

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF JANUARY 18, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of January 18, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:04 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; and Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call was: 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. Cehan: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 21, 2017.”  
  
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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the January 18, 2018 invoices and approve the Treasurer’s Report of December 2017.”  
  
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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Councilwoman Christa Duplantis-Prather, District 5, to Dr. Cloutier, dated January 16, 2018 requesting Item G.2 be postponed so she could have the opportunity to have a community meeting with the residents to provide information on the proposed project [See *ATTACHMENT A*].
    - a) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC continue the public hearing and table the application for Process D, Minor Subdivision, for Tracts 1-A & 1-B, A Redivision of Tract A-B-C-D-E-F-G-H-I-J-A belonging to Timothy P. Duplantis until the next regular meeting of February 22, 2018 [See *ATTACHMENT A*].”
    - b) Discussion was held with regard to there being enough time to have said meeting. Discussion ensued with regard to calls received by other Commissioners and Staff in opposition or requesting more information.  
  
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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Genevieve Chauvin requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Genevieve Richard Chauvin (Tracts 1 & 2).
    - a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyors, representing the Ms. Chauvin, discussed the location and division of property.
    - b) No one from the public was present to speak.
    - c) Mr. Erny moved, seconded by Mrs. Falgout: “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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Erny moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Genevieve Richard Chauvin (Tracts 1 & 2)."

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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. TABLED until the next regular meeting of February 22, 2018. *Tracts 1-A & 1-B, A Redivision of Tract A-B-C-D-E-G-H-I-J-A belonging to Timothy P. Duplantis* [See ATTACHMENT A]
- 3. The Chairman called to order the application by Friendswood Place, L.L.C. requesting approval for Process A, Re-Subdivision, for Tracts I-1 & I-2, A Redivision of Tract I & adjoining lot being a portion of Block 20 of Addendum #2 to Friendswood Place Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- 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, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: 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 for both lots be listed on the plat.
- e) Mrs. Falgout moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Tracts I-1 & I-2, A Redivision of Tract I & adjoining lot being a portion of Block 20 of Addendum #2 to Friendswood Place Subdivision conditioned upon municipal addresses for both lots be listed on the plat."

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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the application by Travis Buquet Home Builders, LLC requesting approval for Process A, Re-Subdivision, for Lots 5A, 5B, 6A, 6B, 7A, & 7B, A Redivision of Lots 5 thru 7 being a portion of Block 3 to Suthon Addition to the City of Houma (PUD).

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Andre Broussard, Jr., 876 School Street, who stated he objected to the development because the Developer was overbuilding in residential neighborhood and it would distract from the original character of it. He sated there were no other multi-family homes in the area.
- 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, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr.

Cloutier; ABSENT: 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 site plan and floor plan being placed on the plat; submittal of a declaration of covenants, conditions, & restrictions, titled as such; Board of Adjustment approval of building separation variance request from 15' to 10'; and approval of lot size variance by HTRPC.
- e) Discussion was held with regard to chopping up vacant lots in existing subdivisions and it not being according to the Subdivision Regulations.
- f) Mr. Ostheimer moved, seconded by Mrs. Falgout: "THAT the HTRPC deny the application for Process A, Re-Subdivision, for Lots 5A, 5B, 6A, 6B, 7A, & 7B, A Redivision of Lots 5 thru 7 being a portion of Block 3 to Suthon Addition to the City of Houma (PUD) due to the Commission not wanting to grant the requested variance for the minimum lot size requirement and it not meeting the Subdivision Regulations."
- g) Discussion was held with regard to the 10' separation between buildings, subdivision already having mixed uses, and the number of bedrooms per residence.
- h) Discussion ensued with regard to PUDs already allowing for smaller lot sizes and the Developer asking for an even smaller size.
- i) It was noted by Mr. Rembert that the Developer could still build the residences as submitted without the approval of the division of lots and that the Developer just wouldn't be able to sell each individual residence and would have to lease them.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: Mr. Erny; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

- 1. Mr. Pulaski stated the National American Planning Association Conference was scheduled for April 21-24, 2018 in New Orleans. He indicated that this would be a great opportunity for everyone to attend due to no flights or overnight accommodations needed.

I. ADMINISTRATIVE APPROVALS:

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

- 1. Survey and Redivision of Tract 1 of the Redivision of Property owned by Myra Naquin, et al, and belonging to Barry Boudreaux, Sr. and Stacy Boudreaux and Tract 2-C of the Redivision of Tract 2 of Property of Lucrecia Naquin Naquin, et al, belonging to Tracy J. Naquin, Sections 52 & 55, T18S-R19E, Terrebonne Parish, LA
- 2. Lot Line Adjustment between Rodney Leger & Jane Leger, Sections 3 & 4, T16S-R14E, Terrebonne Parish, LA
- 3. Revised Tract A-B-C-D-E-A and Revised Lot 1 of Crescent Plantation Subdivision belonging to Blum & Bergeron Realty Co., Inc., et al, Section 101, T17S-R17E, Terrebonne Parish, LA
- 4. Survey of Property belonging to Arthur A. Eschete, et al, Section 30, T19S-R18E, Terrebonne Parish, LA
- 5. Tracts 1 and 2, A Redivision of Property belonging to Arthur Anthony Eschete, et al, Section 33, T19S-R18E, Terrebonne Parish, LA

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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer stated he would like to learn more about the LA Safe Report that was published in the paper and apparently already approved. He also wanted to discuss at a later time water diversion from the Mississippi River to the Atchafalaya effects on drinking water based on an article he read from a Professor from a university.

2. Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded Mr. Kelley: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:37 p.m."

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, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

**DISTRICT 5**

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January 16, 2018  
"via email"

Dr. Budd Cloutier, Chairman  
Houma-Terrebonne Regional  
Planning Commission

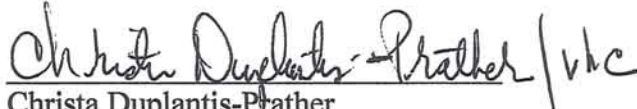
**RE: 709 Sixth Street**  
**Re-division of Tracts**

Dear Dr. Cloutier:

I am respectfully requesting that the item on the January 18, 2018 Planning Commission meeting agenda, Item G.2., regarding the aforementioned subdivision be postponed at this meeting. I will be out of town attending the annual Police Jury Association of Louisiana's annual convention and I would like the opportunity to have a community meeting with the residents to provide information on the proposed project.

If additional information is needed, feel free to contact me.

Sincerely,

  
Christa Duplantis-Prather  
Councilwoman, District 5

cc: Planning & Zoning Director Chris Pulaski  
Planning Commission Minute Clerk Becky Becnel  
/vhc