

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF FEBRUARY 26, 2026

- A. The Chairman, Mr. Robbie Liner, called the meeting of February 26, 2026 of the HTRPC to order at 6:32 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mrs. Angele Poencot.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mrs. Angele Poencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Clarence McGuire and Mr. Travion Smith. 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 Mrs. Poencot: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of January 15, 2026."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC remit payment for the February 26, 2026 invoices and approve the Treasurer's Report of January 2026."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):** None.
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the Public Hearing for an application by Miss Janis 4J Spell, LLC requesting approval for Process D, Minor Subdivision, for Revised Parcel 3-B and Lot 71 of a Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC.
- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyors, discussed the location and division of property. She stated Lot 71 would be used for docking and mooring purposes only and they were requesting variances from the minimum lot size and the installation of a dry hydrant rather than the standard fire hydrant. She further stated the Developer has contracted B&B Underground to install the dry hydrant and has paid half of the total cost to do so and she would email the receipt to the Planning Department.
- b) No one from the public was present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire and Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the requested variance from the lot size and installation of a dry hydrant in lieu of a traditional fire hydrant and conditional approval provided the installation of the dry hydrant and submittal of a letter of approval/certification from the Grand Caillou Fire Department along with payment receipt, submittal of a letter of no objection from Department of Health, and submittal of utility service availability letters.

- e) Discussion was held regarding the Fire Chief's preference of a dry hydrant in this situation and that the typical fire hydrant installation usually leads to tabling the matter until installed but, the installation of the dry hydrant can be part of a conditional approval.
- f) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Parcel 3-B and Lot 71 of a Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC with a variance from the lot size and installation of a dry hydrant in lieu of a traditional fire hydrant and conditional approval provided the installation of the dry hydrant and submittal of a letter of approval/certification from the Grand Caillou Fire Department along with payment receipt, submittal of a letter of no objection from Department of Health, and submittal of utility service availability letters."

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

H. STAFF REPORT:

1. Mr. Pulaski reminded those who have not completed the required Planning Commissioner training as required by Act 859 that they needed to make it a priority. He stated he is still trying to coordinate a training with Mart Black.
 - a) Discussion was held regarding the ramifications of those not completing the training and the possibility of someone with the ethics board reaching out to those individuals.

2. The discussion and possible action regarding the American Planning Association's National Conference to be held April 25-28, 2026 in Detroit, Michigan was inadvertently placed on the Zoning & Land Use Commission meeting agenda.

- a) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC request the discussion and possible action regarding the American Planning Association's National Conference to be held April 25-28, 2026 in Detroit, Michigan be added onto the agenda."

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

- b) There was no opposition or discussion from the public.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC authorize any of the Commissioners who desired to attend the American Planning Association's National Conference to be held April 25-28, 2026 in Detroit, Michigan and expenses paid (i.e. registration, travel, and accommodations)."
- d) Discussion was held to allow Becky Becnel, HTRPC Minute Clerk, to be able to attend the conference as well.
- e) Mr. Thibodeaux amended his motion, seconded by Mr. Rogers: "THAT the HTRPC authorize Becky Becnel, HTRPC Minute Clerk and any of the Commissioners who desired to attend the American Planning Association's National Conference to be held April 25-28, 2026 in Detroit, Michigan and expenses paid (i.e. registration, travel, and accommodations)."

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

I. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4."

1. Revised Tracts A-2-A & 5, A Redivision of Revised Tracts A-2-A & 5 belonging to Bradley J. Robinson, et al; Sections 55 & 56, T16S-R17E, Terrebonne Parish, LA (2314 Coteau Road & 1592 Bayou Gardens Boulevard Extension / Councilman Charles "Kevin" Champagne, District 5)
2. Lot 1, Revised Tract "A" & "Lot 1, Revised Tract C", Redivision of Property belonging to Jerri G. Smitko; Section 104, T17S-R17E, Terrebonne Parish, LA (3307 & 3313 Bayou Black Drive / Councilman Danny Babin, District 7)
3. Lot Line Adjustment between Robert Bramlett, II and William & Becky Lirette involving Lot 7, Block 10, Add. 5, Allemand Subdivision and Tract B of the Redivision of Tract 4 of the Partition of Property belonging to Alcee A. Allemand; Section 7, T16S-R17E, Terrebonne Parish, LA (238 Royce Street / Councilman John Amedée, District 4)
4. Lot Line Shift of Property belonging to Houston J. Foret and Joshua James White, et ux being a Portion of Sarah Plantation Estates Subdivision; Section 19, T18S-R18E, Terrebonne Parish, LA (5044 Bayouside Drive / Councilwoman Kim Chauvin, District 8)

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

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux discussed the resurfacing on Main Street along with the couplet on East Park and East Main being a one-way up to Howard Avenue and eventually going all the way to the Bourg-Larose Highway.
2. Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

- M. Mr. Soudelier moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:50 p.m."

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

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