

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF AUGUST 16, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of July 19, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:21 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mrs. Angi Falgout.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. James Erny. 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 him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mrs. Falgout moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of July 19, 2018.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Kurtz: “THAT the HTRPC emit payment for the August 16, 2018 invoices and approve the Treasurer’s Report of July 2018.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read an email from Delta Coast Consultants, LLC requesting to table Item G.1 with regard to the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) until the next regular meeting of September 20, 2018 [See ATTACHMENT A].
- a) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) until the next regular meeting of September 20, 2018 as per the Developer’s request [See ATTACHMENT A].”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. OLD BUSINESS:
1. Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B). *Withdrawn* [See ATTACHMENT A]
- H. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Paris Broussard requesting approval for Process D, Minor Subdivision, for Tract 6-C, A Redivision of Tract 6, Property belonging to Millicent B. Bourgeois, et al.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested conditional approval provided upon approval from Board of Health and installation of a fire hydrant.
- b) No one from the public was present to speak.

- c) Mr. Kelley moved, seconded by Mr. Ostheimer: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the application to allow the applicant time to obtain Board of Health approval and installation of the fire hydrant.
- e) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Tract 6-C, A Redivision of Tract 6, Property belonging to Millicent B. Bourgeois, et al until the next regular meeting of September 20, 2018.”

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

- 2. The Chairman called to order the Public Hearing for an application by Crazy J. Properties, LLC requesting approval for Process D, Minor Subdivision, for Tract “A-4”, A Redivision of Revised Tract “A-2” belonging to Crazy J. Properties, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested conditional approval provided upon approval from Engineering.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the application to allow the applicant time to allow for TPCG Engineering Review.
- e) Discussion was held with regard to the items on the Engineering punch list being housekeeping items and not infrastructure.
- f) Mr. Kelley moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract “A-4”, A Redivision of Revised Tract “A-2” belonging to Crazy J. Properties, LLC conditioned upon an approval letter from TPCG Engineering Division.”

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

- 3. The Chairman called to order the Public Hearing for a conceptual & preliminary application by Sonoco requesting approval for Process B, Residential Business Park, for Sonoco Living Quarters.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a variance from the hard surface requirement due to the roadway being more like a driveway and there wouldn't be many cars and mostly bicycles.
- b) Discussion was held with regard to the units not being rented or leased out.
- c) The Chairman recognized Mr. Ricky Vigie, 209 Connely Street, with Sonoco, who indicated that the units were for housing employees only and would never be rented or leased out.

- d) Mrs. Falgout moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval as long as the variance was approved by the Commission.
- f) Discussion was held with regard to placing verbiage on the plat that the units would never be leased to public. Mr. Freeman added that should they ever be sold, they could have to come back to the Planning Commission for approval.
- g) Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the conceptual and preliminary application for Process B, Residential Building Park, for Sonoco Living Quarters with the variance from the hard-surfaced road requirement and additional comments by Legal.”
- h) Mr. Freeman stated the motion should be more specific and include general specifications for the limestone roadway.
- i) *Motion as amended.* Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the conceptual and preliminary application for Process B, Residential Building Park, for Sonoco Living Quarters with the variance from the hard-surfaced road requirement and subject to the final details of engineering be worked out at the engineering stage and conditioned upon the presentation at engineering stage include plats that state lots can’t be leased or rented out to anyone else and any future sales of the property has to come back to the Planning Commission for approval to ensure all infrastructure and streets meet current regulations.”

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

- 4. The Chairman called to order the Public Hearing for a conceptual & preliminary application by Low Land Investors, LLC requesting approval for Process C, Major Subdivision, for High Land Development, Addendum No. 1.

- a) Mr. Sterling Boudreaux, 906 Bayou Blue Road, representing Low Land Investors, LLC, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
- e) Mr. Kelley moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for High Land Development, Addendum No. 1.”

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

- 5. The Chairman called to order the Public Hearing for an application by Malika Nykima McKinley requesting approval for Process D, Minor Subdivision, for the Survey and Redivision of Lot 4 of Oak Forest Plantation Estates into Lot 4A and Lot 4B.

- a) Mr. James Templeton, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.

- b) No one from the public was present to speak.
- c) Mr. Kelley moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon the submittal of an Engineering approval letter.
- e) Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey and Redivision of Lot 4 of Oak Forest Plantation Estates into Lot 4A and Lot 4B conditioned upon the submittal of an approval letter from TPCG Engineering Division.”

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

- 6. The Chairman called to order the application by Linton Road Company, LLC requesting engineering approval for Process C, Major Subdivision, for Belmont Place.

- a) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a memo dated August 15, 2018 regarding the punch list items for the development [See *ATTACHMENT B*].
- b) Mr. Gene Milford, Milford & Associates, Inc., stated he would like to request a variance for Items 3(e), 3(h), & 3(i).
- c) Discussion was held with regard to the reasoning for the variances to include rear lot drainage for Lots 22-44 and 69-77, the pond being a recreational amenity, and docks and gazebos would be prohibited if there was a 20' servitude.
- d) Mr. Ostheimer moved: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Belmont Place with a variance from the lots that back up along the canal/pond to drain to the rear up to 60% of them, everything else on the punch list will be complied with or worked out.” *The motion died to the lack of a second.*
- e) Discussion was held with regard to the requested variances and the parties involved discussing further to come to a conclusion.
- f) Mr. Kurtz moved, seconded by Mrs. Falgout: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Belmont Place with a variance from Item 3(e) and no variance at this time for 3(h) and 3(i), that the Developer will try to resolve with Administration and can come back to Planning Commission and get the variance(s) later.”
- g) Mr. Kelley offered a substitute motion, seconded by Mrs. Falgout: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Belmont Place with a variance from Item 3(e) and 3(h) because the pond is a recreational amenity and conditioned upon the Developer complying/resolving the remaining punch list items per the TPCG Engineering Division’s memo dated August 15, 2018 [See *ATTACHMENT B*].”

The Chairman called for a vote on the substitute motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz; NAYS: Mr. Ostheimer and Mr. Thibodeaux; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE SUBSTITUTE MOTION ADOPTED.

- h) Discussion was held with regard to the applicant coming back at final should the variance be requested again for Item 3(i) concerning the 20' servitude.

7. The Chairman called to order the application by Terre South Investments requesting final approval for Process C, Major Subdivision, for Capital Commercial Development, Phase 4C.
 - a) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a memo dated August 10, 2018 regarding the punch list items for the development [See *ATTACHMENT C*].
 - b) Mr. Gene Milford, Milford & Associates, Inc., stated they would comply/resolve all punch list items and requested 30 days for completion.
 - c) Mr. Thibodeaux moved, seconded by Mr. Kurtz: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Capital Commercial Development, Phase 4C conditioned upon the Developer complying/resolving all the punch list items per the TPCG Engineering Division’s memo dated August 10, 2018 [See *ATTACHMENT C*] and allow 30 days for completion.”

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

8. The Chairman called to order the application by Low Land Investors, LLC requesting final approval for Process C, Major Subdivision, for High Land Development.
 - a) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a memo dated August 14, 2018 regarding the punch list items for the development [See *ATTACHMENT D*].
 - b) Mr. Sterling Boudreaux, 906 Bayou Blue Road, representing Low Land Investors, LLC, stated they would comply/resolve all punch list items and requested 30 days for completion.
 - c) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for High Land Development conditioned upon the Developer complying/resolving all the punch list items per the TPCG Engineering Division’s memo dated August 14, 2018 [See *ATTACHMENT D*] and allow 30 days for completion.”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mr. Ostheimer: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-10.”

1. Revised Lots 74 and 75, Addendum No. 1 to Fisherman's Retreat, Sections 13 & 24, T19S-R16E, Terrebonne Parish, LA
2. Revised Tract 6-B, A Redivision of Tract 6 & Tract 6-B, Property belonging to Millicent B. Bourgeois, et al, Section 74, T16S-R15E, Terrebonne Parish, LA
3. Revised Tract A, A Redivision of Tracts A & 6, Property belonging to Millicent B. Bourgeois, et al, Section 74, T16S-R15E, Terrebonne Parish, LA
4. Lot Line Extension between Property belonging to Ellendale Properties, L.L.C. and Lot 1, Block 8, Add. No. 1 to Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
5. Lot Line Adjustment between Lot 3B and Lot 4, Block 1 creating Revised Lot 3B and Revised Lot 4, Block 1 of Petit Caillou Estates Subdivision, Section 85, T18S-R18E, Terrebonne Parish, LA
6. Tract A-B-C-D-E-F-G-H-I-J-M-N-L-A, Property belonging to L S Land Holdings, LLC, Section 5, T17S-R17E, Terrebonne Parish, LA (148 N. Hollywood Road)
7. Revised Lots 12 & 13, Block 2, Addendum No. 11, Phase "D", 1 & 2 of Southdown West Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
8. Lot Line Shift between Property belonging to Terrebonne Parish Fire District No. 10 and Recreation District No. 10, Section 17, T18S-R17E, Terrebonne Parish, LA
9. Tracts "A" & "B", A Redivision of Property belonging to Donald W. Hersey, et ux, Section 50, T18S-R18E, Terrebonne Parish, LA

10. Revised Lot 3, Block 1, Ardoyne Plantation Estates, Section 13, T16S-R16E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

a) Mr. Pulaski discussed the proposed revisions to the application and comment issuance deadlines related to Process C Engineering Phase and Final Approval Phase.

(1) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC call a Public Hearing for the discussion and possible action with regard to revisions to application and comment issuance deadlines related to Process C Engineering Phase and Final Approval Phase for Thursday, September 20, 2018."

(2) Mr. Thibodeaux inquired as to why there was no backup of this matter. Mr. Pulaski indicated it would definitely be provided prior to the September meeting.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer; NAYS: Mr. Thibodeaux; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

a) Mrs. Falgout inquired about the upcoming Commissioner training. Mr. Pulaski stated it was going to be August 25 in Lafayette.

b) Mr. Ostheimer inquired about the location of the pond regulations which is in the S.D.D.M.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Kelley moved, seconded Mrs. Falgout: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:30 p.m."

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

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

Becky Becnel

Item G.1

From: Christopher Pulaski
Sent: Monday, August 13, 2018 11:50 AM
To: Prosper Toups
Cc: Becky Becnel
Subject: RE: L-M Limited Partnership, Subdivision in Gibson

Ok. We will include your request in the Communications portion of the agenda.

Christopher M. Pulaski, PLA
Terrebonne Parish Planning & Zoning
(985) 873-6569
cpulaski@tpcg.org
"Saltwater Fishing Capital of the World"

From: Prosper Toups [<mailto:prospert@deltacoastllc.com>]
Sent: Monday, August 13, 2018 9:10 AM
To: Christopher Pulaski
Subject: RE: L-M Limited Partnership, Subdivision in Gibson

Good morning, Chris. In reference to the L-M Limited Partnership Subdivision of Property in Gibson, I just spoke with Jim Barse and the fire hydrants will not be installed in time for Thursday's meeting. We would like to table the subdivision of property until the September meeting. This should give them time to install the hydrants.

Let me know if you need anything else from me at this time. Thanks.

Prosper J. Toups, III, PLS
Survey Manager



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**TERREBONNE PARISH
CONSOLIDATED GOVERNMENT**

August 15, 2018
1st Review
H-6

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
**SUBJECT: Belmont Place
Review of Engineering Approval**

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

1. Westside Boulevard currently drains through a ditch on this property. The design does not accommodate for this drainage.
2. 24.7.6.1.10 The LADOTD construction standards for the MC-01 Type H & I need to be included.
3. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 Sheet 10 - culvert 84 size is incorrect on the profile.
 - b. V.A.3 Sheet 11 - culvert 94 is numbered incorrectly on the profile.
 - c. V.A.3 Sheet 12 - culvert 126 size is incorrect.
 - d. V.A.3 The plan profile needs to show 8" concrete for the median on Westside Boulevard.
 - e. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be dedicated provided that it does not exceed 60% of the total depth of lots up to 225 feet. These lots 32-44 & 69-77 Block 3 qualify for the exception. The developer's engineer has requested this exception.
 - f. VI.A.4 There is no profile of pond B that shows the choke pipe.
 - g. VI.A.20 Unable to determine if the ponds have 1 foot of freeboard.
 - h. VI.A.24 Ponds maintained by the parish greater than 4 feet in depth have fence and locked gate unless considered a recreational amenity and approved by planning commission.
 - i. VIII.A 20' servitude required along Ouski Bayou.
 - j. VIII.A.3 A minimum 20' crown between parallel ditches is required.
 - k. VIII.B Letter of No Objection required for work in parish right-of-way or parish property.
4. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Department of Health and Hospitals for water and sewer.

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: F.E. Milford, III, P.E.
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File

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HOUMA, LOUISIANA 70361
(985) 868-5050



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HOUMA, LOUISIANA 70361

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

August 10, 2018

H-7

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** *JES*
Staff Engineer

SUBJECT: **Capital Commercial Ph. 4C**
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. The date the benchmark was set needs to be labeled on the plat.
2. Benchmark needs to be restamped.
3. There is a crack in a panel on the out bound radius that needs to be sealed.
4. Additional lights need to be installed.
5. Final approval from Waterworks.
6. Benchmark needs to be restamped.

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

cc: Planning Commission
F.E. Milford, III, P.E.
Ernest Brown
Engineering Division
Reading File
Council Reading File

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TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

August 14, 2018

H-8

TO: Christopher M. Pulaski

FROM: Joan E. Schexnayder, P.E. *JES*
Staff Engineer

SUBJECT: REVISED Highland Development
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. The word proposed needs to be removed from the street name.
2. All property surveyed within Terrebonne Parish shall tie to one of the following:
 - a. If the property is located within a two thousand foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plane coordinate of a least two points within the subdivision.
 - b. If the property is located outside of the two thousand foot radius as specified above, but within a four thousand foot radius of any state, parish or municipal road intersection, the survey plat shall show at least two ties, with bearings and approximate distances.
3. Plat needs to be clearly marked Final Survey Plat.
4. The center natural ground elevations of each lot need to be shown on the plat.
5. All property corners shall be monumented and flagged prior to the planning commission signing the final survey plat.
6. Date the benchmark was stamped should be shown on the plat.
7. Benchmark "B" is labeled incorrectly on the plat.
8. The elevation stamped on the benchmarks does not match the elevations on the plat.
9. Lights are not installed.
10. Final approval from Waterworks.
11. There is a panel with a transverse crack that needs to be sealed.
12. New utility servitudes along the roadway need to be shown on plat.

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

cc: Planning Commission
Eugene P. Robichaux, P.E.
Ernest Brown
Engineering Division
Reading File
Council Reading File

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