

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF DECEMBER 20, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of December 20, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:16 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy Kelley; and Mr. Phillip Livas. Absent at the time of Roll Call was: Mr. Keith Kurtz and Mr. Wayne Thibodeaux. 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. Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 15, 2018.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the December 20, 2018 invoices and approve the Treasurer’s Report of November.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC accept and approve the proposed 2019 Budget.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. ANNUAL ORGANIZATIONAL MEETING:
1. The Chairman stated that two proposals were received to perform the 2018 audit. Despite Martin & Pellegrin coming in at the lowest bid, the Chairman discussed the history of Martin & Pellegrin in making time for the Commission by attending the meetings to present their audit.
 - a) Martin & Pellegrin, CPAs - \$2,500.00
T.S. Kearns & Co. - \$3,500.00
 - b) Mr. Cehan moved, seconded by Mrs. Foret: “THAT the HTRPC accept the proposal of \$2,500.00 from Martin & Pellegrin, CPAs to perform the 2018 audit.”

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE AMENDED MOTION ADOPTED.
 2. The Chairman stated the next item on the agenda was Election of Officers for 2019.
 - a) Mrs. Falgout nominated Dr. L.A. “Budd” Cloutier, Jr. to remain in the position of Chairman and nominated Mr. Jeremy Kelley for the position as Vice-Chairman.
 - (1) Mrs. Falgout moved, seconded by Mr. Faulk: “THAT the nominations for the positions of Chairman be closed and Dr. L.A. “Budd” Cloutier, Jr.

be elected as Chairman by acclamation and Vice-Chairman be closed and Mr. Jeremy Kelley be elected as Vice-Chairman by acclamation.”

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

b) Mr. Cehan nominated Mrs. Falgout to remain in the position of Secretary/Treasurer.

(1) Mr. Cehan moved, seconded by Mr. Kelley: “THAT the nominations for the position of Secretary/Chairman be closed and Mrs. Angi Falgout be elected as Secretary/Treasurer by acclamation.”

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

G. COMMUNICATIONS:

1. Mr. Pulaski read an email from Delta Coast Consultants, LLC, dated December 18, 2018, requesting to table Item H.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 January 17, 2019 [See ATTACHMENT A].

a) The Chairman recognized Mr. Prosper Toups, Delta Coast Consultants, LLC, who indicated three fire hydrants needed to be installed and there was no waterline available for one of the hydrants; that it was either moved or never built.

b) Mr. Cehan 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 January 17, 2019 as per the Developer’s request [See ATTACHMENT A].”

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

H. OLD BUSINESS:

Mrs. Falgout moved, seconded by Mr. Kelley: “That the Old Business be removed from the table and considered at this time.”

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

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]

2. The Chairman called to order the application by Stanislaus Kidder, III and Edith Kidder requesting approval for Process D, Minor Subdivision, for Tracts 1 and 2, Property belonging to Stanislaus Kidder, III and Edith Kidder.

a) Mr. Prosper Toups, Delta Coast Consultants, LLC, stated the matter was tabled at the last meeting because the engineering was turned in too late and the Engineering Division didn’t have time to review.

b) Mr. Pulaski discussed the Staff Report and stated the drainage calculations were approved and Staff recommended approval with no conditions.

c) Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 and 2, Property belonging to Stanislaus Kidder, III and Edith Kidder.”

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

I. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Stacey Bergeron Eschete requesting conceptual and preliminary approval for Process B, Mobile Home Park, for Bergeron's Mobile Estates.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a few variances [See *ATTACHMENT B*].
- b) No one was present to speak on the matter.
- 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, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with the variances granted.
- e) Discussion was held with regard to the variances requested and setting precedence for others. Discussion ensued with regard to the public hearing sign not being posted per the regulations.
- f) Mr. Freeman indicated he was not comfortable with moving forward when the public hearing sign wasn't posted accordingly. Mr. Rembert then requested the matter be tabled until the next meeting.
- g) Mr. Faulk moved, seconded by Mr. Cehan: "THAT the HTRPC table the conceptual and preliminary application for Process B, Mobile Home Park, for Bergeron's Mobile Estates until the next regular meeting of January 17, 2019 as per the Developer's request."

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

J. STAFF REPORT: None.

K. ADMINISTRATIVE APPROVALS:

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

- 1. Lot Line Adjustment for Parcel "A" belonging to Tony J. Himel, Section 36, T17S-R18E, Terrebonne & Lafourche Parishes, LA
- 2. Survey and Redivision of Three (3) Lots into Lot A and Lot B, Property belonging to James C. Harper Eschete, Section 88, T16S-R17E, Terrebonne Parish, LA
- 3. Survey and Redivision of Property belonging to Home-Care P.C.A, L.L.C. & Perry Percle, Section 77, T15S-R16E, Terrebonne Parish, LA
- 4. Parcel A and Clay Dupont Homesite being a portion of Lot 172, Honduras Plantation Subdivision into Parcel "A-1" and Parcel "A-2" being a portion of Lot 172, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
- 5. Lot Line Adjustment on Property belonging to Melinda M. Guidry, Section 20, T17S-R16E, Terrebonne Parish, LA
- 6. Revised Tracts "A", "B", & "D", A Redivision of Revised Tracts "A", "B" & "D", Property belonging to S & A Captal Investments, L.L.C., Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA *WITHDRAWN*
- 7. Lot Line Adjustment between Property of Edward J. Gaidry and Albert H. Smith, et al, Section 13, T18S-R18E, Terrebonne Parish, LA
- 8. Raw Land, Division of Property belonging to Doris Marie Abramson and Janet Cox Redmon to create Tracts B-1 and B-2, Section 50, T17S-R16E, Terrebonne Parish, LA
- 9. Revised Lots 1 & 2, Block 4, Addendum No. 2, Phases A & B to Energy Center of Southeast Louisiana, Section 4, T16S-R17E, Terrebonne Parish, LA

10. Redivision of Tract A and Tract B into Tract "A-1" and Tract "B-1" of Property belonging to Vernon Lee Caldwell, III, Section 9, T16S0R16E, Terrebonne Parish, LA

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

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) Mr. Pulaski stated the Parish Council approved the two (2) ordinances for the proposed changes to the Residential Building Park regulations and allowed number of units as well as the changes to the engineering deadline for Process C applications. He indicated that changes were suggested to the Residential Building Park regulations with regard to tri-plexes and quads. They approved the ordinance as is and will introduce another ordinance with these changes to be considered at the January 9, 2019 public hearing.
- b) The Chairman stated they were one member short for the Subdivision Regulations Review Committee and if anyone were interested, to please let him know.

M. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.

2. Chairman's Comments:

- a) The Chairman encouraged the new members to review their reference manual and get familiar with the regulations.

N. PUBLIC COMMENTS: None.

O. Mr. Kelley moved, seconded Mr. Cehan: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:50 p.m."

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

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

Becky Becnel

Item H.1

From: Christopher Pulaski
Sent: Tuesday, December 18, 2018 3:24 PM
To: Becky Becnel
Subject: FW: L-M Limited Partnership, Subdivision in Gibson

Follow Up Flag: Follow up
Flag Status: Flagged

Request to table.

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

From: Prosper J. Toups, III [mailto:prospert@deltacoastllc.com]
Sent: Monday, December 17, 2018 4:30 PM
To: Christopher Pulaski
Subject: RE: L-M Limited Partnership, Subdivision in Gibson

Waterworks determined that the line was either never laid....or has been removed. But it is not there.

L-M is currently debating whether to: 1) not include the Northwest corner Tract in the Subdivision, or 2) pay the cost to bore a waterline under the highway.

Therefore, if it can be tabled, yet again, I am sure that they would want to do that.

Prosper J. Toups, III, PLS
Survey Manager



4924 Highway 311
HOUMA, LOUISIANA 70360

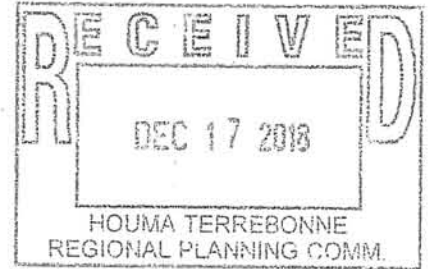
985.655.3100 (O)
985.655.3107 (D)
985.855.3006 (C)
www.deltacoastllc.com

From: Christopher Pulaski <cpulaski@tpcg.org>
Sent: Monday, December 17, 2018 4:12 PM
To: Prosper J. Toups, III <prospert@deltacoastllc.com>
Cc: Becky Becnel <bbecnel@tpcg.org>
Subject: RE: L-M Limited Partnership, Subdivision in Gibson

Prosper,

1

BERGERON'S MOBILE ESTATES
VARIANCES REQUEST



1. Due to limited width of space we request not to have to provide the 10' green space along the side of the spaces. An existing mobile home is 5'± from property line on Space 2 and the owner placing the proposed mobile home on Space 1 would like the parking area on the south side of the space next to Space 2 because the owner says that this side of the home is the main entrance to this mobile home. This would also create less traffic next to the neighbor's property.
2. Due to existing parking lot along the front of the property owner requests to leave this parking area and have a variance not to place landscaping along the highway.
3. The neighbor (Mrs. Clarence Babin) has an awning against the northern property line. The owner requests a variance not to have the proposed mobile home on Space 1 be 15' away from adjacent structures.
4. The two spaces are 42' wide and not the 50' wide requirement as needed. Variance requested.
5. Due to no road/drive being constructed we request that we not need to provide a Vehicular Circulation plan.
6. We assumed that since this project had less than 6 sites that no sign was needed like minor subdivisions which don't need a sign for less than 6 lots. One was placed Monday morning after receiving the planning commission review. Variance is requested from the 10 day requirement if needed.