

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF FEBRUARY 22, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of February 22, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:08 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jim Erny.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; 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: None. 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. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of January 18, 2018.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Ostheimer: “THAT the HTRPC emit payment for the February 22, 2018 invoices and approve the Treasurer’s Report of January 2018.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Erny moved, seconded by Mrs. Falgout: “THAT the HTRPC accept the Louisiana Compliance Questionnaire for the 2017 audit.”
 - a) The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. PLANNING:
1. Planning Commissioners’ Comments:
 - a) Mr. Ostheimer discussed an LSU article regarding water from the Atchafalaya and Mississippi River and rising sea levels.
 - b) Mr. Thibodeaux discussed his participation in the LA Safe meetings and expressed concerns of wastewater collection not being mentioned.
 - c) Mr. Erny discussed Board of Health, enforcement, and keeping plants operational.
 2. Administration’s Comments:
 - a) Mr. Pulaski encouraged the Commissioners to attend the American Planning Association’s National Conference on April 21-24, 2018 in New Orleans.
 - b) Mr. Pulaski discussed the LA Safe Meetings with regard to migration of people to the northern parts of the parish and tribe relocation and the project helping out with sewer, etc.
 3. Chairman’s Comments:
 - a) The Chairman inquired as to who would be attending the conference in April and suggested allowing Becky Becnel to attend. Mr. Thibodeaux indicated he was going and Mrs. Falgout stated she may be attending.

- b) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC authorize and pay for Mrs. Becky Becnel to attend the American Planning Association’s National Conference on April 21-24, 2018 in New Orleans.”

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

G. COMMUNICATIONS:

- 1. Mr. Pulaski read an email from Councilman Scotty Dryden, District 4, dated February 19, 2018 requesting Item I.5 be tabled so he could have the opportunity to have a community meeting with the residents to provide information on the proposed project [See ATTACHMENT A] as well as a letter from Leonard Chauvin P.E., P.L.S., Inc.’s office, dated February 22, 2018 requesting the same item be tabled [See ATTACHMENT B].

- a) Mr. Thibodeaux moved, seconded by Mr. Ostheimer: “THAT the HTRPC continue the public hearing and table the conceptual and preliminary application for Process B, Residential Building Park, for Russell Every Townhomes until the next regular meeting of March 15, 2018 as per the Developer’s request [See ATTACHMENTS A & B].”

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

H. OLD BUSINESS:

Mr. Kelley moved, seconded by Mr. Cehan: “THAT the HTRPC remove all Old Business items from the table and be considered at this time.”

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

- 1. The Chairman called to order the Public Hearing for an application by Timothy P. Duplantis requesting approval for Process D, Minor Subdivision, for Tracts 1-A & 1-B, A Redivision of Tract A-B-C-D-E-G-H-I-J-A belonging to Timothy P. Duplantis.

- a) Mr. Gene Milford, standing in for Keneth L. Rembert Land Surveyors, representing Mr. Duplantis, discussed the location and division of property and stated all items from the previous meeting were taken care of.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “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, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski stated a meeting took place with Councilwoman Duplantis-Prather, the neighbors, Mr. Duplantis, and himself and all the concerns were addressed to include the satisfaction of the added capacity of the drainage pond to accept more stormwater runoff. He discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1-A & 1-B, A Redivision of Tract A-B-C-D-E-G-H-I-J-A belonging to Timothy P. Duplantis.”

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

I. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Kent C. Guidry and Stephens L. Guidry requesting approval for Process D, Minor Subdivision, for the Division of Tract A into Tract A-1 & A-2.

- a) Mr. Kirk Farrelly, C & R Land Surveying, LLC, representing the Guidry's, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mrs. Falgout moved, seconded by Mr. Ostheimer: "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, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of an approval letter from DHH.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Tract A into Tract A-1 & A-2, Kent C. Guidry and Stephens L. Guidry conditioned upon the submittal of an approval letter from DHH."

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

2. The Chairman called to order the Public Hearing for an application by Brent M. Buquet requesting approval for Process D, Minor Subdivision, for Tracts 1 & 2 being a Redivision of Property.

- a) Mr. Gene Milford, standing in for Keneth L. Rembert Land Surveyors, representing Mr. Buquet, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of an approval letter from DHH.
- e) Mr. Thibodeaux moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 & 2 being a Redivision of Property belonging to Brent M. Buquet conditioned upon the submittal of an approval letter from DHH."

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

3. The Chairman called to order the Public Hearing for an application by Gary I. Smith requesting approval for Process A, Re-Subdivision, for Tracts "A", "B", "C", & "D", Property belonging to Gary I. Smith, et al, Former Nelo Hebert Subdivision.

- a) Mr. Gene Milford, standing in for Keneth L. Rembert Land Surveyors, representing Mr. Buquet, discussed the location and division of property.
- b) The Chairman recognized Mr. Jackie Bonvillain, 4426 St. Andrews Street, who inquired as to what the plans were for the property and who they were selling it to.

- c) Mrs. Falgout moved, seconded by Mr. Erny: “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, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon confirmation of inspection of new fire hydrant according to Parish standards be submitted to the HTRPC, submittal of a DHH approval letter, and adherence to the conditions of the TPCG Engineering Division’s letter.

- e) Mr. Kurtz moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “A”, “B”, “C”, & “D”, Property belonging to Gary I. Smith, et al, Former Nelo Hebert Subdivision conditioned upon confirmation of inspection of new fire hydrant according to Parish standards be submitted to the HTRPC, submittal of a DHH approval letter, and adherence to the conditions of the TPCG Engineering Division’s letter.”

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

- 4. The Chairman called to order the Public Hearing for an application by DR Development Group, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision, for La Belle Maison, Phases C & D.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing DR Development, LLC, stated this was an amended conceptual and preliminary application from a previous submittal. He indicated that there were two lots on a previous minor subdivision application (Phases A & B) that didn’t meet the fire hydrant regulations and were left off and not included on the previous conceptual and preliminary approval for Phases C & D. He stated the engineering for Phases C & D include all of the lots in the submittal.

- b) The Chairman recognized Ms. Sharon Pollet, 426 Main Project Road, who expressed concerns of the ditches and parish maintenance along with the seventy trailers with sewer treatment plants rather than getting a separate plant for the development.

- c) The Chairman discussed the inspection of the treatment plants by the Board of Health and it being treated water and the costs developers don’t want to incur with a community package plant. He stated that typically the drainage is better after developments such as these.

- d) The Chairman recognized Mr. Chuck Lagreca, 410 Back Project Road, who expressed the same concerns of Mrs. Pollet and requested this development to not move forward.

- e) The Chairman recognized Mr. Harry Giroir, 201 Back Project Road, who expressed concerns of the flooding moving from the south going north and continued flooding regardless of the wider and deeper ditches. He questioned the small sized lots.

- f) The Chairman indicated the development has to be approved as long as it meets all the required subdivision regulations.

- g) The Chairman recognized Mr. Aaron Giroir, 422 Back Project Road, who expressed concerns of week killer used on the existing ditch making the root system go way and causing erosion with no response from Councilman Dryden. The Chairman encouraged Mr. Giroir to call Councilman Dryden or show up at a council meeting.

- h) Mr. Pulaski informed Mr. Giroir to call the TPCG Drainage Division, Mr. Carl Ledet.

- i) The Chairman again recognized Mrs. Pollet who inquired about covenant restrictions.

- j) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the Public Hearing be closed.”

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

- k) Mr. Pulaski asked Mr. Milford if the covenant restrictions would prohibit mobile homes and Mr. Milford stated no. He discussed the Staff Report and stated Staff recommended approval with no conditions.
- l) Mr. Ostheimer moved, seconded by Mrs. Falgout: "THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for La Belle Maison, Phases C & D."

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

5. TABLED until the next regular meeting of March 15, 2018. *Russell Every Townhomes* [See ATTACHMENTS A & B]

6. The Chairman called to order the application by Professional Construction and Leasing, LLC requesting engineering approval for Process C, Major Subdivision, for Acadian Pointe Subdivision, Phase B.

- a) Mr. Jacob Waitz, David A. Waitz Engineering and Surveying, Inc., representing the Developer, stated they were requesting engineering approval.
- b) The Chairman read from the Subdivision Regulations concerning the submittal of architectural drawings. He stated that this matter was brought up at the conceptual and preliminary stage and they have yet to receive the drawings.
- c) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read the memo dated February 22, 2018 concerning the punch list items for the development [See ATTACHMENT C].
- d) Discussion was held with regard to not being able to approve the engineering for the development without the submittal of the architectural drawings.
- e) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC table the application requesting engineering approval for Process C, Major Subdivision, for Acadian Pointe Subdivision, Phase B until the next regular meeting of March 15, 2018 or sooner of the Developer wished to request a special meeting before then."

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

7. The Chairman called to order the application by Onshore Materials, LLC requesting engineering approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase A.

- a) Mr. Jacob Waitz, David A. Waitz Engineering and Surveying, Inc., representing the Developer, stated they were requesting engineering approval.
- b) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read the memo dated February 22, 2018 concerning the punch list items for the development [See ATTACHMENT D].
- c) Mr. Pulaski discussed an email from Ms. Pat Matherne, Lafourche Parish Planning Commission, inquiring about the maintenance for the entrance to the subdivision which is in Lafourche Parish and an email from Mr. Ken Pitre, Schriever Fire Protection District, in reference to concerns of the subdivision layout and response time to the subdivision.
- d) Mr. Waitz requested a variance for rear lot drainage on Lots 1-9, Block 1 and Lots 4 & 5, Block 2 and they would comply with the remaining punch list items.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application requesting engineering approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase A with a variance for rear

lot drainage (Lots 1-9, Block 1 and Lots 4 & 5, Block 2) and conditioned upon the Developer complying/resolving all remaining punch list items [See *ATTACHMENT D*].

- f) Discussion was held with regard to the portion of the street in Lafourche Parish and the streets being built to higher standards than DOTD. Discussion ensued with regard to Terrebonne Parish maintaining the 70' strip all along Bayou Blue throughout Lafourche Parish.
- g) Discussion was held with regard to whether the Engineer discussed the concerns of fire response time with the Schriever Fire Protection District.

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

J. STAFF REPORT: None.

K. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

- 1. Re-Subdivision of a portion of Tract "C" into Lot 1 and the remaining portion of Tract "C", Sections 8, 63, 64, 84, & 93, T16S-R17E, Terrebonne Parish, LA
- 2. Revised Lots 30 & 31 of Block 1, South Ellendale Estates Subdivision, Sections 72 & 81, T17S-R16E, Terrebonne Parish, LA
- 3. Lot "A-B-E-C-D-A", formerly Lot "A-B-C-D-A", Property belonging to Janine Giroir Deroche, et al, Section 14, T17S-R16E, Terrebonne Parish, LA
- 4. Revised Lots 5 and 7, A Redivision of Lots 5, 6, and 7, Block 4 of Brentwood Heights, Sections 58 & 59, T16S-R17E, Terrebonne Parish, LA
- 5. Revised Lot 12 & Revised Tract J-F-G-H-I-J, Addendum No. 1 to Montegut Mill Site Subdivision (Redivision), Sections 8 & 9, T18S-R19E, Terrebonne Parish, LA

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

L. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

M. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:
 - a) Mr. Kelley, in reference to the previous discussion about sewer treatment plant maintenance, stated that when a sewer treatment plant is malfunctioning, you know it by the smell.
- 2. Chairman's Comments: None.

N. PUBLIC COMMENTS: None.

O. Mrs. Falgout moved, seconded Mr. Erny: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:40 p.m."

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

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

Becky Becnel

From: Scotty Dryden
Sent: Monday, February 19, 2018 7:06 PM
To: Becky Becnel
Subject: Re: HTRPC Meeting Notice & Agenda - February 22, 2018

Mrs. Becnel,

Due to prior engagements, I cannot make it to the meeting on Thursday. My constituents have many questions about item #5 under applications. I would respectfully ask that the board table the matter until my constituents get more answers to their concerns. Thanks for your consideration on this matter.

Scotty Dryden
Terrebonne Parish Consolidated Government
Councilman
District 4

On Feb 9, 2018, at 11:01 AM, Becky Becnel <bbecnel@tpcg.org> wrote:

<image001.jpg> **Meeting of February 22,
2018**

Please find attached the meeting notice and agenda for the Houma-Terrebonne Regional Planning Commission's Meeting of February 22, 2018 at 6:00 p.m. If needed, the complete meeting packet can be found at www.tpcg.org/planning under "Upcoming Meetings, Event Details" or "Agenda, Minutes, & Videos."

Please note the meeting was changed to the 4th Thursday in February due to the Mardi Gras Holiday. Our office will be closed Monday, February 12 & Tuesday, February 13.

Should you have any problems accessing these files, feel free to call. Thanks...

*Becky M. Becnel, Planning Commission Secretary
T.P.C.G. - Department of Planning & Zoning
Houma-Terrebonne Regional Planning Commission*

627 JACKSON STREET
THIBODAUX, LA. 70301

(985) 449-1376 TEL
(985) 449-1050 FAX

LEONARD CHAUVIN P.E., P.L.S., INC.
Civil Engineer - Land Surveyor

February 22, 2018

Via Email

Terrebonne Parish Consolidated Government
Attn: Chris Pulaski

***Re: Russel Every Townhomes – Residential Building Park at 302
Horseshoe Rd. Schriever, Louisiana***

Mr. Pulaski,

We are requesting to table this item and place on the agenda for the Terrebonne Parish Planning Commission meeting March 15, 2018. If you have any questions please contact our office.

Sincerely,



Tre' Chauvin
Leonard Chauvin PE, PLS Inc.



P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050

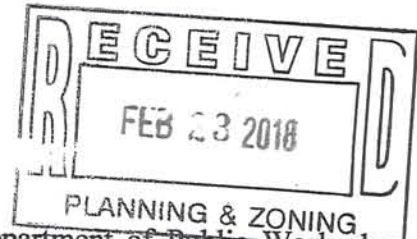


P.O. BOX 2768
HOUMA, LOUISIANA 70361

TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

February 22, 2018
1st Review
Item No. I-6

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Acadian Point Subdivision Phase B
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. 24.7.1.4.6 Architectural drawings need to be submitted.
2. 24.7.6.2.6 Does not conform to the SDDM:
 - a. IV.D Backup for the tailwater used in the 6020 needs to be provided.
 - b. IV.D The 6020 calculations are inconsistent with the previous development.
 - c. V.A.1 Existing drainage plan does not represent existing drainage.
 - d. V.A.1 Backup on how the existing ditch previously flowed and being reshaped is needed.
 - e. V.A.3 The existing ditch needs to be shown on the plan/profile.
 - f. V.A.3 The 15" PVC is not shown in the profile on the plan/profile.
 - g. V.A.3 Elevation at the right of way needs to be provided.
 - h. V.A.3 The length of the culverts need to be shown on the plan/profile.
 - i. V.A.4 Plans need to be shown for the future drainage pond.
 - j. V.A.4 The flows along Acadian Drive are being redirected, more information needs to be provided on the impact between the development and Glynn Avenue.
3. 24.7.6.4 Benchmark not shown on plat. The benchmark shall be concrete or steel pipe filled with concrete and a minimum of four inches square or four inches in diameter with a brass or aluminum disk embedded in the top and shall be placed within the public rights-of-way, but not more than two feet from any property line measuring perpendicular to the property line that parallels the right-of-way.
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
 - c. Gas Utility
 - d. Electric Utility
 - e. Pollution Control
5. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

Saltwater Fishing Capital of the World®

Acadian Pointe Subdivision Phase B
Review of Engineering Approval
JES Memo to CP dated 2/22/2016
Page 2

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: David A. Waitz, P.E.
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File



P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P.O. BOX 2768
HOUMA, LOUISIANA 70361

**TERREBONNE PARISH
CONSOLIDATED GOVERNMENT**

February 22, 2018
1st Review
Item No. I-7

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
**SUBJECT: Imperial Landing Phase A
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. 24.7.6.1.10. The CP-01 plans need to be the current LADOTD construction standards.
2. 24.7.6.2.6 Does not conform to the SDDM:
 - a. IV.A There is a discrepancy between the plans and the calculated choke pipe.
 - b. IV.D Calculations are required for the culverts at the entry to Supreme Drive.
 - c. IV.D Calculations are required for the temporary ditch.
 - d. IV.D The acreage shown on rate of runoff chart and 6020 does not equal the pre-acreage.
 - e. V.A.4 Servitude is required for ditch at entry to Supreme Drive.
 - f. 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 that portion which is greater than 135 ft. A servitude will be required at the rear of the lot for drainage.
 - g. V.B.7 Minimum vertical distance of 6" from bottom of pavement to top of drain pipe is required.
 - h. VI. Not enough information provided showing the pond meets the requirements of the SDDM.
3. 24.7.6.4 Benchmarks not shown on plat. The benchmark shall be a brass or aluminum disk located in the street near the centerline of each road intersection.
4. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Department of Health and Hospitals
 - c. Gas Utility
 - d. Electric Utility
 - e. Pollution Control
5. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

Saltwater Fishing Capital of the World®

Imperial Landing Phase A
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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: David A. Waitz, P.E.
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File