

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF APRIL 17, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 17, 2025 of the HTRPC to order at 7:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and Pledge of Allegiance led by Mr. Travion Smith.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mrs. Angele Poencot. Also present were Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, 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. *There were no conflicts to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. McGuire: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of March 20, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the April 17, 2025 invoices and approve the Treasurer’s Report of March 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Pernell Pellegrin, Martin & Pellegrin, CPAs, presented the 2024 Annual Audit to the Commissioners.
- a) Mr. Smith moved, seconded by Mr. Billiot: “THAT the HTRPC ratify and accept the 2024 Annual Audit as presented by Martin & Pellegrin, CPAs.”
- The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner & Mr. Thibodeaux; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read an email from Duplantis Design Group, PC, dated April 7, 2025, requesting to table Item G.2 regarding the Eagle II Dry Dock Facility until the next regular meeting of May 15, 2025 [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mr. Gold: “That the HTRPC table the application for Process D, Minor Subdivision, for Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility) until the next regular meeting of May 15, 2025 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read an email from Red Stick Power, LLC dated April 17, 2025 requesting to table Items H. 4 and H.5 regarding two of the SLECA substations until the next regular meeting of May 15, 2025 [See *ATTACHMENT B*].
- a) Mr. Rogers moved, seconded by Mr. McGuire: “That the HTRPC table the application for Process D, Minor Subdivision, for the transfer of existing assets for

Bayou L’Ourse Substation on Property belonging to South Louisiana Electric Cooperative Substation until the next regular meeting of May 15, 2025 as per the Developer’s request [See *ATTACHMENT B*].”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Mr. Soudelier moved, seconded by Mr. Rogers: “That the HTRPC table the application for Process D, Minor Subdivision, for the transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Substation until the next regular meeting of May 15, 2025 as per the Developer’s request [See *ATTACHMENT B*].”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Mr. Rogers moved, seconded by Mr. Smith: “THAT Old Business be removed from the table and be considered at this time.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 1. The Chairman called to order the application by Paul B. Carter requesting approval for Process D, Minor Subdivision, for Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al.
 - a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property. She stated the fire hydrant was installed.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff recommend conditional approval provided upon the submittal of all utility letters.
 - c) Mr. Billiot moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al conditioned upon the submittal of all utility letters.”

The Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. *TABLED until next regular meeting of May 15, 2025* Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility) [See *ATTACHMENT A*]

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the Public Hearing for an application by Thomas R. Persac requesting approval for Process D, Minor Subdivision, for Lots P-1 & P-2, A Division of Property belonging to Thomas R. Persac, et ux.
 - a) Mrs. Beth Arceneaux, Keneth L Rember Land Surveyors discussed the location and division of property.
 - b) The Chairman recognized Mr. Tim Lyons, 116 Jane Avenue, inquired about the redivision of property.
 - c) Mr. Smith moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Billiot moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots P-1 & P-2, A Division of Property belonging to Thomas R. Persac, et ux.”

The Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Wan, LLC requesting approval for Process D, Minor Subdivision, for the Survey and Division of Lot 4A, Block 2 of Corporate Acres Subdivision into Lot 4A-1 and 4A-2 belonging to Wan, LLC.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He requested conditional approval based on engineering’s letter.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided land use is depicted on the plat, municipal address for Lot 4A-2 is depicted on the plat, submittal of all utility letters, location and description of at least one permanent type benchmark is depicted on the plat, and applicant agrees to the terms on the TPCG Engineering approval letter dated April 11, 2025 and upon a final inspection having been performed by TPCG Engineering for conformation [See *ATTACHMENT C*].
- e) Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Survey and Division of Lot 4A, Block 2 of Corporate Acres Subdivision into Lot 4A-1 and 4A-2 belonging to Wan, LLC conditioned the land use is depicted on the plat, municipal address for Lot 4A-2 is depicted on the plat, submittal of all utility letters, location and description of at least one permanent type benchmark is depicted on the plat, and applicant agrees to the terms on the TPCG Engineering approval letter dated April 11, 2025 and upon a final inspection having been performed by TPCG Engineering for conformation [See *ATTACHMENT C*].”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Zebec, LLC requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated they were awaiting drainage calculations.
- b) The Chairman recognized Mr. Eric Boudreaux, 4309 Matherne, applicant, who stated it was his property he wanted to sell due to people squatting on and it not being kept up.
- c) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr.

Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the application to allow time for the drainage plans and calculations to be submitted to TPCG Engineering.
- e) Mr. Thibodeaux moved, seconded by Mr. Billiot: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land) until the next regular meeting of May 15, 2025.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. *TABLED until next regular meeting of May 15, 2025* Transfer of existing assets for Bayou L’Ourse Substation on Property belonging to South Louisiana Electric Cooperative Association [See *ATTACHMENT B*]
- 5. *TABLED until next regular meeting of May 15, 2025* Transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Association [See *ATTACHMENT B*]
- 6. The Chairman called to order the Public Hearing for an application by SLECA requesting approval for Process D, Minor Subdivision, for the Transfer of existing assets for Landry Substation on Property belonging to South Louisiana Electric Cooperative Association.
 - a) Mr. Terral Martin, Red Stick Power, LLC, discussed the location and division of property.
 - b) There was no one present to speak on the matter.
 - c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses for both lots be depicted on the plat, submittal of all utility letters, and the location and description of at least one permanent type benchmark as per 24.7.6.4 be depicted on the plat.
- e) Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Transfer of existing assets for Landry Substation on Property belonging to South Louisiana Electric Cooperative Association conditioned upon municipal addresses for both lots be depicted on the plat, submittal of all utility letters, and the location and description of at least one permanent type benchmark as per 24.7.6.4 be depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

- 1. The 2024 HTRPC Annual Report had not yet been completed; therefore, it will be on the next meeting agenda of May 15, 2025.
- 2. Mr. Pulaski distributed a proposal for a Louisiana Rural Complete Streets Policy that the Parish wants to adopt. He stated having a policy such as this would be good for getting grants. He stated the proposal was \$41,000 with TPCG and the Center for Planning Excellence both paying half and possibly the Planning Commission to paying half of the Parish’s share. He discussed the possibility of Grand Caillou Road being used as a demo. He will be providing more information at the next meeting.

- a) Discussion was held regarding incorporating crosswalks into the complete streets, residential housing not close to discount and grocery stores, and getting more information on complete streets by searching online.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3."

1. Tract 2, A Redivision of Property belonging to Indian Ridge Plantation, L.L.C.; Section 17, T20S-R16E, Terrebonne Parish, LA (*3310 Bayou Dularge Road / Councilman Danny Babin, District 7*)
2. Survey of the Western Boundary Line of Lot 6, Block 27 Creating Lot Line Shift with Lot 1, Lot 2, Block 27 and Northern Portion of Lot 3, Block 27; Section 7, T17S-R17E, Terrebonne Parish, LA (*716 Wood Street / Councilman Kevin Champagne, District 5*)
3. Revised Lots 5 & 9, A Redivision of Lots 5 & 9, Block 58 of Lovenstein Addition to the City of Houma belonging to Ladon A. Miller, et al; Section 7, T17S-R17E, Terrebonne Parish, LA (*817 High Street / Councilman Charles "Kevin" Champagne, District 5*)

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated committee members were at the meeting scheduled for April 10, 2025 but he was able to give an update on the group sites to the public that was present. He stated due to the Freedom of Info Act, they were able to get the lease on the Schriever site but were still awaiting the Gage Court site.
 - b) The next Subdivision Regulations Review Committee Meeting would be held, Thursday, May 8, 2025.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS: None.

N. Mr. Smith moved, seconded Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:44 p.m."

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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

Becky Becnel

Item G.2

From: Matt Rodrigue <mattrodrigue@ddgpc.com>
Sent: Monday, April 7, 2025 3:56 PM
To: Becky Becnel
Cc: Ty Westerman; Matt Daigle
Subject: RE: HTRPC Preliminary Review Letter(s), March 20, 2025

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Ms. Becky,

At this time Sealevel is working with the property owner for the hydrant installation, but they haven't been able to get it installed just yet. With that being the case, we would like to pull our application for plat approval in April and be placed on the May agenda. We should have this worked out soon and should be on tract to have the hydrant installed ahead of the May Meeting.

Thanks!



Matthew Rodrigue, PE
Senior Project Manager
O:(985) 447-0090 | M:(985) 414-0666
mattrodrigue@ddgpc.com
314 E Bayou Rd, Thibodaux, LA 70301



Licensed PE in LA

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From: Matt Rodrigue
Sent: Monday, March 24, 2025 1:31 PM
To: Becky Becnel <bbecnel@tpcg.org>
Cc: Ty Westerman <twesterman@ddgpc.com>; Matt Daigle <mdaigle@sealevelinc.com>
Subject: RE: HTRPC Preliminary Review Letter(s), March 20, 2025

From: [Terral Martin](#)
To: [Christopher Pulaski](#)
Cc: [Becky Becnel](#); [Matthew Peters](#); [Brett Ledet](#); [Harley Papa](#)
Subject: SLECA - RESUBS
Date: Thursday, April 17, 2025 1:28:20 PM
Attachments: [Outlook-cbr13smp.png](#)

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Chris,

We would like to table items 4 (Bayou L'ourse Substation) and 5 (Greenwood Substation) under applications and new business. We will ask for a variance next month for the Fire hydrants.

We will proceed with Item 6 (Landry Substation) because it does meet the required distance of 150' to the nearest hydrant.

Thank you,

Terral J. Martin, Jr., P.L.S.
Professional Land Surveyor



620 School St. Suite A
Houma LA, 70360
O: (985) 284-4157
C: (985) 226-4785
tmartin@redstickpower.com

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TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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April 11, 2025

Item No. H-2

TO: **Christopher M. Pulaski**
FROM: **Joan E. Schexnayder, P.E.** 
SUBJECT: **WAN LLC**
Process "D" No. 2025-04-01

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the drainage plan submitted by the engineering firm of David A. Waitz Engineering and Surveying Inc., for the above referenced re-division of property. These plans and calculations comply with the conditions for Engineering Approval set forth by the Parish ordinances and TPCG SDDM *conditioned on the completion of the following actions:*

1. *Provide a maintenance agreement for the ditch/pond.*
2. *Clear the existing pond of the overgrown trees.*
3. *Implement drainage improvements as per the drainage study provided.*

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.

JES/bbd

cc: Jacob A. Waitz, P.E., L.S.I (email)
Planning Commission (email)
Engineering Division File
Reading File (electronic)
Council Reading File (electronic)