

## MINUTES

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

#### MEETING OF JUNE 18, 2009

- A. The Chairman, Daniel Babin, called to order the regular meeting of June 18, 2009 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 Dr. Budd Cloutier and the Pledge of Allegiance led by Mr. Richard Elfert.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L. Arnold "Budd" Cloutier, Vice-Chairman; Mr. Richard Elfert; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. James Erny and Mr. Keith Kurtz. Also present were Pat Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC accept the minutes, as corrected, for the Regional Planning Commission for the regular meeting of May 21, 2009."  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of May 21, 2009."  
  
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the June 18, 2009 invoices and approve the Treasurer's Report of May 2009."  
  
The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. The Chairman read correspondence from Mr. Paul Labat, Terrebonne Parish Council Clerk, dated May 28, 2009, with regard to an ordinance amending the Parish Code relative to the Supplementary Major Corridor Overlay District Regulations clarifying the landscaping requirements in the required 10-foot vegetation green area [See *ATTACHMENT A*].
  2. The Chairman read an email from Mr. Terral Martin, GSE Associates, Inc., dated June 9, 2009 withdrawing Burnette Place Subdivision from the agenda [See *ATTACHMENT B*].
    - a) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC withdraw the engineering application for Burnette Place Subdivision, Item F6, 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: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by David A. Stoufflet, Jr. requesting approval for Process D, Minor Subdivision for the Plat creating Lot 1 & 2 (remaining property) of David A. Stoufflet, Jr. Property.
    - a) Mr. Michael Blanchard, Acadia Land Surveying, L.L.C., discussed the location and division of property.
    - b) No one was present from the public to speak.

- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Discussion was held with regard to an existing mobile home on the property to be removed but not depicted on the plat, access to the rear, and Board of Health requirements.
- e) Mr. Gordon read a letter from the fire chief with regard to a draft site. He discussed the Staff Report and stated Staff recommended conditional approval provided upon an approval letter from the Board of Health and some type of fire hydrant be installed, either a dry hydrant approved by the Fire Chief or a conventional one in the front.
- f) Discussion was held with regard to the existing mobile home that was to be removed not labeled on the plat.
- g) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Plat creating Lot 1 & 2 (remaining property) of David A. Stoufflet, Jr. Property conditioned upon a letter from the Fire Chief allowing a dry fire hydrant, an approval letter from the Board of Health, and the existing mobile home be drawn in on the plat and noted ‘to be removed’.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Kevin & Jenny Do requesting approval for Process B, Mobile Home Park for Four Seasons Mobile Home Park.

- a) The Chairman stated not all pertinent information was received for this application.
- b) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC deny the application for Process B, Mobile Home Park for Four Seasons Mobile Home Park due to the submittal of an incomplete application.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Brad Doyle requesting approval for Process D, Minor Subdivision for the Redivision of Lot 1, Block 3 of Daigle Place Subdivision.

- a) Mr. Brad Doyle, Developer, discussed the location and division of property and stated he was in the process of applying for a rezoning of the property.
- b) Discussion was held with regard to the building in the rear not meeting the setback requirements.
- c) The Chairman recognized Mr. Charles Frederick, 126 Wilson Avenue, who expressed confusion of the development due to Mr. Doyle’s uncertainty of the intentions of the property.
- d) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon a drainage plan, a line shift to conform to the setback requirements, and stated another sewer tap will be necessary for the rear tract.
- f) Discussion was held with regard to the proposed rezoning of the property and the R-1 designation on the plat.
- g) Dr. Cloutier moved, seconded by Mr. Navy: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Redivision of Lot 1, Block 3 of Daigle Place Subdivision per Staff’s recommendations; conditional approval provided upon a drainage plan, a line shift between the two properties to conform with the setback requirements, and the plat be labeled ‘no commercial development allowed’ on Lot 1-B.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the Public Hearing for an application by Patricia Gouner Gilbert requesting approval for Process D, Minor Subdivision for the Plan showing Tracts “A” & “B”, A Redivision of Property belonging to Patricia Gouner Gilbert.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Ms. Robin Thibodaux, 4518 North Bayou Black Drive, who inquired about the location of the development and whether or not everyone received notice.
- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- e) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Plan showing Tracts “A” & “B”, A Redivision of Property belonging to Patricia Gouner Gilbert.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Chairman called to order the Public Hearing for an application by Diane Blanchard requesting approval for Process D, Minor Subdivision for the Redivision of Tract A, A portion of Tract 32 of Terrebonne Project LA-12 into Tracts A1, A2, and A3 belonging to Diane Blanchard.

- a) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., discussed the location and division of property.
- b) The Chairman recognized Ms. Diane Blanchard, 415 Back Project Road, who stated she received letters from the Board of Health.
- c) Mr. Gordon read the letter from the Board of Health addressing their objection.
- d) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Gordon read an email from the Fire Chief expressing concerns of the 48' right-of-way. He discussed the Staff Report and stated Staff recommended approval conditioned upon approval from the Board of Health.
- f) Discussion was held with regard to the width of the right-of-way and a ditch along the south side for drainage.
- g) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC grant approval to the application for Redivision of Tract A, A portion of Tract 32 of Terrebonne Project LA-12 into Tracts A1, A2, and A3 belonging to Diane Blanchard conditioned they comply with the Board of Health letter, indicate on the drawing clarifying the space is 50' measuring perpendicular, show drainage ditch where water will go, and a servitude in favor of the front piece over that drainage course for sewer treatment plant discharge."
- h) Discussion ensued with regard to the 50' opening and it being clearer on the plat.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. WITHDRAWN [See ATTACHMENT B] Burnette Place Subdivision

G. STAFF REPORT:

- 1. Mr. Gordon stated he received a call from a local engineer inquiring about four-laning Percy Brown Road and Audubon Road and obtaining right-of-ways to have better access to Nicholls State University. Mr. Gordon stated he would like to send a letter to Lafourche Parish and the City of Thibodaux requesting their master thoroughfare plan and endorsed by the Planning Commission.

Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC authorize Mr. Gordon to send a letter to Lafourche Parish and the City of Thibodaux requesting a copy of their Master Thoroughfare Plan to further research the possibility of widening Percy Brown Road and Audubon Drive."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- H. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2."

- 1. Map showing the Redivision of Lots 1, 2, & 3, Block 3 of Fanguy Sudivision, Section 24, T18S-R18E, Terrebonne Parish, LA
- 2. Plan showing Revised Tracts "A" & "B", A Redivision of Tracts "A" & "B", Property belonging to Jason R. Lyle, et us, Section 42, T18S-R18E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. COMMITTEE REPORTS:

- 1. The Chairman called to order the Public Hearing for the Subdivision Regulations Review concerning Planned Building Group Approvals [See ATTACHMENT C.

- a) No one was present from the public to speak.
- b) Ms. Amedée moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mrs. Amedée. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Elfert discussed zoning areas allowing one (1) structure per legal lots and receiving planned building group approval for the placement of more than one structure and it's inclusion of a variety of developments allowed for the same. He stated areas of focus included drainage, spacing, and allowing planned building groups in R-1 zoning areas.
- d) Dr. Cloutier moved, seconded by Mr. Ostheimer: "THAT the HTRPC accept the proposal regarding planned building group approvals and forward to the Terrebonne Parish Council for further approval."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman recognized Mr. Mart Black, Providence Engineering, 311 Raywood Drive, to give a status on the Comprehensive Master Plan Update.
  - a) He stated the citizen's survey and draft vision statement are currently on the parish website. He stated interviews were held with various agencies throughout the parish to identify questions to be asked in the survey. Field work has been completed on land use and will be downloaded onto the website as well. He stated there would be visioning sessions on August 11, 12, & 13. He invited Staff and the Chairman to attend interviews on Bayou Time to help represent.
  - b) Dr. Cloutier suggested adding the website to the public notices for awareness that the online surveys exist.
  - c) Discussion was held with regard to the LA Hwy. 311 widening and the proposed Valhi Extension.

K. COMMISSION COMMENTS:

1. PLANNING COMMISSIONERS' COMMENTS:

- a) Mr. Ostheimer informed the Commission of the American Planning Association's 2010 conference being held in New Orleans and requested Mr. Black to tell of any mobile workshops that may take place in the Houma area.
  - (1) Mr. Black stated he was part of the host committee for the 2010 conference and stated they may have a trip to Last Island, which was a reprise from 10 years prior.

2. CHAIRMAN'S COMMENTS:

- a) The Chairman addressed prior concerns of lengthy meetings and tonight's meeting being rather short, as well as heated items and special meetings to handle the same. Discussion was held between the Chairman and Mr. Ostheimer regarding these matters.

L. PUBLIC COMMENTS: None.

M. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:55 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

ARLANDA J. WILLIAMS, CHAIRWOMAN

JOHNNY PIZZOLATTO, VICE-CHAIRMAN

DISTRICT 1

ALVIN TILLMAN, SR.

DISTRICT 2

ARLANDA J. WILLIAMS

DISTRICT 3

BILLY HEBERT

DISTRICT 4

TERI CAVALIER

**PARISH COUNCIL**

**PARISH OF TERREBONNE**

**POST OFFICE BOX 2768 - HOUMA, LOUISIANA 70361**

**Government Towers, 8026 Main Street, Suite 600  
Houma, Louisiana 70360**

**PHONE (985) 873-6519 - FAX (985) 873-6521**

**plabat@tpcg.org www.tpcg.org**

PAUL A. LABAT, CLERK

DISTRICT 5

JOHNNY PIZZOLATTO

DISTRICT 6

KEVIN VOISIN

DISTRICT 7

CLAYTON J. VOISIN

DISTRICT 8

JOEY CEHAN

DISTRICT 9

PETE LAMBERT

May 28, 2009

MEMO TO: Michel H. Claudet,  
Parish President

FROM: Paul A. Labat *PAL*  
Council Clerk

RE: Major Corridor Overlay

Please allow this memo to serve as a reminder that the Council adopted and you ratified an ordinance that amends the Parish Code relative to the Supplementary Major Corridor Overlay District Regulations so as to clarify the landscaping requirements in the required 10-foot vegetation green area. By copy of this memo, the appropriate individuals are being given a copy of the ordinance for their files.

Feel free to call me if you have any questions regarding the Council's action.

PAL

Attachments

cc: Pat Gordon (with attachment)  
Danny Babin (with attachment)

OFFERED BY: Mr. B. Hebert.  
SECONDED BY: Mr. K. Voisin.

ORDINANCE NO. 7641

AN ORDINANCE TO AMEND ARTICLE IV, "SUPPLEMENTARY REGULATIONS," OF CHAPTER 28 "ZONING," SECTION 28-76(3)(a) "SUPPLEMENTARY MAJOR CORRIDOR OVERLAY DISTRICT REGULATIONS" OF THE TERREBONNE PARISH CODE OF ORDINANCES SO AS TO CLARIFY THE LANDSCAPING REQUIREMENTS IN THE REQUIRED TEN (10) FOOT VEGETATIVE GREEN AREA.

CHAPTER 28  
ZONING

Article IV. Supplementary Regulations

Sec. 28-76. Supplementary major corridor overlay district regulations.

- (3) *Landscaping generally.* A landscaping plan must be submitted to the Terrebonne Parish Department of Planning and Zoning for review at the time a building permit is applied for.
- a. Landscape buffer requirements. The landscape buffer area, identified as the required ten-foot vegetative green area within the property line abutting all public rights-of-way, shall contain small trees, shrubs and other landscape elements.

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend Article IV, "Supplementary Regulations," of Chapter 28 "Zoning," Section 28-76(3)(a) "Supplementary Major Corridor Overlay District Regulations" of the Terrebonne Parish Code of Ordinances so as to clarify the landscaping requirements in the required ten (10) foot vegetative green area.

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

This ordinance shall become effective upon approval by the Parish President or as otherwise provided in Section 2-13 (b) of the Home Rule Charter for a Consolidated Government of Terrebonne Parish, whichever occurs sooner.

This ordinance, having been introduced and laid on the table for at least two weeks, was voted upon as follows:

THERE WAS RECORDED:

YEAS: A. Tillman, A. Williams, B. Hebert, T. Cavalier, K. Voisin, C. Voisin, J. Cehan, and P. Lambert.

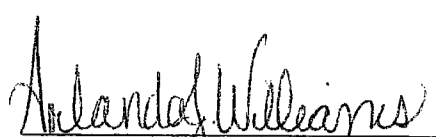
NAYS: None.

ABSTAINING: None.

ABSENT: J. Pizzolatto.

The Chairwoman declared the ordinance adopted on this, the 27<sup>th</sup> day of May, 2009.

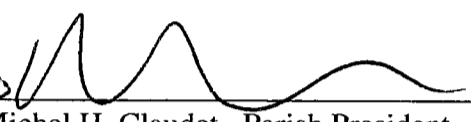
  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

  
ARLANDA WILLIAMS, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

\*\*\*\*\*

Date and Time Delivered to Parish President:

5-29-09 8:35am CP

Approved  Vetoed  
Michel H. Claudet, Parish President  
Terrebonne Parish Consolidated Government

Date and Time Returned to Council Clerk:

6-1-09 1:15 PM PBL

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I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on May 27, 2009, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 1<sup>st</sup>  
DAY OF June, 2009.

  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL





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



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

**TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT**

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May 1, 2009

**MEMO TO:** Michel Claudet  
Parish President

**FROM:** Jennifer M. Robinson, Senior Planner *JMR*  
Planning & Zoning Department

**SUBJECT:** Agenda Item  
Amend Parish Code – Article IV, “Supplementary Regulations,” of  
Chapter 28 “Zoning,” Section 28-76(3)(a) “Supplementary Major  
Corridor Overlay District Regulations”

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Attached is a Resolution and Ordinance to amend Article IV, “Supplementary Regulations,” of Chapter 28 “Zoning,” Section 28-76(3)(a) “Supplementary Major Corridor Overlay District Regulations” of the Terrebonne Parish Code of Ordinances so as to clarify the landscaping requirements in the required ten (10) foot vegetative green area.

Should you have any questions or require more information, please advise.

Attachment:

CC: Patrick Gordon, Parish Manager  
Paul Labat, Council Clerk  
Council Reading File

**ATTACHMENT A**

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OFFERED BY: Mr. K. Voisin.  
SECONDED BY: Mr. J. Cehan.

RESOLUTION NO. 09-239

A Resolution giving Notice of Intent to adopt an Ordinance to amend Article IV, "Supplementary Regulations," of Chapter 28 "Zoning," Section 28-76(3)(a) " Supplementary Major Corridor Overlay District Regulations" of the Terrebonne Parish Code of Ordinances so as to clarify the landscaping requirements in the required ten (10) foot vegetative green area.

THEREFORE, BE IT RESOLVED by the Terrebonne Parish Consolidated Government, that notice of intent is given for adopting an ordinance to amend to amend Article IV, "Supplementary Regulations," of Chapter 28 "Zoning," Section 28-76(3)(a) " Supplementary Major Corridor Overlay District Regulations" of the Terrebonne Parish Code of Ordinances so as to clarify the landscaping requirements in the required ten (10) foot vegetative green area; and,

BE IT FURTHER RESOLVED that a public hearing on said ordinance be called for Wednesday, May 27, 2009 at 6:30 p.m.

THERE WAS RECORDED:

YEAS: J. Cehan, B. Hebert, P. Lambert, A. Tillman, K. Voisin and A. Williams.

NAYS: None.

ABSTAINING: None.

NOT VOTING: None.

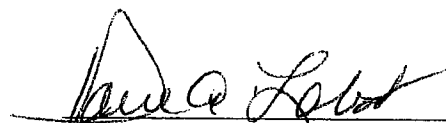
ABSENT: T. Cavalier, J. Pizzolatto and C. Voisin.

The Chairman declared the resolution adopted on this, the 11<sup>th</sup> day of May, 2009.

\*\*\*\*\*

I, PAUL A. LABAT, Clerk of the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Community Development and Planning Committee on May 11, 2009 and subsequently ratified by the Assembled Council in Regular Session on May 13, 2009 at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 14<sup>TH</sup> DAY OF MAY, 2009.



PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

**Becky Becnel**

---

**From:** Terral Martin [terral@gulf-south.com]  
**Sent:** Tuesday, June 09, 2009 3:59 PM  
**To:** 'Becky Becnel'  
**Subject:** Burnette Place Subdivision

Becky,

We need to pull Burnette Place Subdivision from the June 18<sup>th</sup> Planning Commission meeting.

Thanks,

Terral

**Terral J. Martin Jr., L.S.I.T.**  
*Manager, Survey Department*  
GSE Associates, Inc.  
991 Grand Caillou Road  
Houma, LA 70363  
Phone: 985-876-6380  
Fax: 985-876-0621

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6/18/2009

# Houma-Terrebonne Regional Planning Commission

## Subdivision Regulations Review

### Planned Building Groups

#### Item 25      Planned Building Groups

##### Issue:

Inside the zoned areas of the Parish a separate building site is required for each structure other than an accessory structure. The only exception is a Planned Building Group (PBG), which is allowed per Article V of the Zoning Regulations. PBG's are allowed in all zoning districts except OL-1 and the standards must accommodate many different types of PBG's. Examples of PBG developments include:

- Retail Commercial – Shopping Centers
- Multi Family Residential – Apartments
- Residential – Single-Family and Two-Family (duplexes)
- Manufactured Homes
- Pre-fabricated temporary work housing
- RV Parks
- Mobile Homes
- Commercial Parks
- Industrial Parks

Because of the different types of development, the standards are broad and in some cases allow undesirable development or hinder desirable development. Specific examples which will be addressed include:

- There are no street or driveway standard for those PBG developments which include private streets and driveways
- There is no requirement to meet the SDDM requirements in those PBG developments which do have an impact on drainage
- Development of higher density housing (higher than normally encountered in a R-1 District) can be proposed.
- Existing building spacing requirements for single-family residential and two-family residential PBG developments are greater than necessary.

*May 14, 2009*

**Proposal:**

Revise Sec. 28-91. Policy on planned building groups and Sec.28-92. Conditions to be met by special plans for building groups as shown below:

**Sec. 28-91. Policy on planned building groups.**

(a) *Purpose of provisions.* Under the regulations prescribed by this chapter for the various districts, a separate building site is required for each structure other than an accessory structure. For the purpose of allowing and encouraging greater variety of design and flexibility of location for buildings comprising a planned group, the provisions of this section waive the requirement for a separate building site for each building and permit two (2) or more buildings to be erected and maintained on the same building site when certain conditions hereinafter set forth are met. Examples of such building groups that might be erected under the provisions of this section are "mobile homes", multiple-family dwelling projects, and shopping centers.

(b) *Limitations.* The provisions of this section are applicable in all districts established in Article III of this chapter except the O-L District and the R-1 District.

(City Code 1965, App. A, art. V, § A; Ord. No. 6852, § I, 3-10-04; Ord. No. 7350, § I, 9-12-07)

**State law references:** Zoning of condominiums, R.S. 9:1121.106.

**Sec. 28-92. Conditions to be met by special plans for building groups.**

(a) *District regulations.* Every building group erected and maintained under the provisions of this section shall comply with all of the regulations established by this chapter for the district in which the building group is located except the regulation requiring a separate building site to be provided and maintained for each principal structure; such building group may be considered as one (1) building for the purpose of complying with the building site area, height, yard and other regulations of this chapter.

(b) *Site plan and improvements.* A special plan for a building group shall show, and there shall be provided, the following:

(1) *Drainage.* Adequate facilities for the drainage of surface water, including storm sewers, gutters, paving and the proper design of finished grades; developments on property comprising one (1) or more acres must meet the requirements of the Terrebonne Parish Stormwater Drainage and Detention Manual;

(2) *Circulation.* Adequate facilities for the safe and convenient circulation of pedestrian and vehicular traffic, including walks, driveways, off-street parking areas, off-street loading areas and landscaped separation spaces between pedestrian and vehicular ways; private streets or driveways shall be built in accordance with Chapter 24, Subdivision Regulations and with Article VII, Section 28-136(g).

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(3) *Play areas.* In dwelling building groups, adequate and safely located play areas for small children;

(4) *Protection of residential districts.* In business building groups near or adjoining residential districts, adequate provision, including fences, walls and planting, to screen and protect the residential districts from parking lot illumination, headlights, fumes, heat, noise, blowing papers and dust and the visual encroachment of commercial buildings, service areas, signs and commercial activity on the privacy and neighborhood character of the residential districts.

(c) *Building spacing and orientation.* The following spacing between buildings shall be measured perpendicularly between exterior walls; it does not apply to corner-to-corner placement of buildings where walls do not overlap:

(1) In single-family residential and two-family residential developments, a building wall shall be located no closer than fifteen (15) feet in the case of a wall having windows and not less than ten (10) feet in the case of a wall having no windows. In multi-family residential and commercial developments, a building wall shall be located no closer to another building than fifty (50) feet in the case of a wall having windows and not less than twenty-five (25) feet in the case of a wall having no windows;

(2) *Orientation of buildings containing dwelling units.* In buildings containing dwelling units, walls having main window exposures shall be so oriented as to insure adequate light and air, to avoid exposure to highways and other high-volume trafficways and to preserve visual and auditory privacy between buildings;

(3) *Access by emergency vehicles.* The buildings in a planned building group shall be so arranged that every inhabited building is accessible by emergency vehicles.

(City Code 1965, App. A, art. V, § B)

**Cross references:** Fire protection and prevention, Ch. 8; ambulances, § 13-61 et seq.; police (city), § 19-121 et seq.

**State law references:** Authorized emergency vehicles, R.S. 32:1(1).

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