

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF MAY 18, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of May 18, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mrs. Angi Falgout.
- 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; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Jeremy Kelley. 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. Ostheimer stated he would recuse himself from Item H.1.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the special meeting of April 6, 2017 and for the regular meeting of April 20, 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, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC emit payment for the May 18, 2017 invoices and approve the Treasurer’s Report of April 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, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. PLANNING:
1. Planning Commissioners’ Comments:
 - a) Mr. Ostheimer discussed recent flooding of Lake Maurepas and Lake Arthur due to rainfall and needing to be aware of the same possibilities here and have a plan. He also discussed there being 8% of developable land according to reports and where the land will come from for the mitigation of levees.
 2. Administration’s Comments:
 - a) Mr. Pulaski discussed the proposed zoning expansion and that TEDA will have the Bayou Board of Realtors and Developers weigh in at a meeting on June 2, 2017.
 3. Chairman’s Comments:
 - a) The Chairman echoed Mr. Ostheimer’s comments regarding flooding and evacuation routes. He also discussed poor communications for Hurricane Gustav once battery backups at the towers failed. He mentioned possible solar energy or generators to supply power once the battery backups go out for future storms.
- G. COMMUNICATIONS: None.
- H. OLD BUSINESS:
- Mr. Erny moved, seconded by Mrs. Falgout: “That the Old Business be removed from the table and considered at this time.”

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, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Ostheimer; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order the Public Hearing for an application by Jarrell P. Melancon, Sr. requesting approval for Process D, Minor Subdivision, for Lots 10-A & 10-B, A Redivision of Lot 10, Block 1, Bernard Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Melancon, discussed the location and division of property. He requested approval of a variance from the frontage requirements.
- b) No one from the public was present to speak.
- c) Mrs. Falgout moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance request and conditional approval provided upon an approval letter from Terrebonne Parish Engineering Division and approval of a side yard setback from the Board of Adjustment.
- e) Mr. Erny moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Lots 10-A & 10-B, A Redivision of Lot 10, Block 1, Bernard Subdivision with a variance granted for the 24.4' frontage and conditioned upon an approval letter from the Terrebonne Parish Engineering Division and obtaining approval of a side yard setback from the Houma Board of Adjustment."

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, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Ostheimer; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. The Chairman requested the names of the Commissioners who had yet to complete the required annual Ethics Training Course. The Minute Clerk stated that Mrs. Falgout and Mr. Kurtz had not yet completed the training and were encouraged to do so as soon as possible.

J. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mrs. Falgout: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7."

- 1. Redivision of Property belonging to Walther Properties, L.L.C., Section 101, T17S-R17E, Terrebonne Parish, LA
- 2. Lot Line Adjustment between Lots 1 and 2, Block 2 of Petit Caillou Estates Subdivision, Section 85, T18S-R18E, Terrebonne Parish, LA
- 3. Revised Tracts 3 & 4, Property of Enos A. Theriot, et ux, Section 18, T18S-R17E, Terrebonne Parish, LA
- 4. Revised Tracts 4 and 5 being a part of a partition of property formerly belonging to Caul Porche, Section 6, T16S-R16E, Terrebonne Parish, LA
- 5. Revised Lots 12 and 13, A Redivision of Revised Lots 12, 13 and Tract "C", Property of Cropland Investment Group, L.L.C., et al, Section 4, T16S-R16E, Terrebonne Parish, LA
- 6. 32.188 acre tract and revised Lots 7, 9 & 10 belonging to RJLS, L.L.C., Section 84, T15S-R16E, Terrebonne Parish, LA
- 7. Revised Lot D of North Terrebonne Commercial Park and Revised Lots 3 & 4 of Trinity Commercial Park, Addendum No. 2, Phase "A", Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA

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, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) Mr. Pulaski informed the Commission what was discussed at the past meeting to include home occupations, overlay district as it pertained to the tree species list and detached sign types and heights, and estate lots.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.

2. Chairman's Comments:

- a) The Chairman requested the Commissioners to review the 2016 Audit Books before the next meeting and to bring it to that meeting because the CPA would be in attendance to discuss it.

M. PUBLIC COMMENTS: None.

N. Mrs. Falgout moved, seconded Mr. Cehan: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:37 p.m."

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, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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