

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF JUNE 16, 2022**

- A. The Chairman, Mr. Robbie Liner, called the meeting of June 16, 2022 of the HTRPC to order at 6:11 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Smith.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Rev. Corion Gray; Mr. Robbie Liner, Chairman; Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. 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. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of May 19, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the June 16, 2022 invoices and approve the Treasurer’s Report of May 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Mr. James Andermann, CSRS, requesting to table the final application for The New Isle, Phase 1 until the next regular meeting of July 21, 2022 or possibly a Special Meeting if so desired [See *ATTACHMENT A*].
- a) Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC table the application for final approval for Process C, Major Subdivision, for The New Isle, Phase 1 until the next regular meeting of July 21, 2022 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
1. *Tabled until the next regular meeting of July 21, 2022 as per the Developer’s request. The New Isle, Phase 1. [See ATTACHMENT A]*
- H. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the Public Hearing for an application by Lawrence & Sandra Boquet, requesting approval for Process D, Minor Subdivision, for Tracts “A-1-A” & “A-1-B”, A Redivision of Tract “A-1” belonging to Lawrence J. Boquet, et ux.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers,

Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the fire hydrant distance variance and conditional approval provided upon the submittal of all utility service availability letters.
- e) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts "A-1-A" & "A-1-B", A Redivision of Tract "A-1" belonging to Lawrence J. Boquet, et ux with a variance granted from the residential fire hydrant requirements for Tract A-1-B to be 275' in lieu of the required 250' (10% allowance) and conditioned upon the submittal of all utility service availability letters."

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

- 2. The Chairman called to order the Public Hearing for an application by Lynette Gautreaux, requesting approval for Process D, Minor Subdivision, for the Subdivision of Property belonging to Lynette A. Gautreaux into Tract "A" and Tract "B."

- a) Mr. Prosper Toups, Delta Coast Consultants, LLC, discussed the location and division of property. He stated the applicant wanted to sell the house located on the front portion of the property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility service availability letters and the municipal address of 4555A for the house on Tract A be depicted on the plat.
- e) Mr. Faulk moved, seconded by Rev. Gray: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Subdivision of Property belonging to Lynette A. Gautreaux into Tract "A" and Tract "B conditioned upon the submittal of all utility service availability letters and the municipal address of 4555A for the house on Tract A be depicted on the plat."
- f) The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Tri-State Land Company requesting conceptual & preliminary approval for Process C, Major Subdivision, for West Manchester Subdivision, Addendum No. 3, Phase B.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Faulk moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility service availability letters.
  - e) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for West Manchester Subdivision, Addendum No. 3, Phase B conditioned upon the applicant providing all utility service availability letters.”
  - f) The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
4. The Chairman called to order the application by Louisiana Realty Development, LLC, requesting engineering approval for Process B, Mobile Home Park, for Layne Mobile Home Park.
- a) Mr. Gene Milford, Milford & Associates, Inc., was representing the application.
  - b) Ms. Joan Schexnayder, TPCG Parish Engineer, read a memo with regard to the subdivision receiving engineering approval with no punch list items dated May 19, 2022 [See ATTACHMENT B].
  - c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the revised lot configuration and layout and conditional approval of the Engineering Phases provided the applicant complete the punch list items on the Engineering report [See ATTACHMENT B].
  - d) Mr. Milford stated they would resolve/comply with all punch list items.
  - e) Discussion was held with regard to the drainage all being privately maintained and the Parish not maintaining it. Discussion ensued regarding the Developer taking most of the natural flow and sending to the road.
  - f) Rev. Gray moved, seconded by Mr. Faulk: “THAT the HTRPC grant engineering approval of the application for Process B, Mobile Home Park, for Layne Mobile Home Park [See ATTACHMENT B].”
- The Chairman called for a vote on the motion offered by Rev. Gray. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

- 1. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC ratify the 2021 Annual Report.”  
The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- 2. Mr. Pulaski discussed the update to the Comprehensive Master Plan and CSRS, Inc. as the consulting firm. He stated that they were going to have a “Road Show” with seven locations and would be looking for members to serve on the subcommittee.

J. ADMINISTRATIVE APPROVAL(S):

Ms. Ellender moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-14.”

- 1. Boundary Line Shift between Little Bayou Black, LLC & T.P.C.G.; Sections 12 & 13, T16-R16E, Terrebonne Parish, LA (*North of 2779 Highway 311, Schriever / Councilman Carl Harding, District 2 & Councilman John Amedée, District 4*)
- 2. Survey of Tract "A-1", A Redivision of Tracts A, B, C, 3 & 4 of Mandalay Oaks Subdivision; Sections 63, 64, 65, & 104, T17S-R17E, Terrebonne Parish, LA (*Bayou Black Drive / Councilman Danny Babin, District 7*)
- 3. Revision of Property Lines for Darcey's Trailer Park, L.L.C. to create Tract 1 and Tract 2; Section 105, T17S-R17E, Terrebonne Parish, LA (*1460 Ellender Street / Councilwoman Jessica Domangue, District 5*)
- 4. Redivision of Parcel A of Map showing the Redivision of Property belonging to Corbett Richard, et al and Tract A, Tract B, & Tract C of the Map showing the

- Partition of a Certain Tract of Land belonging to Johnny McIntyre, et al into Revised Parcel A, Rev (412 & 414 Back Project Road, Schriever / Councilman John Amedée, District 4)
5. Raw Land Subdivision of Evergreen Plantation West into Evergreen Plantation West Lot 1; Section 1, T16S-R16E, Terrebonne Parish, LA (2170 West Main Street / Councilman Carl Harding, District 2)
  6. Redivision of Lot 1 & Tract A-B-C-D-E-F-G-H-I-A belonging to Investments by Welch, L.L.C. into Lot 2-A and Tract A-1; Section 102, T17S-R17E, Terrebonne Parish, LA (1316 St. Charles Street / Councilman Darrin Guidry, District 6)
  7. Revised Parcel E, A Redivision of Parcel belonging to The Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al; Section 11, T17S-R18E, Terrebonne Parish, LA (Nelo Street & Rec Five Street / Councilman Steve Trosclair, District 9)
  8. Lot 6"B" of Lot Line Shift between Lot 7 & Lot 6"A" belonging to Herman J. LeBlanc, Sr., et al, or assigns & Lot 6 belonging to Chad M. Eschete, et al, or assigns; Section 8, T15S-R16E, Terrebonne Parish, LA (1850/1836 Bull Run Road / Councilman Carl Harding, District 2)
  9. Lot Line Shift between Lot 4-B2 & 4-B3 into Lot 4-B2"A" of the Minor Subdivision of Property belonging to Mary Frederick; Section 65, T19S-R17E, Terrebonne Parish, LA (1794A & 1796 Dr. Beatrous Road / Councilman Danny Babin, District 7)
  10. Tracts 1-A & 1-B, A Redivision of Tracts "A-1", 5 and 6, Mandalay Oaks Subdivision; Sections 63, 64, 65, and 104, T17S-R17E, Terrebonne Parish, LA (Bayou Black Drive / Councilman Danny Babin, District 7)
  11. Tract 1, Tract 3, & Tract 4, Rouse Holdings, LLC into Tracts 1-A, 1-B, & 1-C; Sections 9 & 90, T16S-R17E, Terrebonne Parish, LA (2233 Martin Luther King Blvd. / Councilman Gerald Michel, District 3)
  12. Revised Lots 44 & 46, A Redivision of Lots 44 thru 46, Block 3 of Belmont Place Subdivision; Section 31, T17-R17E, Terrebonne Parish, LA (345 & 351 Independence Drive / Councilman Darrin Guidry, District 6)
  13. Lot Line Shift of Lot 13, Block 1 of Matherne Subdivision; Sections 5 & 101, T17S-R17E, Terrebonne Parish, LA (605 Enterprise Drive / Councilman Carl Harding, District 2)
  14. Revised Tract "D", A Redivision of Property belonging to Ryan L. Rodrigue, et al; Section 31, T17S-R18E, Terrebonne Parish, LA (739 Bayou Blue Road / Councilman Steve Trosclair, District 9)

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. 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 money to be received by the Parish and taxes as it relates to waste management and utilizing multiple de-centralized systems for the large parish instead. He requested Staff to prepare a resolution to be sent to the Parish Council and Parish President.

- b) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC add to the agenda the possible action with regard to proposing a resolution to discuss waste management for Terrebonne Parish."

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

- c) There were no comments from the public.

- d) Mr. Faulk moved, seconded by Mr. Thibodeaux: "THAT the Public Comment period be closed."

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

- e) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC request Mr. Chris Pulaski to prepare a resolution regarding parish funds and parish-wide waste management and forward to the Parish Council and Parish President.”

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

2. Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.

- N. Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:52 p.m.”

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



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

**From:** James Andermann <james.andermann@csrsinc.com>  
**Sent:** Thursday, June 16, 2022 3:56 PM  
**To:** Christopher Pulaski  
**Cc:** Michael Taylor; Jonathan Rouege; Nick Bogan; Joan Schexnayder; Brooke Domangue; Becky Becnel; Michael Songy; Shaun Sherrow  
**Subject:** The New Isle: June 16th Houma Terrebonne Regional Planning Commission Meeting  
**Importance:** High

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Chris,

Please consider this email as an official request to "Table", until the next regularly scheduled meeting or an early special meeting if possible, the Process C Major Subdivision Final approval consideration for the New Isle Phase 1 subdivision.

This request pertains to the June 16, 2022, Planning Commission "Old Business" agenda item.

Thank you in advance,

James

**James Andermann**

*Principal & Chief Operating Officer*

Direct. (225) 831-2246 | Cell. 225-354-9354 | Main. (225) 769-0546 | Ext. 1246

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TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

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June 9, 2022  
1<sup>st</sup> Review

TO: **Christopher M. Pulaski**  
FROM: **Joan E. Schexnayder, P.E.** *JES*  
SUBJECT: **Layne Mobile Home Park  
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. DOTD permit.
2. 24.7.6.4 Benchmarks shall be located near the centerline of each road intersection.
3. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.3 Points of vertical intersection need to be shown.
  - b. V.A.4 Cross-section and profile of swale needs to be provided.
  - c. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC is authorized to allow that portion of a lot that it deems appropriate to drain to the rear if the drainage is to be perpetually privately maintained.
  - d. V.II SWPPP is required.
4. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Electric Utility
  - c. Department of Health and Hospitals for water and sewer
  - d. TPCG Pollution Control.
5. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: F.E. Milford, III, P.E. (email)  
Planning Commission (email)  
TPCG Utilities (email)  
Engineering Division  
Reading File (electronic)  
Council Reading File (electronic)