

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF JULY 16, 2026

- A. The Chairman, Mr. Robbie Liner, called the meeting of July 16, 2026 of the HTRPC to order at 6:09 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Barry Soudelier.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer, and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Angele Poiencot and Mr. Travion Smith. Also, present were Mr. Christopher Pulaski, TPCG 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 Mr. Soudelier: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of June 18, 2026."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Billiot: "THAT the HTRPC remit payment for the July 16, 2026 invoices and approve the Treasurer's Report of June 2026."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot 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 Shane Duplantis requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Eric Paul Prestenbach (Tracts 1-A & 1-B).
- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. McGuire moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."
- The Chairman called for a vote on the motion offered by Mr. McGuire. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the drainage servitude along St. Louis Bayou be depicted on the plat and submittal of an approval letter from Pollution Control.
- e) Discussion was held regarding the fire hydrant at Coteau and concerns of no fire hydrant to accommodate the depth of the property and that Coteau Fire Department would review at the building permit stage. Mr. Pulaski further discussed fire departments and standards they must maintain for their class on fire protection.
- f) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Eric Paul Prestenbach (Tracts 1-A & 1-B) conditioned upon the drainage servitude along St. Louis Bayou be depicted on the plat and submittal of an approval letter from Pollution Control."

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

2. The Chairman called to order the Public Hearing for an application by Glenn Brunet requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Adlean Smith Johnson (Tracts A & B).

- a) Ms. Alisa Champagne, Delta Coast Consultants, LLC, discussed the location and division of property. She stated they wished to separate the batture from the lot for docking and mooring purposes.
- b) There was no one from the public to speak on the matter.
- c) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses be depicted on the plat and location and description of at least one permanent type benchmark be depicted on the plat.
- e) Mr. Billiot moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Adlean Smith Johnson (Tracts A & B) conditioned municipal addresses be depicted on the plat and the location and description of at least one permanent type benchmark be depicted on the plat."

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

H. OTHER BUSINESS:

1. The Chairman called to order Mr. Eric Nguyen's request regarding Tracts "A" & "B", A Redivision of Property if Marvin Marmande, Jr., et al as it pertains to the Master Transportation Plan.

- a) The Chairman recognized Cynthia Pellegrin, 401 Barrow Street, who read a letter requesting to remove a proposed roadway from the Master Transportation Plan at 526 South Hollywood Road [See *ATTACHMENT A*]. They requested to remove the condition that was set forth when the matter went to the Planning Commission in September 2005.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request to remove the condition of approval set forth by the Houma-Terrebonne Regional Planning Commission in September 2005, to remove the proposed street designation from the plat on Raw Land Tract A, and revise the HTRPC's Master Thoroughfare Plan to reflect the same.
- c) Discussion was held with the property being more marketable to sell with no encumbrances.
- d) Mr. Billiot moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the request by Eric Oanh Nguyen to remove the condition of approval set forth by the HTRPC in September 2005 to remove the proposed street designation from the plat on Raw Land Tract A, of the plat titled Tracts "A" & "B", A Redivision of Property of Marvin Marmand, Jr., et al, and revise the HTRPC's Master Thoroughfare Plan to reflect the same."

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

- I. STAFF REPORT:
1. Mr. Pulaski reminded those who have not completed the ethics and sexual harassment training for 2026 to do so.
 2. The Chairman called to order the discussion and possible action regarding the HTRPC By-Laws as it pertains to Act 859 training, annual ethics and sexual harassment trainings, and meeting attendance.
 - a) Mr. Bercegeay stated he had a draft of changes made to the By-Laws as requested by Mr. Rogers at the last meeting. He discussed the first change regarding meeting attendance where Commissioners had to attend two-thirds of the regular meetings per year and would require a majority vote to remove Commissioner who didn't comply.
 - b) Mr. Bercegeay further discussed a June deadline for Commissioners completing the annual trainings with a majority vote by the Commission to remove those Commissioners who don't complete said trainings.
 - (1) Discussion ensued regarding the State giving a year to complete the trainings and doing the same or maybe September rather than June.
 - (2) Discussion ensued regarding the Act 859 Planning Commissioner Training that is regulated by the State that it must be completed within one year of the Commissioner's appointment regardless of any stipulations the Planning Commission would place. Discussion ensued with making the training more readily available and the opportunities to do to.
 - (3) Mr. Bercegeay would make more edits to the By-Laws and present at the next meeting.
- J. ADMINISTRATIVE APPROVAL(S):
- Mr. Rogers moved, seconded by Mr. McGuire: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3."
1. Tract "A" (Raw Land) being the Division of Property belonging to Lana Hebert Freeman; Section 19, T17S-R16E, Terrebonne Parish, LA (*Tyos Court / Councilman Danny Babin, District 7*)
 2. Lot Line Shift between Tracts 1, 8, & 9 of the Beatrous Campsites; Sections 53 & 54, T19S-R17E, Terrebonne Parish, LA (*1745 & 1749 Dr. Beatrous Road, Theriot / Councilman Danny Babin, District 7*)
 3. Redivision of Property belonging to the Buquet Corporation; Section 87, T19S-R17E, Terrebonne Parish, LA (*8230 Shrimpers Row / Councilman Danny Babin, District 7*)
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- K. COMMITTEE REPORT:
1. Subdivision Regulations Review Committee: None.
- L. COMMISSION COMMENTS:
1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux discussed the upper Bayou Terrebonne sewer treatment program assistance that he was able to receive help from.
 2. Chairman's Comments: None.
- M. PUBLIC COMMENTS:
1. Mr. Bercegeay informed the Commissioners and congratulated Mr. Billiot on the Community Services Award he received from the Bar Association.
- N. Mr. Soudelier moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:14 p.m."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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



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Chris Pulaski

June 3, 2026

Terrebonne Parish Planning Commission

PO Box 2768

Houma LA 70364

Re: Request to Remove Proposed Roadway from the Master Transportation Plan at 526
South Hollywood Road

Dear Chris,

I am writing on behalf of Eric Nguyen, owner of the property. Currently Mr. Nguyen has decided to sell the property. We have a buyer interested in purchasing the property.

I am writing regarding the proposed roadway shown on the Master Transportation Plan that is intended to extend from Hollywood Road through Venture Boulevard, continue to Capital Boulevard, and terminate at Equity Boulevard.

Based on existing conditions, it appears that portions of this proposed roadway are no longer feasible. Structures have already been constructed along Venture Boulevard and Capital Boulevard in locations that would prevent the planned roadway connection from being completed as originally envisioned. As a result, the proposed route can no longer function as a continuous transportation corridor.

Given these existing improvements and the impracticality of constructing the roadway as planned, we respectfully request that the proposed street be removed from the Master Transportation Plan.

Removing this proposed roadway designation would allow for the reasonable development of the affected property, encouraging investment and growth while increasing the property's taxable value and generating additional tax revenue for the Parish. Maintaining a

roadway reservation that is no longer practical serves to restrict development opportunities without providing a realistic transportation benefit.

We respectfully ask that the Planning Department review this matter and consider removing the proposed roadway from the Master Transportation Plan. We would appreciate the opportunity to provide any additional information or documentation that may assist in your evaluation.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shirin Nail & Cynthia Pellegrin". The signature is fluid and cursive, with the names written in a single line.

Shirin Nail & Cynthia Pellegrin