

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF DECEMBER 18, 2025**

- A. The Chairman, Mr. Robbie Liner, called the meeting of December 18, 2025 of the HTRPC to order at 6:41 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Michael Billiot.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Also, present were Mr. Christopher Pulaski, Department of Planning & Zoning; Mrs. Joan Schexnayder, TPCG Engineering Division; 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. *No Commissioners had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Billiot: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of November 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, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the December 18, 2025 invoices and approve the Treasurer’s Report of November 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Soudelier moved, seconded by Mr. Billiot: “THAT the HTRPC accept and approve the proposed 2026 Budget as presented.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **ANNUAL ORGANIZATIONAL MEETING:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC accept and approve Martin & Pellegrin, CPAs, proposal to perform the Commission’s audit for three years (2025, 2026, 2027) at a cost of \$3,000.00.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mrs. Poiencot moved, seconded by Mr. Gold: “THAT the HTRPC nominate and elect the current officers to remain in their positions for 2026; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier, Secretary/Treasurer.”
- The Chairman called for a vote on the motion offered by Mrs. Poiencot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated December 18, 2025, requesting to table Items H.1 & H.2 regarding the Miss Janis 4J Spell, LLC divisions of property indefinitely [See *ATTACHMENT A*].
- a) Mr. Smith moved, seconded by Mr. Billiot: “THAT the HTRPC table the applications for Process D, Minor Subdivisions, for Lots 115 thru 122, A

Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, Inc. and Revised Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC until the next regular meeting of December 18, 2025 as per the Developers' request [See *ATTACHMENT A*]."

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

H. OLD BUSINESS:

1. *TABLED INDEFINITELY* Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, LLC [See *ATTACHMENT A*]
2. *TABLED INDEFINITELY* Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC [See *ATTACHMENT A*]

I. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Dularge Investments, LLC requesting approval for Process D, Minor Subdivision, for Tracts "E-1-A" thru "E-1-C" A Redivision of Tract "E-1" belonging to Dularge Investments, LLC.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property into large raw land tracts for future sales.
- b) The Chairman recognized Mr. Marty Theriot, 5575 Grand Caillou Road, who inquired about the intended use of the property.
- c) Discussion was held regarding the property being depicted as raw land and that it could not be developed unless it went back to the Planning Commission to remove the raw land designation.
- d) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: "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, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Smith moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 'E-1-A' thru 'E-1-C' A Redivision of Tract "E-1" belonging to Dularge Investments, LLC."

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

*Motion made prior to Mr. Pulaski giving his Staff Report.*

J. STAFF REPORT:

1. Mr. Pulaski reminded those who have not completed the 2025 ethics and sexual harassment training to do so. He also stated there were a few commissioners who have not completed the required Planning Commissioner training as required by Act 859.

K. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-10."

1. Revised Tracts 3-A and 3-B, A Redivision of Property belonging to Lee M. Luke, et ux; Section 32, T18S-R17E, Terrebonne Parish, LA (464A Bayou Dularge Road / Councilman Brien Pledger, District 1)
2. Tracts "A" & "B", A Redivision of Property belonging to Edward J. Richard, Jr., et ux; Sections 62 & 63, T17S-R16E, Terrebonne Parish, LA (3673 Bayou Black Drive / Councilman Danny Babin, District 7)
3. Revised Lots 7 & 8, A Redivision of Lots 7 & 8, Block 2 of Belmont Place Subdivision; Sections 30, 31, & 32, T17S-R17E, Terrebonne Parish, LA (260 Independence Drive / Councilman Clyde Hamner, District 6)

4. Revised Lot 43, A Redivision of Lots 43 & 44 of Norby Estates; Section 31, T18S-R18E, Terrebonne Parish, LA *(5050 Hwy. 56 / Councilwoman Kim Chauvin, District 8)*
5. Tract A-B-E-F-A, A Redivision of Property belonging to Broussard Dove Land, LLC; Section 6, T17S-R17E, Terrebonne Parish, LA *(7605 West Park Ave. & 115 Central Ave. / Councilman Charles "Kevin" Champagne, District 5)*
6. Revised Tract 1, A Redivision of Lots 3, 4, 5, 6, & Tract 1 of Block 106 of the Oscar Dasputs Addition to Newtown; Section 38, T17S-R17E, Terrebonne Parish, LA *(1211 Aycock Street / Councilman Brien Pledger, District 1)*
7. Survey & Division of Lot 3 and Lot 4, Block 1 of Corporate Acres Subdivision and a ±0.81 Acre Tract all belonging to Corporate Drive Properties, LLC into Lot 3A and Lot 4A; Section 101, T17S-R17E, Terrebonne Parish, LA *(281 & 283 Corporate Drive / Councilman Carl "Carlee" Harding, District 2)*
8. Revised Lots 8 & 9, Block 2 of Highland Park Subdivision; Section 8, T16S-R17E, Terrebonne Parish, LA *(212 & 214 Michael Street / Councilman John Amedée, District 4)*
9. Revised Lots 10 & 11, Block 2 of Highland Park Subdivision; Section 8, T16S-R17E, Terrebonne Parish, LA *(214 & 220 Michael Street / Councilman John Amedée, District 4)*
10. Revised Parcel 3-A & Revised Lot 54, A Redivision of Revised Parcel 3-A and Lot 54 belonging to Four Geaux Louisiana, LLC, et al; Sections 22 & 27, T20S-R17E, Terrebonne Parish, LA *(1049 Four Point Road / Councilman Danny Babin, District 7)*

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

- L. COMMITTEE REPORT:
  1. Subdivision Regulations Review Committee: None.
- M. COMMISSION COMMENTS:
  1. Planning Commissioners’ Comments: None.
  2. Chairman’s Comments: None.
- N. PUBLIC COMMENTS: None.
- O. Mr. Billiot moved, seconded Mr. McGuire: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:57 p.m.”

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



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