

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF MARCH 19, 2026

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 19, 2026 of the HTRPC to order at 6:27 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Clarence McGuire.
- B. Upon Roll Call, present were: Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Michael Billiot and Mr. Travion Smith. Also, present were Mr. Christopher Pulaski, Department of Planning & Zoning; Mrs. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *No Commissioners had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of February 26, 2026."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC remit payment for the March 19, 2026 invoices and approve the Treasurer's Report of February 2026."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):** None.
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the Public Hearing for an application by Crescent Farms Plantation, LLC requesting approval for Process D, Minor Subdivision, for the Resubdivision of a 24.702 acre tract into Tract RT-1 & Remainder of 24.702 acre tract.
- a) Mr. David Patterson, LandSource, LLC, discussed the location and division of property.
- b) The Chairman recognized Connie Bourg, 5953 Alma Street, who expressed concerns of the property being wetlands. Mr. Pulaski stated the property was bottom land hardwood.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses being depicted on the plat, method of sewerage disposal being depicted on the plat, and 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 Resubdivision of a 24.702 acre tract into Tract RT-1 & Remainder of 24.702 acre tract conditioned upon municipal addresses being depicted on the plat, method of

sewerage disposal being depicted on the plat, and submittal of all utility service availability letters.”

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

2. The Chairman called to order an application by Prime Land Developments, LLC requesting engineering approval for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase B.

- a) Mr. Gene Milford, Milford & Associates, Inc., was present to represent the application.
- b) Mrs. Joan Schexnayder, Parish Engineer, TPCG Engineering Division, read a memo dated March 19, 2026 regarding the punch list items for the development [See *ATTACHMENT A*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon approval of the rear lot drainage and resolving remaining items on the Engineering report.
- d) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of the engineering application for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase B, with an exception granted for rear lot drainage [Blocks 2 & 4] and conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated March 19, 2026 [See *ATTACHMENT A*].”

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

H. STAFF REPORT:

1. Mr. Pulaski reminded those who have not completed the required Planning Commissioner training as required by Act 859 that they needed to make it a priority. He stated they would be scheduling a date, on a Saturday, for the training with Mart Black and Pat Gordon and to be held at South Central Planning & Development Commission’s office.

I. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

1. Lot Line Shift of Property belonging to Ke-Jo Enterprises, L.L.C. being a portion of Josephine Subdivision, Add. No. 1; Section 105. T17S-R17E, Terrebonne Parish, LA *(214 & 216 Patterson Street / Councilwoman Kim Chauvin, District 8)*
2. Lot Line Shift between Lot 2, Lot 3, & Lot 4, Block 6, Addendum No. 4, to Allemand Subdivision; Section 8, T16S-R17E, Terrebonne Parish, LA *(202 Royce Street / Councilman John Amedée, District 4)*

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

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
 - a) Mr. Thibodeaux inquired about South Central Planning & Development Commission and Barataria Terrebonne Estuary Foundation’s program for home sewerage treatment system upgrades. Mr. Pulaski stated he did not know much about it but Pat Gordon would.
2. Chairman’s Comments: None.

L. PUBLIC COMMENTS:

1. Mrs. Joan Schexnayder presented Mr. Gene Milford, P.E., the Andrew M. Lockett Award for Civic Activities from the Louisiana Engineering Society.

M. Mr. Soudelier moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:46 p.m."

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



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




TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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March 19, 2026
2nd Review
Item G.2

TO: **Christopher M. Pulaski**

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

SUBJECT: **The Cottages at Cypress Ridge Phase B
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. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.6. All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear already exists or is to be dedicated; however, the percentage may not exceed 60% of the total depth of lots up to 225' deep. This subdivision qualifies for this exception.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Pollution Control
 - b. Department of Health and Hospitals for water and sewer
3. 24.7.6.1.10 Waiting on approval from TPCG Roads Division for signage plan.

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.

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