

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF JULY 19, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of July 19, 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. James 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. Kurtz moved, seconded by Mrs. Falgout: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of June 19, 2018.”
The Chairman called for a vote on the motion offered by Mr. Kurtz. 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. Kelley: “THAT the HTRPC emit payment for the July 19, 2018 invoices and approve the Treasurer’s Report of June 2018.”
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 an email from Leonard Chauvin P.E., P.L.S., Inc. requesting to table Item G.1 with regard to the Division of Lot 2 of the Estate of Mrs. H.L. Smith, et al to create Lots 2A & 2B until the next regular meeting of August 16, 2018 [See *ATTACHMENT A*].
 - a) Discussion was held with regard to this matter being discussed since the beginning of the year and still not having everything together to include submitting the engineering calculations late. Discussion ensued with regard to the neighbors having to come to every meeting along with drainage concerns in the area.
 - b) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC reject the request to table [the application for Process D, Minor Subdivision, for the Division of Lot 2 of the Estate of Mrs. H.L. Smith, et al to create Lots 2A & 2B] and consider this under Old Business and make a decision after discussion.”
The Chairman called for a vote on the motion offered by Mr. Ostheimer. 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. OLD BUSINESS:
- Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC remove all Old Business items from the table and be considered at this time.”
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.

1. The Chairman called to order the Public Hearing for an application by Lawrence Robertson requesting approval for Process D, Minor Subdivision, for the Division of Lot 2 of the Estate of Mrs. H.L. Smith, et al to create Lots 2A & 2B.
 - a) No one was present to represent the application.
 - b) The Chairman recognized Mr. Frank Henry, 300 Horseshoe Road, who expressed concerns of drainage.
 - c) The Chairman recognized Mr. Elvin Hebert, Jr., 124 Horseshoe Road, who expressed concerns of the units being crowded and confined on the property, one entrance/exit on the homes, no recreation area, development not being practical, and the development downgrading the community.
 - d) The Chairman recognized Mr. Robert Hebert, 506 Horseshoe Road, who expressed concerns of drainage.
 - e) The Chairman recognized Mr. Mervin Kraemer, North Main Project Road, who expressed concerns of there not being enough parking space for the number of units.
 - f) The Chairman recognized Mr. James Benoit, 303 Horseshoe Road, who expressed concerns of drainage.
 - g) The Chairman recognized Ms. Louise Bourg, 204 North Main Project Road, who expressed concerns of the fire department's concerns of not having a long enough hose to put out a fire on the rear unit.
 - h) The Chairman recognized Ms. Jane Robinson, part of the Hebert Estate, who expressed concerns of the width of the property. The Chairman confirmed the lot width met the requirements.
 - i) The Chairman recognized Ms. Barbara Larpenter, 301 Horseshoe Road, who expressed concerns of how close the parking will be to the road and safety of children.
 - k) 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.

- l) Mr. Pulaski read an email from Mr. Phil Schexnayder of the Schriever Fire Department opposing the application because the distance of the back unit exceeds to reach of the fire trucks [See *ATTACHMENT B*]. He discussed the Staff Report and stated Staff recommended tabling the application in order to allow the applicant to address issues of the drainage calculations, installation of a fire hydrant, addressing and correct signature block depicted on the plat and submittal of utility letters.
- m) Mr. Ostheimer moved, seconded by Mrs. Falgout: "THAT the HTRPC deny the application by Lawrence Robertson for Process D, Minor Subdivision for the Division of Lot 2 of the Estate of Mrs. H.L. Smith, et al to create Lots 2A and 2B to let them get their act together, get everything straight, meet with the Councilman, meet with the residents and so when they come back we know, for instance, that the fire hydrant is going to be installed, we know the drainage is not going to create additional problems for the neighborhood and the other residents because once that starts in the area, other people may want to go multi-family residential on their lots too and there's a substantial piece of property right behind this that's vacant so you could put a whole complex on it if you wanted to so there's a lot of problems with all that; the road appears to be substandard and it's got holes in it and it looks like it is asphalt over shells and I don't know if that's true or not; when they first came, there was something about a package plant for the sewerage and I took that to mean that they were going to put in one sewer plan for the entire complex they were building but I don't know maybe there is a communication problem there maybe that's not what they are going to do and maybe its individual treatment plants and we would need to know where that water is going to go because they don't have drainage anyway; then there is the parking problem and then of course the fire department's issue about being able to get to the apartment fire; so for all of those concerns, it's best to deny it; my understanding is they turned the letter into engineering too late for us to get

their opinion tonight; these people don't need to be coming up here and we don't need to be using up a lot of our valuable time; so for all of those concerns, I think it's best to deny it on all of those reasons."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. 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.

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by L-M Limited Partnership requesting approval for Process D, Minor Subdivision, for the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B).

- a) Mr. Prosper Toups, Delta Coast Consultants, LLC, discussed the location and division of property. He requested conditional approval provided upon meeting the conditions but the Chairman stated when infrastructure is involved, the matter is usually tabled.

- b) The Chairman recognized James Barse, 5329 Pitre Drive, Crown Pointe, representing the owner, who stated they were trying to make the lots more affordable to get more businesses and jobs in the area.

- c) No one from the public was present to speak.

- d) Mr. Erny moved, seconded by Mr. Cehan: "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.

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the application to allow time for Engineering review, submittal of all utility letters, and installation of additional fire hydrants.

- f) Mr. Kelley moved, seconded by Mr. Kurtz: "THAT the HTRPC table the application for Process D, Minor Subdivision, for the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) until the next regular meeting of August 16, 2018."

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.

2. The Chairman called to order the application by Terrebonne Port Commission requesting final approval for Process C, Major Subdivision (Road Project), for Rome Woodard Street (Phase 2).

- a) Mrs. Amber Plessala, T. Baker Smith, Inc., discussed the road project and stated they had an approval letter from Engineering [See *ATTACHMENT C*].

- b) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, stated Mrs. Plessala was correct and there were no punch list items.

- c) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision (Road Project), for Rome Woodard Street (Phase 2)."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. 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.

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6."

1. Raw Land Division of Property belonging to Warrior Met Coal LA, LLC containing a total of 1,733.987 acres, Sections 1, 2, 15, 40, & 41, T18S-R17E & Sections 59 & 79, T18S-R18E, Terrebonne Parish, LA
2. Revised Boundary Lines of Southdown Cemetery, Property belonging to Terrebonne Parish Consolidated Government, Section 102, T17S-R17E, Terrebonne Parish, LA
3. Raw Land Tracts 2-A and 2-B, A Redivision of Tract 2 belonging to Gibson Land Company, Sections 101, 102, 103, & 104, T16S-R15E, Terrebonne Parish, LA
4. Property Line Shift on Property belonging to The Congregation of Sacred Heart of Jesus Roman Catholic Church, Section 8, T18S-R19E, Terrebonne Parish, LA
5. Revised Lot 4 & Revised Tract "A", A Redivision of Lot 4 & Tract "A" of Progressive Square, Addendum No. 1, Section 101, T17S-R17E, Terrebonne Parish, LA
6. Redivision of Lot 4, Lot 5, and Lot 6, Block 27 of Sugar Mill Olde Towne (Phase B) into Lot 4A, Lot 5A, and Lot 6A belonging to Rutter Land Company, Inc., Section 102, T17S-R17E, Terrebonne Parish, LA

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.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) The July 12, 2018 meeting that was cancelled will be rescheduled for Thursday, August 2, 2018 at 3:30 p.m.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer discussed minimum infrastructure provided for the Horseshoe Road property and requiring an upgrade when necessary.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Kelley moved, seconded Mr. Erny: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:50 p.m."

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.

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

Becky Becnel

From: Christopher Pulaski
Sent: Thursday, July 19, 2018 2:45 PM
To: Becky Becnel
Subject: FW: Fire Hydrant
Attachments: RevLtr - Div Lot 2 Estate of H L Smith.pdf

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

From: Tre Chauvin [<mailto:tre@ljcpe.com>]
Sent: Thursday, July 19, 2018 2:44 PM
To: Christopher Pulaski
Subject: FW: Fire Hydrant

Chris,

Please table this item until the August meeting. We will present to the planning commission once we have approval from TPCG Engineering division. Give me a call if you have any questions.

Sincerely,

Tre' Chauvin
LEONARD CHAUVIN P.E.,P.L.S. INC.
Phone: (985) 449-1376
Fax: (985) 449-1050

From: Tre Chauvin [<mailto:tre@ljcpe.com>]
Sent: Thursday, June 21, 2018 10:27 AM
To: 'Christopher Pulaski' <cpulaski@tpcg.org>
Subject: RE: Fire Hydrant

Chris,

Please table this item until the July meeting. This should give us sufficient time to get the fire hydrant installed and get approval from engineering. Give me a call if you have any questions.

Sincerely,

Tre' Chauvin
LEONARD CHAUVIN P.E.,P.L.S. INC.
Phone: (985) 449-1376
Fax: (985) 449-1050

Becky Becnel

From: Jeanette Schexnayder [pschexnayder@comcast.net]
Sent: Tuesday, July 17, 2018 5:10 PM
To: Becky Becnel
Subject: Process D. Minor subdivision Division of Lot2 of the Estate of Mrs. H. L. Smith et al to create Lotw 2A and 2B; 302 Horseshoe Road Schriever Road, Schriever.

The Schriever Fire Department is against the creating of two (2) lots on the above subject. If the permit were granted, it would be a matter of time before the developer would be requesting another permit to build two (2) units on Lot 2A as like on 2B. The distance to the rear unit on Lot 2B already exceeds the reach of the fire trucks as set by the rating bureau. To add to the existing hose on scene would lose valuable time in extinguishing the blasé. A fire doubles in size every minute.

Thank you.
Save a life.
Vote NO.

Phil Schexnayder, Schriever Fire Department.
pschexnayder@comcast.net
985-803-6039



P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P.O. BOX 2768
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TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

July 18, 2018
Item No. H-2

TO: **Christopher M. Pulaski**

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

SUBJECT: **Rome Woodard Street**
Final Inspection

A handwritten signature in black ink, appearing to read "JES".

A representative of the Terrebonne Parish Department of Public Works has inspected the above referenced subdivision. The Engineer and Developer for this subdivision have met the conditions required by the Planning Commission for Final Approval.

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

cc:

Philip Chauvin, Jr.
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File

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