

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF FEBRUARY 19, 2009

- A. The Chairman, Daniel Babin, called to order the regular meeting of February 19, 2009 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:07 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Budd Cloutier and the Pledge of Allegiance led by Ms. Marsha Williams.
- B. Upon Roll Call, present were: Daniel Babin, Chairman; L. Arnold "Budd" Cloutier, Vice-Chairman; Richard Elfert; James Erny; Alex Ostheimer; and Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Beryl Amedée, Keith Kurtz, and John Navy. Also present were Pat Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Ms. Williams: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of January 19, 2009."
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Ms. Amedée: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of January 19, 2008."
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Ms. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the February 19, 2009 invoices and approve the Treasurer's Report of December 2009."
The Chairman called for a vote on the motion offered by Ms. Williams. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. The Chairman read a letter from Leonard Chauvin P.E., P.L.S., Inc. dated February 18, 2009 requesting the application by Harold Callahan be tabled until the next meeting of March 19, 2009 [See *ATTACHMENT A*].
 2. The Chairman read a letter from Keneth L. Rembert Land Surveyors dated February 16, 2009 requesting the application by Dean Hutchinson be tabled until the next meeting of March 19, 2009 [See *ATTACHMENT B*].
 3. The Chairman read a letter from Keneth L. Rembert Land Surveyors dated February 18, 2009 requesting the application by Security Boulevard Rentals be removed from the agenda [See *ATTACHMENT C*].
 - a) Dr. Cloutier moved, seconded by Ms. Williams: "THAT the HTRPC table items F2 and G3 until the next regular meeting of March 19, 2009 as per the request of the developers."
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Dr. Cloutier moved, seconded by Ms. Williams: “THAT the HTRPC remove item G8 from the agenda as per the request of the developer.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. OLD BUSINESS:

Dr. Cloutier moved, seconded by Ms. Williams: “THAT the HTRPC remove Item F1 from the table to be considered at this time.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman stated the next item on the agenda under old business was an application by Aaron Mulligan requesting approval for Process B, Mobile Home Park for Mulligan Mobile Home Park.

- a) Mr. Terral Martin, GSE Associates, Inc., representing Mr. Mulligan, discussed the location and division of property. He stated they have received a revised letter from Waterworks indicating they would have to install an 8" waterline from Boudreaux Street to the site and obtain right-of-ways.
- b) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided the waterline is installed along with the fire hydrant at the necessary setbacks and approval from the Board of Adjustments for a rear yard setback from 30' to 5'.
- c) Discussion was held with regard to the property not being kept up.
- d) Discussion ensued with regard to the regulations and mobile home parks inside the zoning district.
- e) Mr. Erny moved: “THAT the HTRPC grant approval of the application for Process B, Mobile Home Park for Mulligan Mobile Home Park as per Mr. Gordon’s recommendations; conditioned upon the installation of an 8" waterline along with the fire hydrant at the necessary setbacks and approval from the Board of Adjustments for a rear yard setback from 30' to 5'.”
- f) The Chairman declared the motion failed due to the lack of a second.
- g) Discussion was held with regard to the front yard/rear yard of a trailer.
- h) Dr. Cloutier moved, seconded by Ms. Williams: “THAT the HTRPC table the application for Process B, Mobile Home Park for Mulligan Mobile Home Park until they can obtain approval from the Board of Adjustments.”
- i) Mr. Freeman reminded the Commission of the 60-day rule and that this matter has already been tabled. He stated their options at this point were to either conditionally approve or deny with reasons as to why.
- j) Dr. Cloutier withdrew his motion at this time.
- k) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process B, Mobile Home Park for Mulligan Mobile Home Park conditioned the applicant gets an approved variance from the Board of Adjustments and the 8" waterline and fire hydrant that is required is put in for property fire protection.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer; NAYS: Ms. Williams; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. WITHDRAWN, Division of Tract 13 belonging to Harold Callahan of the Leo Joseph Callahan Estate into Tracts H.C.1 and H.C.2 [See ATTACHMENT A]

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Bonne Terre Village, II, LLC requesting approval for Process D, Minor Subdivision for the Resubdivision of a portion of Southern Pacific Co. Property into Lot BT-1 and BT-2.

- a) The Chairman recognized Mr. Chris Clement, HRI Properties, 909 Poydras Street, who discussed the location and division of property.
- b) Dr. Cloutier moved, seconded by Ms. Williams: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- d) Dr. Cloutier moved, seconded by Ms. Williams and Mr. Elfert: "THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Resubdivision of a portion of Southern Pacific Co. Property into Lot BT-1 and BT-2."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Leonard J. Bernard, Jr. requesting approval for Process D, Minor Subdivision for the Survey of a portion of Lots 107 and 108 of Hedgeford Plantation.

- a) Dr. Cloutier moved, seconded by Ms. Williams: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- b) Mr. Gordon stated the applicant contacted him before the meeting and requested the application be pulled from the agenda and they would resubmit at a later date.
- c) Dr. Cloutier moved, seconded by Ms. Williams: "THAT the HTRPC remove the application for Process D, Minor Subdivision for the Survey of a portion of Lots 107 and 108 of Hedgeford Plantation as per the applicant's request."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. WITHDRAWN, Survey of Revised Tracts 5 & 6 and Tract 7, Property belonging to Dean M. Hutchinson, et ux [See *ATTACHMENT B*]

4. The Chairman called to order the Public Hearing for an application by Edward E. Wright requesting approval for Process D, Minor Subdivision for the Survey of Tracts "W-1", "W-2" & "W-3", Redivision of a portion of Property belonging to Edward E. Wright.

- a) Dr. Cloutier moved, seconded by Ms. Williams: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- b) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the developer, discussed the location and division of property.

- c) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon approval from the Board of Health.
- d) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Survey of Tracts “W-1”, W-2” & “W-3”, Redivision of a portion of Property belonging to Edward E. Wright conditioned the Board of Health requirements are satisfied.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

The Chairman relinquished the chair to the Vice-Chairman and reclused himself at this time.

- 5. The Vice-Chairman called to order the Public Hearing for an application by Charles Leaumont and Michael T. Dawson requesting approval for Process D, Minor Subdivision for the Redivision of Property belonging to Acme Refrigeration Supplies, LLC.

- a) Mr. Ostheimer moved, seconded by Ms. Williams: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin and Dr. Cloutier; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- b) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, representing the developer, discussed the location and division of property. He stated the roadway was undedicated and would remain so.
- c) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon approval from the Board of Health and drainage arrows be depicted on the plat.
- d) Ms. Williams moved, seconded by Mr. Erny: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Redivision of Property belonging to Acme Refrigeration Supplies, LLC conditioned upon an approval letter from the Board of Health and drainage arrows be depicted on the plat.”
- e) Mr. Freeman requested a road/drainage maintenance agreement and/or verbiage be noted on the plat as well access to the rear lots due to it being a private street.
- f) MOTION AS AMENDED: Ms. Williams moved, seconded by Mr. Erny: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Redivision of Property belonging to Acme Refrigeration Supplies, LLC conditioned upon an approval letter from the Board of Health, drainage arrows be depicted on the plat, and the submittal of a road/drainage maintenance agreement and/or verbiage on the plat indicating the same and dedication to the two (2) rear lots for right of passage.”

The Vice-Chairman called for a vote on the amended motion offered by Ms. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin and Dr. Cloutier; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

The Chairman resumed the chair at this time.

- 6. The Chairman called to order the Public Hearing for an application by Duane and Wendy Scrantz requesting approval for Process D, Minor Subdivision for the Survey and Division of Lot BW-17 of Theriot Meadows into Lot BW-17-A and Lot BW-17-B. Belonging to Duane and Wendy Scrantz.

- a) Dr. Cloutier moved, seconded by Ms. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- b) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., representing the developer, discussed the location and division of property.
- c) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon approval from the Board of Health. He stated the details could be worked out with the Board of Health but if there were any substantial changes, the development would have to come back to the Planning Commission.
- d) Dr. Cloutier moved, seconded by Mr. Ostheimer and Ms. Williams: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Survey and Division of Lot BW-17 of Theriot Meadows into Lot BW-17-A and Lot BW-17-B. Belonging to Duane and Wendy Scrantz conditioned as per Staff’s recommendations; upon an approval letter from the Board of Health and if any substantial changes were made per the Board of Health’s request, it be brought back to the Planning Commission.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 7. The Chairman stated the next item on the agenda was the application by Westgate Development Co., Inc. requesting engineering approval for Process C, Major Subdivision for St. Agnes Estates.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT D*].
- b) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, requested variances on items 1, 2c, and 2k. He also requested items 2d, 2h, and 2i be removed from the list and they would comply/resolve the remaining punch list items.
- c) Discussion was held with regard to the Mr. Milford’s requests.
- d) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for St. Agnes Estates with a variance for punch list item 1, that Billy Street be extended to the property line with a temporary, aggregate turn-around allowed; item 2c, allowance to drain more than 60% of Blocks 3 & 4 to the rear conditioned they indicate which lots are designed to drain to the street and which lots to the rear to ensure the property owners are aware and so the street drainage system won't be overwhelmed; item 2k, on the side of the pond that faces the lots in Blocks 3 & 4 that they comply with the 1' of freeboard on Lots 1-5, that they be granted a variance from 1' to 6" on Lots 6, 7, 8, & 9 of Block 3 and the remaining lots on Block 3 be granted a 1' variance to the design flood elevation; the back of the pond be level which presumably/currently may drain some of the adjoining property may be left to its natural grade; and conditioned upon the Developer complying/resolving the remaining items per the Public Works Department's memo dated February 17, 2009 [See *ATTACHMENT D*].”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Erny, and Mr. Ostheimer; NAYS: Mr. Elfert and Ms. Williams; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 8 WITHDRAWN, Survey of Lots 1-A-1, 1-A-2, and 2-A-1, A Redivision of Lots 1-A & 2-A, Block 2, LaCarpe Industrial Park Subdivision [See *ATTACHMENT C*]

H. STAFF REPORT: None.

I. Dr. Cloutier moved, seconded by Ms. Williams: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3."

1. Survey of Lot Line Adjustment between Nolan J. Portier, Jr., et ux and Walter Land Company, Section 12, T17S-R17E, Terrebonne Parish, LA
2. Redivision of Lot 8, Block 26, of Addendum No. 10 to Summerfield Place Subdivision, Sections 74, 75, & 103, T17S-R17E, Terrebonne Parish, LA
3. Proposed Lot Line Shift of Tract 4, Section 85, T16S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

1. Dr. Cloutier stated they would have at least three (3) issues prepared for the next meeting for review and discuss.
2. Mr. Gordon informed the Commission that the contract from Providence Engineering has been received and will be sent to the Council for approval.

K. COMMISSION COMMENTS:

1. CHAIRMAN'S COMMENTS:

- a) The Chairman applauded the Commission with regard to the comments/actions on Planned Building Groups.

2. PLANNING COMMISSIONERS' COMMENTS:

- a) Mr. Erny inquired about traffic studies being required by DOTD for developments.
- b) Mr. Elfert informed the Commission he attended training, as required by Act 859, in Lafayette, Louisiana. Discussion ensued with regard to the thoroughfare plan for future growth of the parish. Mr. Gordon suggested a couple of members attend the MPO meetings for input from the Planning Commission.
- c) Upon Ms. Williams' request, Mr. Gordon will have a status of the Prospect Bridge and cleaning of Bayou Terrebonne on the east side of town by the next meeting.
- d) The Chairman stated two (2) members, Mr. Elfert and Mr. Ostheimer, were attending the national planning conference in Minnesota and there were two (2) openings if anyone were interested in attending. Mr. Erny and Mr. Kurtz backed out.

L. PUBLIC COMMENTS:

1. The Chairman recognized Mr. S.P. LaRussa, 28 Glenhill, who addressed the Commission with regard to St. Agnes Subdivision, development, and the need for housing.
2. The Chairman recognized Councilman Billy Hebert, 302 Richard Drive, who thanked the Commission for their service and everyone coming together for the growth of the parish.

M. Ms. Williams moved, seconded Dr. Cloutier: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 9:15 p.m."

The Chairman called for a vote on the motion offered by Ms. Williams. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée, Mr. Kurtz, and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

LEONARD CHAUVIN P.E., P.L.S., INC.
Civil Engineer - Land Surveyor

February 18, 2009

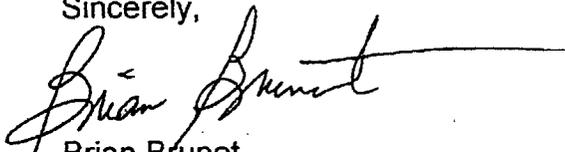
Houma-Terrebonne Planning Commission
Attn: Becky
P.O. Box 1446
Houma, LA 70361-1446

RE: SURVEY SHOWING THE DIVISION OF TRACT 13 BELONGING TO HAROLD CALLAHAN OF THE LEO JOSEPH CALLAHAN ESTATE INTO TRACTS H.C. 1 AND H.C. 2 LOCATED IN SECTIONS 101 AND 144, T15S-R16E, TERREBONNE PARISH, LA

Dear Becky,

Please have the above referenced matter tabled for the February 19, 2009 Planning Commission Meeting. We request consideration that this matter be placed on the March 19th meeting agenda. If you need additional information please feel free to call our office.

Sincerely,


Brian Brunet
Leonard Chauvin P.E., P.L.S., Inc.

Kenneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
504-879-2782 (FAX) 504-879-1641

February 16, 2009

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Pat Gordon:

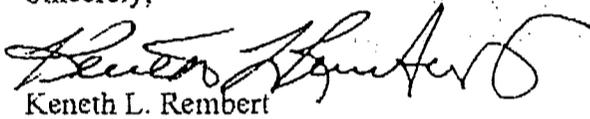
Re: SURVEY OF REVISED TRACTS 5 & 6 AND TRACT 7, PROPERTY BELONGING TO
DEAN M. HUTCHINSON ET UX IN SECTION 24, T17S-R18E, TERREBONNE PARISH, LA

Dear Pat:

Please remove the above referenced item from the planning commission meeting this Thursday
night. Mr. Hutchinson would like to make some changes and have it considered at the March
meeting.

Thank you.

Sincerely,



Kenneth L. Rembert

KLR/apr

Kenneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
504-879-2782 (FAX) 504-879-1641

February 18, 2009

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Pat Gordon:

Re: SURVEY OF LOTS 1-A-1, 1-A-2 AND 2-A-1 IN LACARPE INDUSTRIAL PARK
SUBDIVISION IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LA

Dear Pat:

Please remove the above referenced item from the planning commission meeting this Thursday night. At this time there is no agreement on the purchase price and will not be presented until one is reached.

Thank you.

Sincerely,


Kenneth L. Rembert

KLR/apr



P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P.O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

February 17, 2009
2nd Review

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**
Director of Public Works

SUBJECT: **St. Agnes Estates;**
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans, specifications and calculations for the above referenced subdivision. The revised plans, specifications and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.1.6 Billy Street should extend to the property line and the turn around should be paved.
2. 24.7.6.2.6 Does not conform to SDDM:
 - a. V.A.5. The road and shoulder width is inconsistent on the grading and finished sections of the Typical roadway sections.
 - b. V.A.5. Ditch dimensions should be removed from Sweetwater Drive Typical section where drainpipes are being installed.
 - c. V.A.6., 24.7.1.2.6 All lots are not graded to drain to the street or to a major drainage artery as defined by the S.D.D.M. HTRPC is authorized to allow up to 60% of the total lots to drain to the rear. Greater than 60% of lots on Block 3 and 4 drain to the rear.
 - d. V.A.9. Calculations must be provided for Time of Concentration.
 - e. V.B.12. LADOTD HYDR6020 calculations must be submitted showing culvert sizes for rear ditch in Block 4.
 - f. Culvert table on plat does not match culvert table on drainage plan.
 - g. V.C.7. The following culverts do not meet the minimum vertical distance of 6 inches below bottom of pavement:
 1. On Sweetwater Drive Block 2 Lots 9 and 10.
 2. On Billy Street Block 2 Lot 10, Block 3 Lot 17, and Block 4 Lots 1-2.
 3. On St. Agnes Drive Block 3 Lots 1-2.
 4. 24"x50' PVC under Sweetwater Drive at Billy Street.
 - h. V.C.18. Equivalent CMP, CMPA culvert types need to be removed from the Culvert Table where using these type of culverts will result in the culvert not meeting the minimum vertical distance of 6 inches below the bottom of pavement.

**St. Agnes Estates;
Engineering Approval Review
GEB Memo to PG Dated 02/17/09
Page 2**

- i. V.C.18. Culverts shall be sized as though the entire subdivision was subsurface drainage with catch basins at every property line.
 - j. VI.A.4. The 20 foot drainage servitude for the pond is inconsistent between the cross section and the drainage plan.
 - k. VI.A.20. The pond must be designed with 1 foot of freeboard above the elevation of the design flood.
3. 24.5.4.8. Must show bearings and distances of pond on plat at Final.
 4. 24.5.4.6.7 No approval letter from the Department of Health and Hospitals.
 5. 22-353(d) Copy of the Notice of Intent (NOI) must be submitted.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

cc: Tom Bourg
F.E. Milford, III, P.E.
Planning Commission
Engineering Division
Reading File