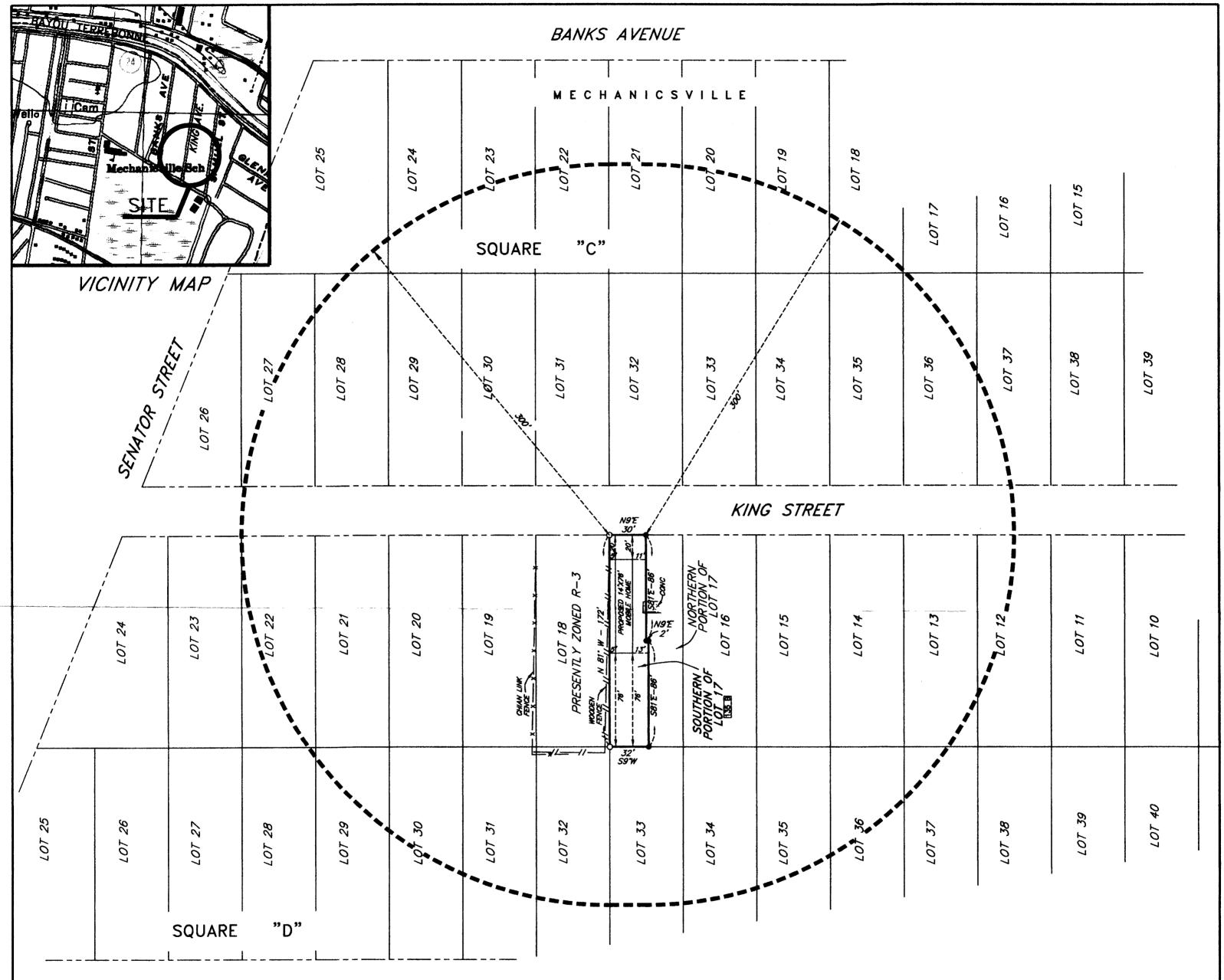
DECLARATION

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

Signature of Owner or Authorized Agent

REASONS FOR REZONING

- 1. The lot next to this one (south side) was rezoned from R1 to R3 July 14, 2016 and owner of this lot would like to have the same zoning.
- 2. It appears that more mobile homes are being placed in the neighborhood. There are 6 Mobile homes located on the west side of King Street, 7 located on the east side of King Street and 5 located on the west side of Samuel Street, the street to the rear of the subject lot.
- 3. This approval would make housing more affordable in the area.
- 4. The configuration of the mobile home would make a better "fit" than a conventional house on this narrow lot. This lot is only 30' wide.



SAMUEL STREET

PLAN SHOWING PROPERTY TO BE REZONED TO R-3
BEING THE SOUTHERN PORTION OF LOT 17, SQUARE D,
MECHANICSVILLE SUBDIVISION

LOCATED IN SECTION 9, T17S-R17E TERREBONNE PARISH, LOUISIANA

JULY 22, 2019

SCALE: 1" = 60'

OF LOUIS AND THE OF LOUIS AND THE OF LOUIS AND THE OFFICE AND THE

KENETH L. REMBERT REG. No. 331

PROFESSIONAL

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

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

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DIMENSIONS MAY VARY SLIGHTLY WHEN SURVEYED.

LEGEND:

INDICATES 5/8" IRON ROD SET
 INDICATES 5/8" IRON ROD FOUND
 INDICATES MUNICIPAL ADDRESS

JOB NO. : 273 FIELD BOOK : LOOSE ADDRESS : 135 B KING ST CAD NAME : JOHNSON-135B-KING-STREET-RE-ZONE_19-273 DRAWN BY : AP PAGES : LEAF SURVEY FILE : NONE FOLDER : MECHANICSVILLE RE-ZONE LOT 18