

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF FEBRUARY 25, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of February 25, 2021 of the HTRPC to order at 6:07 p.m. at the Municipal Auditorium with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Phillip Livas & Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mr. Derick Bercegeay, Legal Advisor; and Joan Schexnayder, TPCG Engineering Division.
- 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. *There were no conflicts to report.*
- D. ACCEPTANCE OF MINUTES:
1. Mr. Liner moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of January 21, 2021.”

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC remit payment for the February 25, 2021 invoices and approve the Treasurer’s Report of January 2021.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Liner moved, seconded by Mr. Rogers: “THAT the HTRPC accept the Louisiana Compliance Questionnaire for the 2020 Audit.”

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read an email from Providence Engineering & Environmental Group, LLC, dated February 23, 2021, requesting to table Item G.2 regarding Gulf South Square until the next regular meeting of March 18, 2021 [See *ATTACHMENT A*].
 - a) Mr. Liner moved, seconded by Mr. Soudelier: “THAT the HTRPC table the application by Arthur A. DeFraites and John M. DeFraites for the Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision until the next regular meeting of March 18, 2021 as per the Developer’s request [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated February 25, 2021, requesting to table Item H.3 regarding Antoine H. Bourg until the next regular meeting of March 18, 2021 [See *ATTACHMENT B*].
 - a) Mr. Liner moved, seconded by Dr. Cloutier: “THAT the HTRPC table the application by Blaine and Wanda Bourg for the Division of Property belonging to the Estate of Antoine H. Bourg, or assigns until the next regular meeting of March 18, 2021 as per the Developer’s request [See *ATTACHMENT B*].”

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Ms. Ellender moved, seconded by Dr. Cloutier: "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 Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order the Public Hearing for an application under Old Business by Gail Thibodeaux for Process D, Minor Subdivision, Property being carved from Tract II to create Tract III belonging to Gail Thibodeaux, now or formerly being a portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision.

- a) Mr. Tré Chauvin, Leonard Chauvin, P.E., P.L.S., Inc., discussed the location and division or property.
- b) There was no one from the public to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. 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 all utility service availability letters and a benchmark depicted on the plat.
- e) Discussion was held regarding the 35' servitude reserved for future road near the north property line. Mr. Pulaski indicated that 35' would not allow enough of a servitude for a public road should that property be developed into a major subdivision in the future.
- f) Mr. Liner moved, seconded by Dr. Cloutier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Property being carved from Tract II to create Tract III belonging to Gail Thibodeaux, now or formerly being a portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision conditioned upon the submittal of all utility service availability letters and the benchmark be depicted on the plat."

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. *Tabled until the March 18, 2021 meeting.* Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1-10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision. [See ATTACHMENT A]

3. The Chairman called to order the Public Hearing for an application under Old Business by A. St. Martin Co., Ltd. for Process D, Minor Subdivision, Tracts 15-A, 15-B, 15-C, 15-D, 15-E, 15-F, 15-G, 15-A1, 15-B1 & 15-C1, Boudreaux Canal Subdivision, Addendum No. 1, Property of A. St. Martin Co., Ltd.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division or property.
- b) Discussion was held regarding the owner of the top portion of the property. Mr. Rembert indicated that that portion remains as raw land and he will revise the plat to indicate the owner.
- c) The Chairman recognized Travis Price, 7084 East Woodlawn Ranch Road, who expressed concerns of zoning and having a subdivision build next to an existing shipyard. He further expressed concerns of drainage, access, and Tave Street not

being maintained by the Parish. Mr. Pulaski indicated there was no zoning within this area of the parish.

- d) Ms. Schexnayder stated that the area would not require drainage calculations. Mr. Rembert indicated that the property would be utilized for camps and not intended for everyday living.
- e) Mr. Rogers moved, seconded by Mr. Burgard: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- f) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters, submittal of approval letter for the draft site from the local fire district, and municipal addresses being depicted on the plat.
- g) Discussion was held regarding the existing shipyard and sandblasting/painting. Mr. Pulaski indicated the Department of Quality and EPA have certain regulations they have to abide by and that would be a civil matter between any nearby residents and the shipyard.
- h) Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 15-A, 15-B, 15-C, 15-D, 15-E, 15-F, 15-G, 15-A1, 15-B1 & 15-C1, Boudreaux Canal Subdivision, Addendum No. 1, Property of A. St. Martin Co., Ltd. conditioned upon the submittal of all utility service availability letters, submittal of approval letter for draft site from the local fire district, and the municipal addresses being depicted on the plat."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the application under Old Business by Evangeline Business Park, LLC requesting final approval for Process C, Major Subdivision, for Parc Evangeline Subdivision, Phase A.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., was present to discuss the application.
- b) Ms. Schexnayder, on behalf of the TPCG Engineering Division, read a memo dated February 25, 2021 regarding the punch list items for the development [See *ATTACHMENT C*].
- c) Mr. Waitz stated they would comply/resolve all items on the punch list and requested 45 days for completion.
- d) Dr. Cloutier moved, seconded by Mr. Burgard: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Parc Evangeline Subdivision, Phase A conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division's memo dated February 25, 2021 and allow 45 days for completion [See *ATTACHMENT C*]."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by Paris Broussard for Process D, Minor Subdivision, Tracts 3-A & 3-B, A Redivision of Tract 3 belonging to Millicent B. Bourgeois, et al.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division or property.
 - b) There was no one from the public to speak on the matter.

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

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses being depicted on the plat.
- e) Mr. Liner moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 3-A & 3-B, A Redivision of Tract 3 belonging to Millicent B. Bourgeois, et al conditioned upon municipal addresses being depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Poule D’eau Properties, LLC for Process D, Minor Subdivision, Revised Lots 1-A thru 8-A & Revised Tract “A”, A Redivision of Revised Tract “A” and Lots 1-A thru 9-A, Property of Poule D’eau Properties, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division or property. He stated that Waterworks couldn’t serve water until the culverts were installed.

- b) There was no one from the public to speak on the matter.

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

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Discussion was held regarding the culverts being significant infrastructure and whether the application should be broken up into two applications as to not hold up one over the other.

- e) Mr. Pulaski indicated the development was along a state highway and LA DOTD would have to approve the driveway culverts and it would also be part of the building permit process for which Ms. Schexnayder agreed. He stated he was comfortable with this process and would flag the lots in the permit software to make sure engineering is involved with the review and inspection process.

- f) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the property corners being monumented and flagged and municipal addresses being depicted on the plat.

- g) Mr. Rogers moved, seconded by Mr. Liner: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Lots 1-A thru 8-A & Revised Tract “A”, A Redivision of Revised Tract “A” and Lots 1-A thru 9-A, Property of Poule D’eau Properties, LLC conditioned upon the property corners being monumented and flagged and municipal addresses being depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. *Tabled until the March 18, 2021 meeting.* Division of Property belonging to the Estate of Antoine H. Bourg, or Assigns. [See ATTACHMENT B]

4. The Chairman called to order the application by Gadwall Properties, LLC requesting engineering approval for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase B.
 - a) Mr. Gene Milford, Milford & Associates, Inc., was present to discuss the application.
 - b) Ms. Schexnayder, on behalf of the TPCG Engineering Division, read a memo dated February 18, 2021 regarding the punch list items for the development [See *ATTACHMENT D*].
 - c) Mr. Milford requested a variance from Item 5.a and stated they would comply/resolve all remaining items on the punch list.
 - d) Discussion was held regarding the retention pond and encroaching the property line and liability of the same. Discussion ensued regarding the pond being a water feature.
 - e) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase B with a variance granted for Item 5.a and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division’s memo dated February 18, 2021 [See *ATTACHMENT D*].”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. Mr. Pulaski stated the Annual Report would be presented at the March 18, 2021 meeting. It was requested the Commissioners get a hard copy of the report.
2. Discussion was held regarding the American Planning Association’s National Planning Conference, NPC21, to be held online May 5-7, 2021. Mr. Pulaski encouraged everyone to attend since it was virtual and cheaper.
 - a) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC authorize up to \$3,000.00 for the APA’s NPC21 virtual conference registration fees to be held May 5-7, 2021.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. Mr. Pulaski discussed Act 859 which requires all new Commissioners to receive four (4) hours of training within one year after being appointed the Planning Commission. He informed them of an upcoming training on March 27 in Covington, Louisiana that could be attended or done virtual.
4. Mr. Pulaski also reminded everyone of the annual Ethics Training that must be completed every year and certificate forwarded to Becky Becnel.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-9.”

1. Lot Line Shift between Lots 7A and 8A of Phase 2 to Shady Forest Subdivision, Section 5, T16S-R17E, Terrebonne Parish, LA
2. Lot Line Shift between Property belonging to Lester P. Boudreaux, Sr. and Lester Paul Boudreaux, Jr., (Tracts B-C-D-E-B & A-B-C-E-F-A) Section 78, T15S-R16E, Terrebonne Parish, LA
3. Lot Line Shift between Property belonging to Glenn R. Walther and John Theriot, et ux, or assigns (Tract G-H-E-F-G), Sections 56, 57, & 11, T16S-R16E, Terrebonne Parish, LA
4. Lot Line Shift between Lots 8, 9, 10, & 11, Block 1 of Addendum No. 5 to Patrick L. LeBlanc Subdivision, Section 72, T16S-R17E, Terrebonne Parish, LA
5. Revised Tracts "A" & "B", A Redivision of Property belonging to David P. Barrilleaux, et ux, Sections 54, 55, 56, & 57, T16S-R14E, Terrebonne Parish, LA

6. Revised Lots A and B, A Redivision of Revised Lots A and B, belonging to Rodney G.Huffaker, et ux, Section 72, T17S-R16E, Terrebonne Parish, LA
7. Revised Lots 4 and 5, Block 1, of Cenac Subdivision belonging to Coastal Outdoor Properties, Section 6, T17S-R17E, Terrebonne Parish, LA
8. Revised Parcels 8 & 10, A Redivision of Parcels 8 & 10 belonging to Four Point Holdings, Inc., Section 22, T20S-R17E, Terrebonne Parish, LA
9. Lot Line Shift between Property belonging to Randy Mathern and Lot 3, Block 4 of Revision No. 3 to Oakwood Terrace Subdivsion, Section 95, T17S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Burgard discussed rear lot drainage in residential subdivisions. Mr. Pulaski stated a Subdivision Regulations Review Committee meeting could be scheduled to discuss the matter.

- b) It was undetermined if there were any active members of the current committee and that the Chairman would have to appoint three members who were interested. Members who expressed interest were Ms. Ellender, Mr. Burgard, and Mr. Liner.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Dr. Cloutier moved, seconded by Mr. Liner: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:15 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

Becky Becnel

Item 9.2

From: Terral Martin, Jr., PLS <terralmartin@providenceeng.com>
Sent: Tuesday, February 23, 2021 2:53 PM
To: Becky Becnel
Cc: Christopher Pulaski
Subject: RE: [E] Preliminary Review Letter(s) - January 21, 2021

External Sender

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Becky,

We will need to table Gulf South Square to the March Meeting. We are still working on utility service and fire protection to one of the lots.

Thanks,

Terral

Terral J. Martin, Jr., PLS
Professional Land Surveyor
terralmartin@providenceeng.com

Main: 985-876-6380

Cell: 985-226-4785

Fax: 985-876-0621

Extension: 174

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Providence Engineering and Environmental Group LLC
1297 St. Charles Street Suite H, Houma, LA 70360



PROVIDENCE

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From: Becky Becnel <bbecnel@tpcg.org>
Sent: Wednesday, January 20, 2021 12:46 PM
To: Terral Martin, Jr., PLS <terralmartin@providenceeng.com>
Subject: [E] Preliminary Review Letter(s) - January 21, 2021

Becky M. Becnel, HTRPC Minute Clerk

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Item H.3

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

February 25, 2021

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361

Re: Developer: Blaine & Wanda Bourg -
Agenda Item: Reference to a Minor Subdivison for Blaine Bourg,
Melanie Bourg Fabre & Deron Bourg - 6784 & 6785 Grand
Caillou Road, Dulac, LA

Dear Becky:

Please table this agenda item until the next upcoming meeting.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,
(agent for Blaine Bourg)





TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



February 25, 2021

Item No. G-4

TO: Christopher M. Pulaski

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

SUBJECT: Parc Evangeline Phase A
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. Lot grading is incomplete.
2. Lots are not flagged.
3. Debris needs to be cleaned from lots.
4. Panel and curbs needs to be poured.
5. Seal expansion joints in the curbs.
6. Fill behind median curb needs to be compacted.
7. Drainage culvert has not been inspected.
8. Panels and curbs damaged due to construction of subdivision need to be replaced.

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

cc: Jacob A. Waitz, P.E., L.S.I
Planning Commission
Ernest Brown
Engineering Division
Reading File
Council Reading File



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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February 18, 2021
1st Review
Item NO. H-4

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Summerfield Add. 18 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. Provide permit for wetland impacts.
2. Mitigation for fill below tailwater is required.
3. 24.7.1.2.8 Existing contours (1) foot intervals or less shown on final drainage plan.
4. 24.7.6.2.2.ii Required width of servitude - Fifteen (15) feet on one side of the ditch and twenty (20) feet on the other side of the ditch for ditches greater than four feet in depth or greater than eighteen (18) feet in width.
5. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.1 The rear of the lots of block 46 are below tailwater.
 - b. V.A.1 One (1) foot contours required on exiting site plan.
 - c. V.A.1 Profiles on the existing topography are not labeled.
 - d. V.A.3 Legend needs to show what CPEPDW stands for.
 - e. V.A.3 Culverts 16 & 24 are not shown on the profile. Culvert 44 is inconsistent between its plan and profile.
 - f. V.A.3 Two separate cross-sections should be shown for the ditch connected to the pond.
 - g. V.A.8 Cross-sections should continue to the property line.
 - h. VI.A.4 Plan, profile and cross-section of the pond is required.
 - i. VI.A.9 Adequate access for maintenance personnel is required around the pond.
 - j. VIII.A Servitudes are required for all ditches.

Summerfield Add. 18 Phase B
Review of Engineering Approval
JES Memo to CP dated 2/18/2021

6. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. Department of Health and Hospitals for water and sewer
 - e. TPCG Pollution Control
7. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

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. (email)
Ernest Brown (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)