

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF APRIL 23, 2009

- A. The Chairman, Daniel Babin, called to order the regular meeting of April 23, 2009 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:52 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; Keith Kurtz; John Navy; Alex Ostheimer; and Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Beryl Amedée. 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 Mr. Erny and Ms. Williams: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 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. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Ms. Williams: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of March 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. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Ms. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the April 23, 2009 invoices and approve the Treasurer's Report of March 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. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated April 22, 2009 requesting the application by Diane Blanchard be withdrawn [See *ATTACHMENT A*].
 2. Mr. Gordon read a letter from David A. Waitz Engineering and Surveying, Inc. dated April 23, 2009 requesting the application by Cypress Gardens Development, L.L.C. be tabled until the next regular meeting of May 21, 2009 [See *ATTACHMENT B*].
 - a) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC table item G7 until the next regular meeting of May 21, 2009 as per the request of the developer."

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

1. The Chairman stated the next item on the agenda under old business was an application by South Hollywood Properties #1, L.L.C. requesting conceptual and preliminary approval for Process C, Major Subdivision for Hollygrove Subdivision.
 - a) The Chairman recognized the following adjacent property owners who expressed opposition of Hollygrove Subdivision with regard to the proposed slip, flooding, and storm surges:
 - (1) Barry Blackwell, 204 Barrios Avenue
 - (2) Tony Fazio, 207 Fern Street
 - (3) Billy Kraemer, 310 Texas Avenue
 - (4) John Moore, 408 Forest Boulevard
 - (5) Judy LeBouef, 601 June Drive
 - (6) Pam Ortego, 412 Forest Boulevard
 - (7) Terry Babin, 107 Willard Avenue
 - (8) John Prejeant, 112 Tulip Drive
 - (9) Luther Kelly, 100 General Lee Street
 - (10) Gerald Giroir, Barrios
 - (11) Ken Watkins, 101 General Lee Street
 - (12) Martin Hebert, 507 Cougar Drive
 - (13) Harold Lapeyre, 107 Fern Street
 - (14) Claire Joller, 457 Cougar Drive
 - (15) Edwina Yakupzack, 109 Windham Drive
 - b) The Chairman recognized Ricky Comardelle, 460 North Service Road, Developer, who discussed their plans for the development with no intentions of flooding anyone.
 - c) The Chairman recognized Councilman Kevin Voisin, District 6, who expressed the need to see elevations of the development before proceeding. He requested the matter be brought back to the Parish Council, the elected officials.
 - d) Dr. Cloutier moved, seconded by Mr. Erny and 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. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - e) Mr. Gordon discussed the Staff Report and stated Pollution Control was not solicited for comments and would recommend no action until a letter from them was received to resolve the sewer capacity issue in the area.
 - f) Discussion was held with regard to making a decision based on considering the laws, tabling the matter, allowing the matter to proceed to the engineering phase to get a better idea of the impact on the neighbors, denying the development due to public safety, etc.
 - g) Mr. Elfert moved, seconded by Ms. Williams: "THAT the HTRPC deny the conceptual and preliminary application for Process C, Major Subdivision for Hollygrove based on an undefined risk hazard and the fact that it is unknown on how to engineer it."
 - h) Discussion ensued with regard to levees and flooding
 - i) Mr. Waitz stated elevations would be forthcoming shortly and discussed the area with more existing issues than what the slip would cause.
 - j) The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Navy, and Ms. Williams; NAYS: Mr. Erny, Mr. Kurtz, and Mr. Ostheimer; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Belmere, LP requesting approval for Process D, Minor Subdivision for the Survey and Division of Property belonging to Matherne Realty Partnership.

NOTE: Mr. Elfert recused himself at this time due to a conflict of interest.

- a) Ms. Michan Holbrook, Coyle Engineering, discussed the location and division of property.
- b) No one was present from the public to speak.
- c) Ms. Williams moved, seconded by Mr. Ostheimer and Mr. Navy: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a letter of credit be received for the road at 125%.
- e) Discussion was held with regard to the length of the roadway.
- f) The Chairman recognized Carroll Parr, Matherne Realty Partnership, who stated the road would be paved up to Lot C-10-3 for Belmere but obligated more with Terrebonne Parish Consolidated Government.
- g) Mr. Ostheimer moved, seconded by Ms. Williams: "THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Survey and Division of Property belonging to Matherne Realty Partnership conditioned the ditch diverting the water be dug before any building permits are issued; Enterprise Drive Extension along with the sewer line and any other infrastructure improvements be bonded, and that Enterprise Drive be built to the westernmost property line of C-10-3 and be dedicated and accepted by the Parish before any occupancy permits are issued to the apartment complex and the sewer/water lines are constructed."
- h) Discussion was held with regard to the dollar amount of the bond.
- i) MOTION AS AMENDED: Mr. Ostheimer moved, seconded by Ms. Williams: "THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Survey and Division of Property belonging to Matherne Realty Partnership conditioned the ditch diverting the water be dug before any building permits are issued; Enterprise Drive Extension along with the sewer line and any other infrastructure improvements be bonded, amount to be proposed by the Developer but ratified and concurred with by the Public Works Department and Planning Director; and that Enterprise Drive be built to the westernmost property line of C-10-3 and be dedicated and accepted by the Parish before any occupancy permits are issued to the apartment complex and the sewer/water lines are constructed."

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

2. The Chairman called to order the Public Hearing for an application by Four Sisters Properties, L.L.C. requesting approval for Process D, Minor Subdivision for the Survey of Lots 6-A, 6-B, 6-C & 6-D, A Redivision of Lot 6, former property of Burlington Resources.

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

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the property would be used for docking and mooring purposes only.
- b) No one was present from the public to speak.

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

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided each lot was depicted as “boathouse only, no camps” and an approval letter from the Board of Health.

- e) Mr. Kurtz moved, seconded by Ms. Williams: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for Survey of Lots 6-A, 6-B, 6-C & 6-D, A Redivision of Lot 6, former property of Burlington Resources as per Mr. Gordon’s recommendations; conditioned each lot is labeled "Boathouse Only, No Camps" and submittal of an approval letter from Board of Health.”

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

The Chairman resumed the chair.

3. WITHDRAWN, Survey of Tracts A-1, A-2, A-3, & A-4, A Redivision of Tract A, A portion of Tract 32 of Terrebonne Project LA-12 [See *ATTACHMENT A*]

4. The Chairman called to order the Public Hearing for an application by C & J Enterprises, L.L.C., et al requesting approval for Process D, Minor Subdivision for the Division of Property, C & J Enterprises, L.L.C., et al.

- a) Mr. Ben Elliott, T. Baker Smith, Inc., discussed the location and division of property.

- b) No one was present from the public to speak.

- c) 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. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided drainage calculations were submitted to the Engineering Division for review and/or approval.

- e) Discussion was held with regard to a parish-maintained ditch, clarification of the number of lots being created, and the application stating a variance from engineering but is no longer required since changes in the subdivision regulations.

- f) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for Division of Property, C & J Enterprises, L.L.C., et al as per Mr. Gordon’s recommendations; conditioned drainage calculations are submitted to the Engineering Division for review and/or approval; it was also noted that no variance from engineering was granted.”

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

5. The Chairman called to order the Public Hearing for an application by Jonathon Carriles & Eva Raye Smith requesting approval for Process D, Minor Subdivision for the Division of Property, Jonathon Carriles and Eva Raye Smith.

- a) Mr. Ben Elliott, T. Baker Smith, Inc., discussed the location and division of property. He stated he had a letter from the Fire Chief in the area approving a dry hydrant.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mr. Navy: "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. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided Tract 3B-2a be large enough to support a 50' x 50' development box free and clear of all servitudes and rights-of-way, submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval, installation of a dry hydrant as approved by the Bayou Dularge Fire Chief, and that Tract 3B-2b be utilized for mooring purposes only.
- e) Discussion was held with regard to the application, again, stating a variance from engineering but is no longer required since changes in the subdivision regulations.
- f) Mr. Ostheimer moved, seconded by Mr. Navy: "THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Division of Property, Jonathon Carriles and Eva Raye Smith as per Mr. Gordon's recommendations; conditioned provided Tract 3B-2a be large enough to support a 50' x 50' development box free and clear of all servitudes and rights-of-way, submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval, installation of a dry hydrant as approved by the Bayou Dularge Fire Chief, and that Tract 3B-2b be utilized for mooring purposes only; it was also noted that no variance from engineering was granted."

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

6. The Chairman called to order the Public Hearing for an application by South Hollywood Properties #1, L.L.C. requesting conceptual and preliminary approval for Process C, Major Subdivision for Concord Business Park.

- a) Mr. Brandon Arceneaux, David A. Waitz Engineering and Surveying, Inc., discussed the location and division of property.
- b) The Chairman recognized Councilman Kevin Voisin, District 6, who stated outside of the slip, the development was good.
- c) The Chairman recognized the following adjacent property owners who expressed their opposition with regard to flooding, storm surges, and this development being an integral part of Hollygrove Subdivision that was previously denied:

- (1) Luther Kelly, 100 General Lee Street
- (2) Allen Hollencamp, 151 Tigerlily Drive

NOTE: Mr. Ostheimer left the meeting at this time – 10:25 p.m.

- (3) Gerald Giroir, Barrios Subdivision
- (4) Terry Babin, 107 Willard Avenue
- (5) Edwina Yakupzack, 109 Windham Drive

- d) 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. Kurtz, Mr. Navy, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée and Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Gordon stated that since the first segment of the master plan was denied, Hollygrove, he didn't see how they could go forward with the second segment, Concord Business Park. He stated that the slip included in this plan adjoins a development that has already been denied.

- f) Mr. Elfert moved, seconded by Ms. Williams and Mr. Navy: “THAT the HTRPC deny the application for Process C, Major Subdivision for Concord Business Park as per Mr. Gordon's reasoning; due to the first segment of the master plan (Hollygrove) being denied and a slip being included in this development that adjoins that segment.”

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

7. WITHDRAWN, Cypress Gardens Subdivision (Phase A) [See *ATTACHMENT B*]

8. The Chairman called to order the Public Hearing for an application by Kevin & Jenny Do requesting approval for Process B, Mobile Home Park Approval for Four Seasons Mobile Home Park.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveying, Inc., discussed the location and division of property.

- b) The Chairman recognized Harold Monnier, 164 Oscar Court, who expressed opposition of the mobile home park.

- c) The Chairman recognized Adeline Pellegrin, 3115 Betty Ann, who expressed opposition of the mobile home park due to garbage, flooding, sewerage, and decrease in property values.

- d) The Chairman recognized Nancy Williams, 318 Marie Louise, who expressed opposition of the mobile home park.

- e) The Chairman recognized a Deputy Fire Chief with Bayou Cane Fire District, who stated the roadway was not wide enough for a fire truck to get through in order to provide protection.

- f) 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. Kurtz, Mr. Navy, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée and Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- g) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the sewer is engineered by a licensed engineer, a letter from Waterworks that the line is constructed, and that the owner of the property dedicate a location on Lot 1 for the trash cans for the four mobile homes.

- h) Discussion was held with regard to lots versus spaces, road surface, spacing, parking, and making mobile homes conform to the requirements. Discussion ensued with regard to the conditions and tabling the matter to allow the developer time to consider the costs involved.

- i) Dr. Cloutier moved, seconded by Mr. Navy: “THAT the HTRPC table the application for Process B, Mobile Home Park Approval for Four Seasons Mobile Home Park until the next regular meeting of May 21, 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. Kurtz, Mr. Navy, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée and Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 9. The Chairman called to order the Public Hearing for an application by Rebecca Plantation, LLC requesting approval for Process D, Minor Subdivision for Rebecca Plantation, Phase 2, Block 2, Lot 3.

- a) Mr. Ben Elliott, T. Baker Smith, Inc., discussed the location and division of property.

- b) No one from the public was present to speak.

- c) Dr. Cloutier moved, seconded by Mr. Navy: “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. Kurtz, Mr. Navy, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée and Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon read a letter from the Schriever Fire Chief and highly recommended the Developer get with him to discuss his concerns regarding the waterline. Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a fire hydrant be installed.

- e) Mr. Erny moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for Rebecca Plantation, Phase 2, Block 2, Lot 3 conditioned upon the installation of a fire hydrant.”

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

- 10. The Chairman stated the next item on the agenda was an application by Lee Marsalise requesting final approval for Process C, Major Subdivision for Ferrantello Estates.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT C*].

- b) Mr. Gordon stated the grass was tall in the drainage ditches and requested the punch list to include grass cutting and be checked at the final inspection. He also noted a letter from the Schriever Fire Chief regarding the water service.

- c) Discussion was held with regard to the length of time the subdivision has been in the works and public safety due to the water pressure.

- d) Dr. Cloutier moved, seconded by Ms. Williams: “THAT the HTRPC grant final approval for Process C, Major Subdivision for Ferrantello Estates conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division's memo dated April 23, 2009; Staff requested that the punch list include grass cutting and be checked at the final inspection [See *ATTACHMENT C*].”

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

H. STAFF REPORT:

1. Mr. Gordon stated he was unprepared to discuss the status of the Master Plan and goals for the upcoming year for the 2008 Houma-Terrebonne Regional Planning Commission Annual Report and would have something for the next meeting.
 - a) Mr. Elfert moved, seconded by Dr. Cloutier and Ms. Williams: "THAT the HTRPC place the discussion and possible action regarding the status of the Master Plan and goals for the upcoming year for the 2008 Houma-Terrebonne Regional Planning Commission Annual Report and ratification of the same on the next agenda, May 21, 2009."

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

I. Dr. Cloutier moved, seconded by Ms. Williams: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

1. Map showing the reconfiguration of Lots 1 & 2, Block 1 of Addendum No. 8 to Bayou Gardens Subdivision, Sections 9 & 89, T16S-R17E, Terrebonne Parish, LA
2. Survey of Lot Line Adjustment between D.J. LeBlanc, L.L.C. and Walter Land Company, Section 12, T17S-R17E, Terrebonne Parish, LA
3. Survey of Lot Line Adjustment between Wilbert John Webre, Jr. and Walter Land Company, Section 12, T17S-R17E, Terrebonne Parish, LA
4. Survey of Revised Tracts 20 & 21 of Mahler Campsites, Section 90, T21S-R18E, Terrebonne Parish, LA
5. Proposed Lot Line Shift, Tract A of Walnut Street, Section 7, T17S-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. Kurtz, Mr. Navy, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée and Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

1. Dr. Cloutier moved, seconded by Ms. Williams: "THAT the HTRPC move the subdivision regulations review items of lot development on right-of-ways, altering drainage plan after development is completed, lapse between conceptual/preliminary approvals and engineering approval, and access to major subdivisions to the next regular meeting of May 21, 2009."

- a) The Chairman recognized S.P. LaRussa, 208 Glenhill, who stated he objected to the regulations.

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

2. Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC move the comprehensive master plan update to the next regular meeting of May 21, 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. Kurtz, Mr. Navy, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée and Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMISSION COMMENTS:

1. CHAIRMAN'S COMMENTS:

- a) The Chairman thanked everyone for their patience of the lengthy meeting.

2. PLANNING COMMISSIONERS' COMMENTS: None.

L. PUBLIC COMMENTS: None.

M. Dr. Cloutier moved, seconded by Ms. Williams: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 11:24 p.m.”

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

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

Kenneth L. Rembert

LAND SURVEYORS

since 1973

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

April 22, 2009

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

Att: Mr. Pat Gordon:

Re: TRACTS A-1, A-2, A-3 & A-4, A REDIVISION OF TRACT A, A PORTION OF
TRACT 32 OF TERREBONNE PROJECT LA-12, PROPERTY OF DIANE
BLANCHARD

Dear Pat:

Please remove the above referenced item from the planning commission meeting this Thursday night. At this time Mrs. Blanchard has an offer on a sale of all of her property and the new owner would like to do something different.

Thank you.

Sincerely,


Kenneth L. Rembert

KLR/apr

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

Civil Engineers & Professional Land Surveyors

1107 Canal Blvd.

P.O. Box 1203

Thibodaux, Louisiana 70302

(985) 447-4017 (phone) (985) 447-1998 (fax)

David A. Waitz, P.E., P.L.S.

April 23, 2009

Houma-Terrebonne Regional
Planning Commission
P. O. Box 1446
Houma, LA 70361-1446

Attention: Ms. Becky Becnel,
Secretary/Planning Commission

RE: REQUEST FOR PROJECT TO BE REMOVED FROM THE AGENDA OF THE PLANNING COMMISSION MEETING SCHEDULED FOR APRIL 23, 2009 – **CYPRESS GARDENS SUBDIVISION (PHASE A) – A PLANNED UNIT DEVELOPMENT** LOCATED IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA – DEVELOPER: CYPRESS GARDENS DEVELOPMENT, L.L.C. – ENGINEER'S PROJECT NO. 2005-0146

Dear Becky:

The purpose of this correspondence is to request that the Subdivision Application submitted for Cypress Gardens Subdivision (Phase A) be deferred from the agenda of the meeting scheduled for tonight, Thursday, April 23, 2009 and rescheduled to the next meeting date of May 21, 2009. We apologize for this inconvenience, however this deferral is necessary in order for the developer to make revisions to the development.

Thank you in advance for your cooperation and assistance in this matter. Please advise me if you should have any questions or require additional information.

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.



David A. Waitz, P.E., P.L.S.

DAW/dth
Cc: File & Reading File



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**TERREBONNE PARISH
CONSOLIDATED GOVERNMENT**

April 23, 2009
Agenda Item G10

TO: Pat Gordon

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

SUBJECT: Ferrantello Estates Subdivison;
Final Inspection

A representative of the Terrebonne Parish Department of Public Works has re-inspected the above reference subdivision. The following punch list items remain and need to be addressed:

1. The street name signs should be green with white high intensity prismatic lettering.
2. Dead end markers should be installed.
3. Two sections of asphalt, Dana Lynn Street near Hailey Street and Turner Street near Hailey Street, need to be milled and relaid.
4. Final approval from Terrebonne Parish Waterworks is required.

Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

cc: Planning Commission
Richard C. Galloway, P.E.
Engineering Division
Reading File
Council Reading File