

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JULY 15, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of July 15, 2021 of the HTRPC to order at 6:25 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: 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; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning 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 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. Thibodeaux pointed out errors on the minutes regarding Mr. Faulk as the Vice-Chairman and an item in which he abstained, and it was not recorded as so. [Mr. Thibodeaux he abstained from the consideration of Progressive Square Townhomes which was recorded as the same, he did not abstain from the vote to close the Public Hearing for which he was recorded as a “yea.”]
- a) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the HTRPC accept the minutes, as corrected, for the Regional Planning Commission for the regular meeting of June 17, 2021.”
- 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, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC remit payment for the July 15, 2021 invoices and approve the Treasurer’s Report of June 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, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Providence Engineering & Environmental Group, L.L.C., dated July 9, 2021, requesting to table Item G.1 regarding Gulf South Square indefinitely [See *ATTACHMENT A*].
- a) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC table the application by Arthur A. DeFraités and John M. DeFraités 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 indefinitely as per the Developer’s request [See *ATTACHMENT A*].”
- 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, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read an email from Providence Engineering & Environmental Group, L.L.C., dated July 13, 2021, requesting to table Item G.2 regarding GLCB, Inc. indefinitely [See *ATTACHMENT B*].
- a) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC table the application by Andrée Casey for Process D, Minor Subdivision, for the Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, LLC indefinitely as per the Developer’s request [See *ATTACHMENT B*].”
- 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, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Pulaski read a letter from Leonard Chauvin P.E., P.L.S., Inc., dated July 15, 2021, requesting to table Item G.3 regarding Garden Estates Subdivision indefinitely [See *ATTACHMENT C*].

- a) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC table the application by CAVLAND Investments, LLC for Process D, Minor Subdivision, for Garden Estates Subdivision indefinitely as per the Developer’s request [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, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated July 15, 2021, requesting to withdraw Item G.4 regarding Lots 1 thru 8, Harry Bourg Corporation until the next regular meeting of August 19, 2021 as per the Developer’s request [See *ATTACHMENT D*].

- a) Dr. Cloutier moved, seconded by Mr. Burgard: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 1 thru 8, A Redivision of Property belonging to Harry Bourg Corporation until the next regular meeting of August 19, 2021 as per the Developer’s request [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, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

1. *Tabled Indefinitely.* 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*]
2. *Tabled Indefinitely.* Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, LLC. [See *ATTACHMENT B*]
3. *Tabled Indefinitely.* Garden Estates Subdivision [See *ATTACHMENT C*]
4. *Tabled until August 19, 2021.* Lots 1 thru 8, A Redivision of Property belonging to Harry Bourg Corporation [See *ATTACHMENT D*]

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by A.M. Dupont Corporation for Process D, Minor Subdivision, for the Subdivision of a portion of Property belonging to A.M. Dupont Corporation.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He discussed issues with installing a fire hydrant on an existing 4' waterline and possibly deepening the bayou in order to install a dry hydrant. He also stated concerns of sewer issues and there being no 50x50 box requirement despite the camps existing. He requested to table the application after the public hearing was held and that he would request a variance at the next meeting.
 - b) The Chairman recognized Susan Blanchard, 301 Rue Grand Chene, who asked if there would be another opportunity to speak at the next meeting and after the findings of the waterline, fire hydrant, etc.
 - c) The Chairman recognized Stephanie Naquin, 311 Cypress Avenue, Montegut, who stated the awning for the camp at 521 Island Road was on family property and did not belong to the A.M. Dupont Corporation.
 - d) The Chairman recognized Sherrill Parfait-Dardar, Chief of Grand Caillou/Dulac Band of Biloxi-Chitimacha-Choctaw, 5057 Bayouside Drive, who read a statement from Chief Albert P. Naquin per his request [See *ATTACHMENT E*].

- e) Discussion was held with regard to dredging the canal and if they were going to get the Corps of Engineers involved and addressing the issue with the camp awning over the property line.
- f) Mr. Pulaski stated that Mr. Rembert would need to request 2 variances for the next meeting; for the dry hydrant and the 50 x 50 box requirement and it be published as so. He also stated that if the public hearing was continued, the sign on the property would also need to be corrected.
- g) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the continue the Public Hearing and table the application for Process D, Minor Subdivision, for the Subdivision of a portion of Property belonging to A.M. Dupont Corporation (Lots 1-7) until the next regular meeting of August 19, 2021 as per the Developer’s request.”

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, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Robert Champagne, III, et ux for Process D, Minor Subdivision, for Revised Lots 101 & 102, Redivision of Lots 101 through 107 of Crescent Plantation belonging to Robert Champagne, III, et ux.

- a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the location and division of property. He stated they were currently trying to resolve matters with the installation of a fire hydrant and with Waterworks and would request the matter be tabled after the public hearing.
- b) Discussion was held regarding no road access to Lot 102 and the road needed to be extended or have a permanent right of-way listed on the plat. Discussion ensued regarding the right-of-way extended to the Intracoastal but it not being hard surfaced.
- c) There was no one from the public to speak on the matter.
- d) Mr. Thibodeaux moved, seconded by Rogers: “THAT the Public Hearing be closed.”

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

- e) Mr. Pulaski stated Staff would recommend the matter be tabled indefinitely.
- f) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Revised Lots 101 & 102, Redivision of Lots 101 through 107 of Crescent Plantation belonging to Robert Champagne, III, et ux indefinitely as per the Developer’s request.”

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, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

- 1. Staff indicated that Dr. Cloutier, Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux had completed the required Ethics Training as of today.
 - a) Staff issued flash drives with the the Parish Harassment, Discrimination, & Diversity Training to Commissioners to view and return with the signed document included indicating they watched it.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-10.”

- 1. Revised Lot 1, A Redivision of Lot 1, Block 9, Addendum No. 2 to Southern Estates Subdivision, Sections 7, 69, & 82, T16S-R17E, Terrebonne Parish, LA

2. Resubdivision of Parcels A-1 and A-2 into Parcels A-1-A and A-2-A, Section 105, T17S-R17E, Terrebonne Parish, LA
3. Lot 1 and Lot 2 (the remaining property) into Lot 1A and Lot 2A (the remaining property) of the property previously owned by Linda Leonard Stoufflet; Section 14, T18S-R18E, Terrebonne Parish, LA
4. Tract 1, The Neil Subdivision; Sections 5, 27, 28, 30, 31, 37, & 38, T17S-R18E, Terrebonne Parish, LA
5. Lot Line Shift between Revised Lots I and J of Property formerly belonging to Morris Chauvin; Section 86, T15S-R16E, Terrebonne Parish, LA
6. Lot Line Shift between Lot 23A and Lot 24 of Block 1, to Revised Addendum No. 2 of Four Leaf Clover Subdivision belonging to Rexanna Beadle; Section 4, T16S-R16E, Terrebonne Parish, LA
7. Division of Property belonging to Midos Properties, L.L.C.; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
8. Division of Property belonging to Bobby G. Denson, et ux; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
9. Division of Property belonging to 2D Investments, L.L.C.; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
10. Revised Lots "C-1-B" & "C-1-C", A Redivision of Lots "C-1-B" & "C-1-C" belonging to Beau D. Duplantis, et al, Section 94, 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, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Burgard requested a meeting be held, Thursday, August 12, 2021 at 3:30 p.m.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux discussed the sewer line installation near the Laurel Bridge and Highway 316 and the conditions of mud left all over, parts of the concrete broken and not repaired. Mr. Pulaski and Ms. Schexnayder discussed this being part of The New Isle and that if not corrected, it would be part of the final punch list.
 - b) Mr. Pulaski spoke of a USDA Grant and discussions of goals and objectives and expanding sewer. Dr. Cloutier, Ms. Ellender, and Mr. Burgard requested invites to be involved.
 - c) Dr. Cloutier discussed the resettlement project being a national project but participating on state and parish level. Discussion ensued with regard to the project being voluntary, structures remaining on Island Road even after new subdivision is complete but that no new camps would be allowed nor would any substantial improvements to existing structures would be allowed. Mr. Pulaski stated that he called the State to inquire about the Dupont Corporation property and they have not participated in the voluntary program.
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 7:16 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, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

Becky Becnel

Item 6.1

From: Terral Martin, Jr., PLS <terralmartin@providenceeng.com>
Sent: Friday, July 9, 2021 3:00 PM
To: Christopher Pulaski
Cc: Becky Becnel
Subject: Re: [E] RE: Gulfsouth Square - Table

Follow Up Flag: Follow up
Flag Status: Flagged

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Chris,

Please table Gulfsouth square re-division indefinitely.

Thank you,

Terral

Sent from my iPhone

On Jul 7, 2021, at 12:44 PM, Christopher Pulaski <cpulaski@tpcg.org> wrote:

Not sure if the hydrant has been installed, but if not I would suggest that you table it indefinitely until such time as the hydrant has been installed. That way, we don't have to keep putting on the agenda every month only to have it tabled. It takes time to do that and costs \$\$\$\$. As soon as all is installed, then we can put on the next available agenda.

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

From: Terral Martin, Jr., PLS <terralmartin@providenceeng.com>
Sent: Tuesday, June 15, 2021 8:30 AM
To: Christopher Pulaski <cpulaski@tpcg.org>
Cc: Becky Becnel <bbecnel@tpcg.org>
Subject: Gulfsouth Square - Table

1

Becky Becnel

Item G. 2

From: Terral Martin, Jr., PLS <terralmartin@providenceeng.com>
Sent: Tuesday, July 13, 2021 4:48 PM
To: Christopher Pulaski
Cc: Becky Becnel
Subject: Re: Automatic reply: [E] RE: Buquet Re-division - Table

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Chris,

We need to table Buquet Re-division indefinitely until we receive DHH approval letter.

Thanks,

Terral

Sent from my iPhone

On Jul 9, 2021, at 2:59 PM, Christopher Pulaski <cpulaski@tpcg.org> wrote:

I will be out of the office and away from email beginning Thursday July 8, 2021 and will return on Tuesday July 13, 2021. If you need immediate assistance, please contact my Executive Assistant, Lynn Hebert, at 985-873-6569.

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 (FAX) 985-879-1641

Item G.4

July 15, 2021

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:


Re: OLD BUSINESS ITEM 4 (Lots 1 thru 8, Harry Bourg Corp. Subdivision)

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table another month and not be considered at this month's meeting. The fire hydrant has not been installed yet and the Board of Health issue has not been resolved.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

Keneth L. Rembert
LAND SURVEYORS
since 1973
635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 (FAX) 985-879-1641

Item G.4

July 15, 2021

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM 4 (Lots 1 thru 8, Harry Bourg Corp. Subdivision)

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table another month and not be considered at this month's meeting. The fire hydrant has not been installed yet and the Board of Health issue has not been resolved.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

Good evening my name is Albert Naquin. I have served as the Traditional Chief of the Isle de Jean Charles Biloxi-Chitimacha-Choctaw Tribe since 1997. I am here tonight because I want to share my questions and concerns about the sale of the Dupont Corporation camp site properties on IDJC.

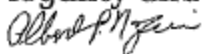
As everyone here should know, IDJC has been threatened with flooding due to a changing climate. As Chief of our Tribe, I led the effort to create a resettlement plan for our people, so our Tribe could remain together, even though we had to move from the IDJC that has been our home since 1835. We have been called the first climate refugees. When the resettlement plan was approved and funded by the US Department of Housing and Urban Development, we agreed to it based on our understanding that part of the agreement was that IDJC would be left to nature, meaning no improvements or services would be provided to IDJC over time, and it would ultimately be consumed by water. This includes our roads, our homes and our historic burial sites. Also, Roadhome when they bought out residents, the property had to go green, nothing could be built, just let Mother Nature take over.

However, now that the resettlement has been funded, we see improvements being made to our Island Roads and fishing piers with parking were built. Our school was recently shut down - we were told it didn't make sense to keep it open. We recently learned that our school is being sold to a sporting organization. It seems IDJC is slated to become a recreational sporting island.

I am here tonight because the Dupont land is being sold as camp sites. This is profoundly unsettling. Our Tribe was strongly encouraged to leave our homes, and we were told that, if we stayed, we'd have no help or services there. Now, we're finding out that the land is being repurposed, and seemingly redeveloped for private recreational use.

By the way, the state hijacked our resettlement and all the documents from the resettlement has been removed from the state website. It was a tribal resettlement and now there is no mention of the tribe.

I came here to let the Parish and others know that our Tribe has serious concerns about these actions, and that we plan to look deeper into the legality and legitimacy of what's happening on IDJC.



Albert P. Naquin 7/15/2021