

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF NOVEMBER 15, 2018**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of November 15, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:14 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny, Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Keith Kurtz. 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.
- D. **ACCEPTANCE OF MINUTES:**
1. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of October 18, 2018.”
- 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. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Kurtz. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the November 15, 2018 invoices, approve the Treasurer’s Report of October 2018, and the amendment to the 2018 Budget.”
- 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. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Kurtz. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **PLANNING:**
1. Planning Commissioners’ Comments:
- a) Mr. Ostheimer discussed flooding and rain events as well as term limits of the Planning Commission.
2. Administration’s Comments:
- a) Mr. Pulaski thanked Mr. Ostheimer and Mr. Erny for their service to the Planning Commission.
3. Chairman’s Comments: None.
- G. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Delta Coast Consultants, LLC, dated November 14, 2018, requesting to table Item H.1 with regard to the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) until the next regular meeting of December 20, 2018 [See *ATTACHMENT A*].
- a) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) until the next regular meeting of December 20, 2018 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Kurtz. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. Mr. Pulaski read a letter from Mr. Salvador Caminita, dated November 14, 2018, requesting to withdraw Item I.1 with regard to Tract 1, A Redivision of Property

belonging to Four Point Industries, Inc. from the agenda and that they would possibly resubmit at a later date [See *ATTACHMENT B*].

- a) Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC withdraw the application for Process D, Minor Subdivision, Tract 1, A Redivision of Property belonging to Four Point Industries, Inc. as per the Developer’s request [See *ATTACHMENT B*].”

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

#### H. OLD BUSINESS:

1. Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B). *Withdrawn* [See *ATTACHMENT A*]

#### I. APPLICATIONS:

1. Tract 1, A Redivision of Property belonging to Four Point Industries, Inc. *Withdrawn* [See *ATTACHMENT B*]

2. The Chairman called to order the Public Hearing for an application by Stanislaus Kidder, III and Edith Kidder requesting approval for Process D, Minor Subdivision, for Tracts 1 and 2, Property belonging to Stanislaus Kidder, III and Edith Kidder.

- a) Mr. Prosper Toups, Delta Coast Consultants, LLC, discussed the location and division of property.

- b) No one was present to speak on the matter.

- 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, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the matter in order to allow Engineering Division time to complete their review and provide comments.

- e) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts 1 and 2, Property belonging to Stanislaus Kidder, III and Edith Kidder until the next meeting of December 20, 2018.”

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

3. The Chairman called to order the application by Low Land Investors, LLC requesting engineering approval for Process C, Major Subdivision, for High Land Development, Addendum No. 1.

- a) Mrs. Brooke Domangue, on behalf of the TPCG Engineering Division, read a memo dated November 8, 2018 with regard to the punch list items for the development [See *ATTACHMENT C*].

- b) Mr. Sterling Boudreaux, Low Land Investors, LLC, requested a variance from item 3.d and stated they would comply with the remaining items.

- c) Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for High Land Development, Addendum No. 1, with a variance granted for Item 3.d and conditioned upon the Developer complying/resolving the remaining items as per the Terrebonne Parish Engineering Division’s memo dated November 8, 2018 [See *ATTACHMENT C*].”

- d) Discussion was held with regard to the variance for Item 3.d that all lots that all lots along the slip to drain to the slip.

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

- 4. The Chairman called to order the application by SONOCO requesting engineering approval for Process B, Residential Building Park, for Sonoco Living Quarters.

- a) Mrs. Brooke Domangue, on behalf of the TPCG Engineering Division, read a memo dated November 9, 2018 with regard to the punch list items for the development [See *ATTACHMENT D*].

- b) Mr. Gene Milford, Milford & Associates, Inc., requested a variance from item 3 and stated they have already completed the remaining items. He indicated the reasoning for the parking variance was because all of the workers living in the homes had no vehicles nor could even drive. He requested no parking requirement at all or at least be able to have aggregate rather than hard-surfaced.

- c) Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval for Process B, Residential Building Park, for Sonoco Living Quarters with a variance granted for Item 3 and conditioned upon the Developer complying/resolving the remaining items as per the Terrebonne Parish Engineering Division’s memo dated November 9, 2018 [See *ATTACHMENT D*].”

- d) Discussion was held with regard to the variance for Item 3 being for parking or the use of aggregate.

- e) Discussion ensued with regard to possible visitors, language added to the plat indicating the units cannot be rented or leased to anyone else and future sales of the property would have to come back to the Planning Commission, that the use was tied to the property, and providing a couple of aggregate off-street parking spaces to accommodate any visitors.

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

J. STAFF REPORT: None.

K. ADMINISTRATIVE APPROVALS:

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

- 1. Revised Lots 24 & 25, A Redivision of Lots 24 & 25 of Helen Park Estates, Section 86, T15S-R16E, Terrebonne Parish, LA
- 2. Revised Lots 1 and 2, A Redivision of Lots 1 and 2, Block 5, Phase 4C of Capital Commercial Development, Sections 84 & 85, T17S-R17E, Terrebonne Parish, LA

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

L. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee:

- a) Mr. Pulaski stated Parish Council called two (2) Public Hearings for November 28, 2018 for the proposed changes to the Residential Building Park regulations and allowed number of units as well as the changes to the engineering deadline for Process C applications.

M. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:

- a) Mr. Ostheimer and Mr. Erny were thanked for their years of service to the Planning Commission.

b) Mr. Ostheimer stated the election of officers was next month and jokingly stated he wasn't running for Vice-Chairman. He spoke of his greatest disappointment through the years was failure to expand sewerage throughout the parish and that he was most thankful for a \$2500 fine that led to a trust for his grandchildren and that he was appointed unanimously previously after someone spoke against his being reappointed.

c) Mr. Erny thanked everyone on the Commission and told them to keep up the good work and to protect people's rights.

2. Chairman's Comments:

a) The Chairman thanked Mr. Ostheimer and Mr. Erny for their years of service to the Planning Commission.

N. PUBLIC COMMENTS: None.

O. Mr. Ostheimer moved, seconded Mr. Thibodeaux: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:55 p.m."

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

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

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**Prosper J. Toups, III**

**From:** Prosper J. Toups, III  
**Sent:** Wednesday, November 14, 2018 1:46 PM  
**To:** 'Christopher Pulaski'  
**Cc:** Becky Becnel  
**Subject:** RE: L-M Limited Partnership, Subdivision in Gibson  
**Attachments:** FIRE HYDRANTS.pdf

Good afternoon, Chris. The L-M Limited Partnership quest to install fire hydrants is still not complete. The current problem is trying to locate the waterline for the Proposed Hydrant #2 (on the attached plat) on Tract 9-1. The Waterworks has been trying to find the line for the past couple of weeks, and as of yesterday, they have not located it yet. I have spoken with Mary Trahan (WWI) and she explained that the line was originally installed by District 3, so no one on staff was present at the time of it's installation. They have as-built drawings showing a line in the vicinity, but they are still searching. The weather the last couple of weeks has not helped the situation, also.

I realize that this has been lingering for a while, so if my client must withdraw the application and re-submit later, I fully understand. We do admire the Planning Commission's patience, thus far, and would be much appreciative if they could table again for one more month.

Thanks. Call if you have any questions.

**Prosper J. Toups, III, PLS**  
**Survey Manager**



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**From:** Christopher Pulaski <[cpulaski@tpcg.org](mailto:cpulaski@tpcg.org)>  
**Sent:** Wednesday, October 17, 2018 4:12 PM  
**To:** Prosper J. Toups, III <[prosper@deltacoastllc.com](mailto:prosper@deltacoastllc.com)>  
**Cc:** Becky Becnel <[bbecnel@tpcg.org](mailto:bbecnel@tpcg.org)>  
**Subject:** RE: L-M Limited Partnership, Subdivision in Gibson

Ok – thanks.

Christopher M. Pulaski, PLA  
Terrebonne Parish Planning & Zoning  
(985) 873-6569  
[cpulaski@tpcg.org](mailto:cpulaski@tpcg.org)

*"Saltwater Fishing Capital of the World"*

Nov. 14, 2018

To. Lumberton Parish Planning  
Commission,  
Reference Tract 1, A redimension  
of property belonging to 4 Point  
Industries.

We would like to withdraw  
our application for the  
above referenced property.

We will possibly sub-  
mit at a later date.

Sheldon F. Camuto Jr  
Four Point Ind. Inc.



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



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

TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

November 8, 2018  
1<sup>st</sup> Review  
Item No. H-3

TO: Christopher M. Pulaski  
FROM: Joan E. Schexnayder, P.E. *JES*  
SUBJECT: Highland Development Add. 1  
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. 24.5.3.3 Specifications have not been received.
2. 24.5.4.7.6 Lot and block numbers are not shown.
3. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.2 Plan/profile needs to be provided from the intersection of Browning Court and Remington Court to the ditch's discharge point.
  - b. V.A.6 Plans do not show how the runoff from tracts 1-H, 1-I, and 1-J will drain to the slip.
  - c. V.A.6 Calculations and cross-sections are required to show the increase in runoff from tracts 1-H, 1-I, and 1-J will not impact adjacent properties.
  - d. V.A.6 All lots are not graded to drain to the street or to major drainage artery.
  - e. V.A.8 Cross-sections do not match the plan/profile and need to be shown to the property line.
  - f. V.A.8 A legend needs to be provided and the centerline of the cross-section is labeled incorrectly.
  - g. VIII. Label how much of the existing 50' servitude is on each side of the property line off of Industrial Avenue.
4. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Department of Health and Hospitals for water and sewer
5. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
6. 24.7.5.2 Street lights are spaced 370 feet apart which exceeds the 300 foot maximum spacing.
7. 24.7.6.4 Proposed benchmarks need to be shown on the plans.

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: Eugene P. Robichaux, P.E.  
Ernest Brown  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File  
Saltwater Fishing Capital of the World\*



P.O. BOX 6097  
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**TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT**

November 9, 2018  
1<sup>st</sup> Review  
Item No. H-4

**TO:** Christopher M. Pulaski

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

**SUBJECT:** REVISED Sonoco Living Quarters  
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. 17-70 9(a)(2) The plat does not include the verbiage that was conditioned at conceptual/preliminary.
2. 17-70(a)(3)f.3 Profile of the proposed sewer lines shall be submitted.
3. Each residential building park space shall provide a minimum of three hundred sixty square feet of hard-surfaced off-street parking sufficient for two parking spaces. Applicant is proposing aggregate off-street parking.
4. 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.  
Ernest Brown  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File

Saltwater Fishing Capital of the World\*