

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF NOVEMBER 20, 2025**

- A. The Chairman, Mr. Robbie Liner, called the meeting of November 20, 2025 of the HTRPC to order at 6:24 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Terry Gold.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier, Secretary/Treasurer. Absent at the time of Roll Call were: Mrs. Angele Poiencot, Mr. Travion Smith, and Mr. Wayne Thibodeaux. 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 one had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Billiot: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of October 16, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the November 20, 2025 invoices; approve the Treasurer’s Report of September 2025; and the amendment to the 2025 Budget.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated November 20, 2025, requesting to table Items G.1 & G.2 regarding the Miss Janis 4J Spell, LLC divisions of property until the next regular meeting of December 18, 2025 [See *ATTACHMENT A*].
- a) Mr. Billiot moved, seconded by Mr. Soudelier: “THAT the HTRPC table the applications for Process D, Minor Subdivisions, for Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, Inc. and Revised Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC until the next regular meeting of December 18, 2025 as per the Developers’ request.”
- The Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Billiot: “THAT Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. *TABLED* Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, LLC [See *ATTACHMENT A*]

2. *TABLED* Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC [See *ATTACHMENT A*]
3. The Chairman called to order the Public Hearing for an application by Rodney J. Ledet, Jr. requesting approval for Process D, Minor Subdivision, for the Survey & Division of Property belonging to Rodney J. Ledet, Jr. into Lot 1 and remaining land.”
  - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
  - b) There was no one from the public present to speak on the matter.
  - c) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”
 

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the frontage variance request in lieu of the existing servitude of passage that would be extended to the proposed lot and conditional approval provided the land use is depicted on the plat, method of sewerage disposal be depicted on the plat, location and description of at least one permanent type benchmark needs to be depicted on the plat, and revise the linework around the batture tract and label it to indicate that it is not a part of this subdivision.
  - e) Mr. Thibodeaux moved, seconded by Mr. Billiot: “THAT the HTRPC grant a variance from the frontage requirement in lieu of the existing servitude of passage that would be extended to the proposed lot and conditioned upon the land use being depicted on the plat, method of sewerage disposal being depicted on the plat, location and description of at least one permanent type benchmark being depicted on the plat, and the linework be revised around the batture tract and labeled to indicate that it is not a part of this subdivision.”
 

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

H. APPLICATIONS / NEW BUSINESS:

1. *TABLED* Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, LLC [See *ATTACHMENT A*]
2. *TABLED* Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC [See *ATTACHMENT A*]
3. The Chairman called to order the Public Hearing for an application by Barry Boquet, et ux requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Barry Boquet, et ux into Tracts “A” & “B”.
  - a) Mr. Shane Kirkland, T. Baker Smith, LLC, discussed the location and division of property.
  - b) There was no one from the public present to speak on the matter.
  - c) Mr. Thibodeaux moved, seconded by Mr. McGuire: “THAT the Public Hearing be closed.”
 

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
  - e) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Barry Boquet, et ux into Tracts “A” & “B.”

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

I. STAFF REPORT:

1. Mr. Pulaski discussed the 2026 Meeting Schedule and requested a change to the fourth Thursday in February due to the Mardi Gras and President's Day holidays. The February meeting would be February 26, 2026.
  - a) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the HTRPC approve the 2026 Meeting Schedule and Deadlines as presented."

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

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

1. Revised Tracts "A" & "B", A Redivision of Tracts "A" & "B," Property belonging to Eba P. Larpeneter, Jr., et ux; Section 7, T16S-R17E, Terrebonne Parish, LA *(4901 & 4903 West Park Ave. / Councilman John Amedée, District 4)*
2. Revised Tract "B", A Redivision of Revised Tract "B" and Lot 1 of Garden Estates Subdivision, Property belonging to Grant Lawrence Olivier, et ux; Sections 56, 57, 85, & 86, T16S-R17E, Terrebonne Parish, LA *(1327 Bayou Gardens Blvd. / Councilman John Amedée, District 4)*
3. Revised Tracts P-1 and P-4 being a Redivision of Property belonging to Corinne L. Portier, et al; Section 20, T18S-R18E, Terrebonne Parish, LA *(5110-A & 5110-E Bayouside Drive / Councilwoman Kim Chauvin, District 8)*
4. Revised Lot 1 and Lot A, A Redivision of Property belonging to Jude Thaddeus Fanguy; Section 7, T17S-R17E, Terrebonne Parish, LA *(154 Historic Lane / Councilman Charles "Kevin" Champagne, District 5)*
5. Tracts "A" thru "C" and Revised Lot 3-A, A Redivision of Property belonging to Thomas M. Giroir, et ux; Sections 16 & 17, T17S-R16E, Terrebonne Parish, LA *(4124, 4130, & 4134 Southdown Mandalay Road / Councilman Danny Babin, District 7)*

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
  - a) Mr. Pulaski stated the RV Park Regulations were submitted to the Parish Council but then withdrawn by Councilwoman Kim Chauvin who wanted to make some changes to it.
  - b) Mr. Thibodeaux discussed the unfairness of not considering the North Terrebonne/Bayou Black area from the regulations.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
  - a) Mr. Rogers inquired about the ramifications for Commissioners who had not completed any the required trainings, including the Act 859 training that should be done one year after appointment to the Houma-Terrebonne Regional Planning Commission. Mr. Pulaski stated it could result in requiring those Commissioners to get off the Commission or to be used as "ammunition" if someone wanted to debate an application denial.
  - b) Mr. Thibodeaux inquired about the status of parish wide sewer.
  - c) Mr. Billiot stated he participated in a meeting about the complete streets policy and they received good feedback.
  - d) Mr. Thibodeaux spoke about the lowered speed limit on Martin Luther King Boulevard. Mr. Pulaski stated it was the first step for change and that LA

Department of Transportation & Development had a preliminary set of plans that included raised medians with j-turns as well as closing off some driveways. He stated there would be a comment period in the Spring with a letting date of July 2026.

2. Chairman’s Comments: None.

M. PUBLIC COMMENTS:

1. Mrs. Connie Bourg, 5953 Alma Street, spoke of overgrown grass on the sidewalks in Gray.

N. Mr. Billiot moved, seconded Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:58 p.m.”

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



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

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November 20, 2025

Houma-Terrebonne Planning Commission & Zoning  
P.O. Box 1446  
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: Old Business: Items 1 & 2 (Miss Janis 4J Spell, L.L.C.)

Dear Chris:

Please let this letter serve as a request to allow the above items be removed from tonight's agenda, leave them on the table and have them considered for next month's meeting, December 18, 2025. Ms. Dickerson at the Board of Health has yet to discuss the substandard sized lots with her supervisor. They have been shorthanded lately, sometimes working other parishes and haven't been able to get together.

Thank you,

Sincerely,



Keneth L. Rembert

KLR/eda