

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF JULY 20, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of July 20, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:19 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 Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Jeremy Kelley; and 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.
1. Mr. Kelley stated he would recuse himself from Item G.8.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the the regular meeting of June 15, 2017.”
- 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. Kurtz, Mr. Ostheimer, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the July 20, 2017 invoices and approve the Treasurer’s Report of June 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. Kurtz, Mr. Ostheimer, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read an email from Mr. William S. Borderlon concerning Item G.8. [See *Attachment A*]
- G. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Brian Pontiff requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Brian Pontiff and Elsie Pontiff Scott.
- a) Ms. Alisa Champagne, Charles McDonald Land Surveyors, Inc., representing Mr. Pontiff, discussed the location, division of property and asked for conditional approval provided an approval letter from the Board of Health is submitted.
- b) No one from the public was present to speak.
- c) Mrs. Falgout moved, seconded by Mr. Ostheimer: “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, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommends conditional approval provided location and description of benchmark be depicted on the plat and an approval letter from the Board of Health be submitted.
- e) Ms. Champagne stated that the fire hydrant is the benchmark but would need to be labeled as such and that it is tied to the property corner.

- f) Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Brian Pontiff and Elsie Pontiff Scott conditioned upon location and description of benchmark be depicted on the plat and an approval letter from the Board of Health is submitted.

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Jerry T. Gonsoulin requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Jerry T. Gonsoulin.

- a) Ms. Alisa Champagne, Charles McDonald Land Surveyors, Inc., representing Mr. Gonsoulin, discussed the location, division of property and stated the applicant wanted to address the Commission about a dry hydrant.
- b) Mr. Jerry T. Gonsoulin, 105 Parlange Drive, asked if a dry hydrant would be allowed for his division.
- c) Mr. Pulaski stated that Section 24.7.6.1.8 in the Subdivision Regulations states that subject to a case-by-case approval by the Planning Commission, dry hydrants may be permitted in accordance with the provisions of the International Building Code and the National Fire Code and that the relevant fire district shall certify that the dry hydrant meets the applicable standards.
- d) Discussion has held concerning regulations for fire and dry hydrants.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Jerry T. Gonsoulin conditioned upon submittal of proof of the installation of dry hydrant and certification approval letter be submitted from the Bourg Fire District.
- f) Mr. Laddie Freeman questioned Staff if approval from the Fire District would follow the construction of the dry hydrant and Mr. Pulaski stated yes.
- g) *Motion as amended.* Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Jerry T. Gonsoulin conditioned upon construction and submittal of proof of the installation of the dry hydrant and certification approval letter be submitted from the Bourg Fire District.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by LL-PAC Properties, L.L.C. requesting approval for Process A, Raw Land Division, for the Redivision of Revised Lot 5-A-5 of Add'm No. 1 to Henry's Subdivision, Property belonging to LL-PAC Properties, L.L.C.

- a) Ms. Alisa Champagne, Charles McDonald Land Surveyors, Inc., representing LL-PAC Properties, L.L.C., discussed the location and division of property.
- b) Mr. Kim Allemand, 126 Linest Drive, expressed his concerns about a drainage ditch in the area.
- c) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, stated that lots 104, 112, 118 & 126 of Linest Drive are not currently draining to the drainage design.
- d) Discussion continued concerning drainage design issues for the subdivision.
- e) 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, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- f) The Chairman asked that Staff research construction records for lots on Linest Drive and notify the residents that the lots are not draining per the drainage design.
- g) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process A, Raw Land Division, for the Redivision of Revised Lot 5-A-5 of Add'm No. 1 to Henry's Subdivision, Property belonging to LL-PAC Properties, L.L.C.
- h) Mr. Pulaski discussed the Staff Report and stated Staff recommends approval. He also stated that a recommendation to the property owner to address the existing drainage system associated with the adjacent property will be included in the approval letter and that Staff would work with Terrebonne Parish Drainage Department on this issue.
- i) Discussion continued concerning the drainage design for the subdivision.
- j) *Motion as amended.* Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process A, Raw Land Division, for the Redivision of Revised Lot 5-A-5 of Add'm No. 1 to Henry's Subdivision, Property belonging to LL-PAC Properties, L.L.C. and recommends that the property owner address the existing drainage system associated with the adjacent property.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the Public Hearing for an application by Del Rio Development requesting approval for Process D, Minor Subdivision, for the Redivision of Tracts 5, 7, & 11 of Former O'neal J. Naquin, Jr. et al.
 - a) Mr. Keneth L. Rembert, Keneth L. Rembert Land Surveyors, representing Del Rio Development, discussed the location, division of property and stated that all utility letters were received with the exception of the gas provider.
 - b) Frank Jarveaux, 127 Ouiski Bayou Drive, questioned future plans for the proeprty.
 - c) Mr. Rembert stated that the property owner intends to construct a single-family home on the property.
 - 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, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommends conditional approval provided the method of sewerage disposal be listed on the plat, a note be placed on the plat to read that "no structure requiring a sewer system shall be installed on Tract B where the property narrows to less than 60 feet in width", and submittal of letter from the Gas Company or note on plat indicating availability of future gas service.
- e) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application Process D, Minor Subdivision, for the Redivision of Tracts 5, 7, & 11 of Former O'neal J. Naquin, Jr. et al. conditioned upon the method of sewerage disposal be listed on the plat, a note be placed on the plat to read that "no structure requiring a sewer system shall be installed on Tract B where the property narrows to less than 60 feet in width", and submittal of letter

from the Gas Company or note on plat indicating availability of future gas service.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5) The Chairman called to order the Public Hearing for an application by Alexander M. Crighton requesting approval for Process D, Minor Subdivision, for the Redivision of Tracts C & D into Tracts C-1, C-2, D-1, and D-2, Property belonging to Alexander M. Crighton.

- a) Mr. Keneth L. Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Alexander M. Crighton, discussed the location, division of property and asked for conditional approval pending inspection and approval letter from the Board of Health.
- b) No one from the public was present to speak.
- c) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommends conditional approval provided an approval letter is submitted from the Board of Health.
- f) Mr. Kelley moved, seconded by Mrs. Falgout: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Tracts C & D into Tracts C-1, C-2, D-1, and D-2, Property belonging to Alexander M. Crighton conditioned upon submittal of an approval letter from the Board of Health.

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6) The Chairman called to order the Public Hearing for an application by S & A Capital Investments, L.L.C. requesting approval for Process D, Minor Subdivision, for Tract D-1 and Lots 1 thru 3, a Redivision of revised Tract D, Property belonging to S & A Capital Investments, L.L.C..

- a) Mr. Keneth L. Rembert, Keneth L. Rembert Land Surveyors, representing S & A Investments, L.L.C., discussed the location, division of property and requested that this item be tabled until the next regular meeting of August 17, 2017 to allow for Board of Health and Terrebonne Parish Engineering Division to review and approve.
- b) No one from the public was present to speak.
- c) Mrs. Falgout moved, seconded by Mr. Ostheimer: "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, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommends tabling this item to allow the Terrebonne Parish Engineering Division to review and submit an approval letter, and provided the Board of Health submit an approval letter.
- e) Discussion was held concerning a future drainage ditch on the property.
- f) Mr. Kurtz moved, seconded by Mr. Kelley: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tract D-1 and Lots 1 thru 3, a Redivision of revised Tract D, Property belonging to S & A Capital Investments,

L.L.C. until the next regular meeting of August 17, 2017 per the Surveyors request.

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 7) The Chairman called to order the Public Hearing for an application by Brenda Kay Prestenbach, requesting approval for Process D, Minor Subdivision, for Tracts 1-6, a Redivision of Property belonging to Brenda Kay Prestenbach.

a) Mr. Keneth L. Rembert, Keneth L. Rembert Land Surveyors, representing Ms. Brenda Kay Prestenbach, discussed the location, division of property and requested that this item be tabled to until the next regular meeting of August 17, 2017 to allow for submittal of approval from Board of Health and Terrebonne Parish Engineering Division to review and submit an approval letter.

b) No one from the public was present to speak.

c) Mr. Kelley moved, seconded by Mrs. Falgout: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

d) Mr. Pulaski discussed the Staff Report and stated Staff recommends tabling this item to allow the Terrebonne Parish Engineering Division to review and submit an approval, and for the applicant to obtain approval from the Board of Health.

f) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts 1-6, a Redivision of Property belonging to Brenda Kay Prestenbach, L.L.C. until the next regular meeting of August 17, 2017, per toe Surveyors request.

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 8) The Chairman called to order the Public Hearing for an application by Cenac Family Properties, L.L.C., requesting approval for Process D, Minor Subdivision, Cenac Estates Subdivision, a Subdivision of Property for Residential Use.

a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Cenac Family Properties, L.L.C., discussed the location, division of property and requested, on the Developers behalf, that the item be tabled until the next regular meeting of August 17, 2017, to allow for the completion of drainage analysis.

b) Mr. David J. Shea, Bordelon & Shea LLP, stated his partners email was read into the records during communications and asked that this item be tabled due to ownership of the property being contested.

c) The Chairman explained the tabling process.

d) Discussion was held concerning ownership of the property.

e) Mr. Charles C. Theriot, 306 Grinage Street, CPA for Cenac Family Properties, L.L.C. commented on ownership of the property.

f) 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, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

g) Mr. Pulaski discussed the Staff Report and stated Staff recommends tabling this item to allow for the applicant to prepare and submit drainage plans to the Terrebonne Parish Engineering Division for review.

- h) Discussion continued concerning ownership of the property.
- i) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application for Process D, Minor Subdivision, Cenac Estates Subdivision, a Subdivision of Property for Residential Use, until the next regular meeting of August 17, 2017 as per the Developers request.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 9) The Chairman called to order the Public Hearing for an application by Bon Ami Estates, L.L.C., requesting approval for Process C, Major Subdivision-Final, Bon Ami Estates, Phase A.
 - a) Mr. Gene Milford, Milford & Associates, Inc., representing Bon Ami Estates, L.L.C., requested final approval for Bon Ami Estates.
 - b) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, stated a final inspection has been conducted by representatives of the Department of Public Works and read a memo dated July 18, 2017 concerning the punch list items for the development [See *Attachment B*].
 - c) Mr. Milford requested conditional approval for 90 days to comply with Terrebonne Parish Engineering’s punch list items.
 - f) Mr. Ostheimer moved, seconded by Mr. Enry: “THAT the HTRPC grant approval of the application Process C, Major Subdivision-Final, Bon Ami Estates, Phase A, conditioned upon the Terrebonne Parish Engineering Division’s punch list items be completed within 90 days.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 10) The Chairman called to order the Public Hearing for an application by Lance A. Pellegrin, et ux, requesting approval for Process D, Minor Subdivision, for a Redivision of Tract 1 & 2, Property belonging to Lance A. Pellegrin, et ux and Charles A. Duplantis, et ux, Semple Plantation.
 - a) Mr. Kim Knight, T. Baker Smith, L.L.C., representing Mr. Lance A. Pellegrin, and Mr. Charles Duplantis, discussed the location, division of property and addressed a letter from the Bourg Fire District granting consent for fire protection [See *Attachment C*].
 - b) No one from the public was present to speak.
 - c) Mrs. Falgout moved, seconded by Mr. Ostheimer: “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, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommends conditional final approval provided the installation of a fire hydrant as per the Subdivision Regulations or the Applicant receives a variance for the hydrant from the Planning Commission.
- e) Discussion continued concerning the installation of the fire hydrant according to the regulations and opposition to the variance request.
- f) Mr. Kelley moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant approval of the application Process D, Minor Subdivision, for a Redivision of Tract 1 & 2, Property belonging to Lance A. Pellegrin, et ux and Charles A. Duplantis, et ux, Semple Plantation conditioned upon the installation of a fire hydrant and submittal of a photo of the hydrant to the Planning Commission Office and that the variance request be denied.

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, and Mr. Thibodeaux; NAYS: Mr. Cehan and Mr. Erny; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 11) The Chairman called to order the Public Hearing for an application by Devland Corporation, Arthur A. DeFraties, Jr., President, requesting approval for Process C, Major Subdivision-Final, Extension of DeFraties Drive, being a Portion of Lot 172, Honduras Plantation Subdivision.
 - a) Mr. William Strickland, Providene Engineering and Design, L.L.C., representing Devland Corporation, Arthur A. DeFraties, Jr. President, requested final approval conditioned on the punch list items.
 - b) Mr. Joan Schexnayder, representing Terrebonne Parish Engineering Division, read a memo dated July 18, 2017 concerning the punch list items for the development [See *Attachment D*].
 - c) Mr. Ostheimer moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application Process C, Major Subdivision-Final, Extension of DeFraties Drive, being a Portion of Lot 172, Honduras Plantation Subdivision, conditioned upon the Terrebonne Parish Engineering Division's punch list is completed within 90 days.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None

1. Mrs. Falgout stated that she had completed the annual Ethics Training Course and but needed to print and provide the certificate to the Parish.

I. ADMINISTRATIVE APPROVALS:

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

1. Lot Line Shift between property belonging to DeFraities Associates, Inc., Arthur A. DeFraities, Jr., and John M. DeFraities, Section 105, T17S-R17E, Terrebonne Parish, LA
2. Tract "1" belonging to C.S. & E. Properties, L.L.C., Section 27, T17S-R18E, Terrebonne Parish, LA
3. Lot 7 of Village East Industrial Park, Addendum No. 2 and Tracts "A" & "B" belonging to C.S. & E. Properties, L.L.C., Sections 2, 3, 44, 27, & 28, T17S-R18E, Terrebonne Parish, LA
4. Shift of Lot Lines between Maxie P. Champagne and James G. Barrett, Sections 17 & 18, T17S-R16E, Terrebonne Parish, LA
5. Tract "A", Property belonging to Roddy L. Matherne, et ux, Section 77, T17S-R19E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORT:

- 1.

K. COMMISSION COMMENTS:

1. NoneMr. Erny recommended meeting with the Fire Chiefs to discuss distances of fire hydrants.
2. Mr. Ostheimer commented on the distances of fire hydrants being drawn on the plats.
3. Mr. Erny distributed a copy of the June 13, 2017 Terrebonne Economic Development Authority (TEDA) Board Meeting minutes and stated that he is in opposition of the

expansion of zoning for Terrebonne Parish. He also stated that per the minutes the Director Mr. Rookard stated he doesn't anticipate TEDA taking a position on the issue. [See *Attachment E*]

L. PUBLIC COMMENTS:

1. Mr. Lance Pellegrin addressed the Commission about fire hydrant requirements, hardships and how to file an appeal.
2. Discussion continued concerning fire hydrant requirements and regulations.
3. Councilman Steve Trosclair expressed his opinion on considering each situation individually.

M. Mr. Kelley moved, seconded Mr. Kurtz: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:42 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. Kurtz, Mr. Ostheimer, Mr. Kelley and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Lynn Hebert, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

Lynn Hebert

From: Christopher Pulaski
Sent: Friday, July 21, 2017 12:25 PM
To: Lynn Hebert
Subject: Fwd: Cenac Family Properties

Please place a printed copy of this in the project file. Cp

Begin forwarded message:

From: Billy Bordelon <billy@bordelonshea.com>
Date: July 20, 2017 at 4:01:45 PM CDT
To: <cpulaski@tpcg.org>
Subject: FW: Cenac Family Properties

William S. Bordelon
BORDELON & SHEA, LLP
407 Roussell St., P.O. Drawer 2317
Houma, LA 70361-2317
Telephone: (985) 851-4241
Facsimile: (985) 851-4385
billy@bordelonshea.com
www.bordelonshea.com

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From: Billy Bordelon [<mailto:billy@bordelonshea.com>]
Sent: Thursday, July 20, 2017 1:47 PM
To: 'cpulaski@tocg.org' <cpulaski@tocg.org>
Cc: 'laddiefreeman@tpda.org' <laddiefreeman@tpda.org>; 'debbie@bordelonshea.com' <debbie@bordelonshea.com>; 'aaporretto@yahoo.com' <aaporretto@yahoo.com>
Subject: Cenac Family Properties

Mr. Pulaski:

I understand that Barbara Cenac is planning to take a proposed development of Cenac Family Properties, LLC land before the planning commission tonight. I represent Aaron and Andre Porretto, who are owners of part of the LLC. It is our position that Ms. Cenac does not have the authority to act on behalf of the LLC in this matter. Please table the hearing for 30 days so that we may take appropriate action.

William S. Bordelon
BORDELON & SHEA, LLP

407 Roussell St., P.O. Drawer 2317
Houma, LA 70361-2317
Telephone: (985) 851-4241
Facsimile: (985) 851-4385
billy@bordelonshea.com
www.bordelonshea.com

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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 18, 2017

TO: **Christopher M. Pulaski**

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

SUBJECT: **Bon Ami Esates Ph. A**
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Date of benchmark not shown on plat.
2. No approval from waterworks.
3. Only the light poles have been installed. There are no lights, nor wires.
4. CB-05's that were on the approved Engineering Drawings and are shown as installed on the Record Drawings have not been installed.

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

cc: Planning Commission
F.E. Milford, III, P.E.
Ernest Brown
Engineering Division
Reading File
Council Reading File

Saltwater Fishing Capital of the World®



*Bourg Volunteer Fire Department
Terrebonne Parish Fire Protection District 5*

4317 Hwy 24 Bourg Louisiana 70343

Business Phone 985-594-9588 Fax 985-594-9584

E-mail bourgvfd@att.net

To Whom It May Concern,

The properties located at 4234 and 4236 Country Drive are in an acceptable distance from fire hydrants. After review, it was determined that the subdividing of the land as it stands now would not put a significant burden on water supply. However, the fire department would require further review if any structures are built or moved onto the property more than 300 feet from roadway.


Tony Pellegrin Jr.
Fire Chief



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



P.O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 18, 2017
Item G-11

TO: **Christopher M. Pulaski**

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

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

SUBJECT: **Extension of De Fraties Drive**
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Benchmark not installed.
2. No approval from waterworks.
3. Lights are not energized.
4. Final plat shall show the location, three-point tie, datum, date and elevation of the benchmark.
5. No approval from Pollution Control.
6. Elevations of pond on plat do not match the grading layout.
7. Pond was not built as deep as designed; therefore calculations will need to be provided showing the pond will work as designed.

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

cc: Planning Commission
Bryan M. Breaud, P.E.
Ernest Brown
Engineering Division
Reading File
Council Reading File

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OFFICIAL PROCEEDINGS OF THE
TERREBONNE ECONOMIC DEVELOPMENT AUTHORITY
BOARD MEETING
TUESDAY, JUNE 13, 2017

President Chad Hebert called the meeting to order at 12:01 p.m. The prayer and Pledge of Allegiance were led by Mrs. Katherine Gilbert-Theriot.

Members recorded as present were: Mr. Bobby Barthel, Mr. Tommy Guarisco, Mr. Chad Hebert, Mr. Nick Hebert, Mr. Ronald LaBauve, Mr. Michael LaGarde and Mr. Chris Lapeyre. Those recorded as absent were Dr. Michael Garcia and Mr. Ivan Williams. Also present were Mr. Matt Rookard, TEDA's CEO; and Mrs. Katherine Gilbert-Theriot, TEDA's Director of Business Retention & Expansion, acting as minute clerk; Mr. Jim Erny, Houma-Terrebonne Regional Planning Commission member; Mr. Pernel Pellegrin of Martin & Pellegrin CPAs; and Mr. Ronnie Shaw, property developer.

Mr. Shaw addressed the board in opposition to zoning and potential expansion in Terrebonne, saying it is restrictive and increases development costs. Mr. Erny also spoke about zoning, expressing major concerns about any new regulations being adopted, saying the parish has enough regulations to prevent illegal or outlandish construction next to homes. He recommended the parish send certified mail to each impacted landowner, informing them of proposed changes.

With no comments or corrections, Mr. Barthel motioned to approve the May 9, 2017, board minutes as presented, seconded by Mr. N. Hebert. The motion passed unanimously.

Mr. N. Hebert presented the May financial reports, noting that a few discrepancies are due to the timing of receiving invoices and cutting checks. Otherwise, the expenditures appear to be in order. Mr. Barthel moved to accept the report as presented, seconded by Mr. Guarisco. The motion passed unanimously.

Mr. C. Hebert noted that Mr. N. Hebert is still in the process of reviewing TEDA's bylaws and expects to offer recommendations at the next meeting.

Mr. Pellegrin presented a clean 2016 TEDA audit report, noting the firm's opinion of TEDA's financial statements as "unqualified", that is, essentially correct; TEDA complies with all laws; and TEDA's accounting systems are good. Mr. Barthel moved to table the audit report until July so members could review the document. That motion was seconded by Mr. Lapeyre and approved unanimously.

Mr. Rookard presented a quotation on director's and officers' insurance, noting that two agencies declined to offer quotes. Mr. Barthel moved to accept the coverage proposal from Terrebonne Insurance Agency for \$4,125.26, seconded by Mr. N. Hebert. The motion was approved unanimously. The cost is reduced from the previous year by approximately \$500.

In the business-retention report Mr. Rookard noted TEDA's involvement in recruiting companies for Louisiana Economic Development's CEO Roundtable program for an area council. He also noted a concern from business-retention visits: that the area won't have sufficient workforce to meet labor demands should the oil-and-gas industry rebound quickly. Mrs. Gilbert-Theriot reported the status of the Louisiana Workforce Commission's Region 3 Next Generation Partnership program.

In his marketing report, Mr. Rookard reported on his attendance at the International Council of Shopping Centers and the Area Development conferences, and information learned at those events.

He noted that about 20 people attended the TEDA-hosted meeting on potential zoning changes in the parish. Good discussion took place, but Rookard said he doesn't anticipate TEDA taking a position on the issue. Mr. Erny re-addressed the board, noting current slow growth in housing development, blaming the lengthy permitting process. Mr. Barthel said the governor's lawsuit against oil companies is having a chilling effect on industrial investment in the state.

In the president's report, Mr. C. Hebert asked for comment from members. Mr. Guarisco noted the parish should be more welcoming to big plants to bring in new employment opportunities.

At 12:58 p.m., Mr. Barthel moved to adjourn the meeting, seconded by Mr. Lapeyre. The motion was unanimously adopted.

Mr. Chad Hebert, President

Mrs. Katherine Gilbert-Theriot
Acting Minute Clerk