

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF NOVEMBER 21, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of November 21, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:04 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Wayne Thibodeaux.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; Mr. Keith Kurtz; Mr. Phillip Livas; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Laddie Freeman, Legal Advisor, and Ms. Joan Schexnayder, TPCG Engineering Division.
- 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. Mr. Kelley moved, seconded by Mrs. Falgout: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of October 17, 2019.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mrs. Foret: “THAT the HTRPC emit payment for the November 21, 2019 invoices, approve the Treasurer’s Report of October 2019, and approve the amendment to the 2019 Budget.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated November 19, 2019, requesting to withdraw Item G.1 with regard to Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron permanently [See *ATTACHMENT A*].
- a) Mr. Cehan moved, seconded by Mrs. Falgout: “THAT the HTRPC withdraw the application by Allen Bergeron for Process D, Minor Subdivision for Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron permanently as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated November 21, 2019, requesting to table Item H.4 with regard to Thibodeaux By-Pass Commercial Park until the next regular meeting of January 16, 2020 [See *ATTACHMENT B*].
- a) Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC table the application by Donnes Real Estate, Inc. for Process D, Minor Subdivision for Thibodeaux By-Pass Commercial Park until the next regular meeting of January 16, 2020 as per the Developer’s request [See *ATTACHMENT B*].”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

1. Withdrawn. *Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron* [See ATTACHMENT A]

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Robert J. Carriles requesting approval for Process D, Minor Subdivision, for Revised Lots 1 thru 7, A Redivision of Lots 1 thru 12 belonging to Robert J. Carriles, et ux.

- a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the applicant came previously but now wanted to attach the batture property.
- b) There was no one from the public 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, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Lots 1 thru 7, A Redivision of Lots 1 thru 12 belonging to Robert J. Carriles, et ux."

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

2. The Chairman called to order the Public Hearing for an application by Four Point Industries, Inc. and Frank O. Caminita, et al requesting approval for Process D, Minor Subdivision, for Parcel 1, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc.

- a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a variance from the fire hydrant requirements which was in the allowed 10%.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mrs. Falgout: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of both the fire hydrant distance variance to 253' and division of property.
- e) Mr. Thibodeaux moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Parcel 1, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc. with a variance granted to allow 253' for the fire hydrant distance requirements."

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

3. The Chairman called to order the Public Hearing for an application by Cammie Talbot requesting approval for Process D, Minor Subdivision, for the Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns.
 - a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She requested the matter be tabled after the Public Hearing was held to allow time to install a fire hydrant and for the engineering review to be completed.
 - b) No one from the public was present to speak on the matter.
 - c) Mrs. Falgout moved, seconded by Mr. Cehan: "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, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the matter to allow the applicant time to install a fire hydrant within the required 150' and to allow time for TPCG Engineering Division to review and comment on the drainage plans and calculations.
 - e) Mrs. Falgout moved, seconded by Mr. Livas: "THAT the HTRPC table the application for Process D, Minor Subdivision, for the Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns until the next regular meeting of December 19, 2019 as per the Developer's request."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
4. Withdrawn. *Thibodeaux By-Pass Commercial Park* [See *ATTACHMENT B*]
5. The Chairman called to order the Public Hearing for an application by Development Ventures, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision, for Sugarland Subdivision, Addendum No. 5.
 - a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property.
 - b) No one from the public was present to speak on the matter.
 - c) Mr. Kelley moved, seconded by Mrs. Falgout: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
 - e) Mr. Livas moved, seconded by Mr. Kelley: "THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Sugarland Subdivision, Addendum No. 5."

The Chairman called for a vote on the motion offered by Mr. Livas. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
6. The Chairman called to order the application by Houma-Terrebonne Airport Commission requesting engineering approval for Process C, Major Subdivision (Road Project), for UAS Complex Road (Thunderbird Road Extension, Blue Angel Road, and Wright Brothers Road).
 - a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a letter dated November 20, 2019, with regard to the punch list items for the development [See *ATTACHMENT C*].

- b) Mr. Gene Milford, Milford & Associates, stated they would comply/resolve all punch list items.
- c) Mr. Kelley moved, seconded by Mr. Livas: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision (Road Project), for UAS Complex Road (Thunderbird Road Extension, Blue Angel Road, and Wright Brothers Road) conditioned upon the Developer complying/resolving all items on TPCG Engineering Division’s memo dated November 20, 2019 [See *ATTACHMENT C*].”

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

- 7. The Chairman called to order the Public Hearing for an application by Four Point Industries, Inc. and Frank O. Caminita, et al requesting approval for Process D, Minor Subdivision, for Parcels 2 thru 10, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc.

- a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a variance from the fire hydrant requirements which was in the allowed 10%.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of both the fire hydrant distance variance to 265’ and division of property.
- e) Mr. Kelley moved, seconded by Mr. Livas: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Parcels 2-10, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc. with a variance granted to allow 265’ for the fire hydrant distance requirements.”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Cehan moved, seconded by Mr. Kelley: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

- 1. Revised Tracts 8-A and 8-B, A Redivision of Tracts 8-A, 8-B, & 8-C belonging to Ken P. Bergeron, Jr., et ux, Sections 4 & 82, T16S-R17E, Terrebonne Parish, LA
- 2. A Certain Raw Land Tract belonging to Annie 1, L.L.C., Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
- 3. Lot Line Adjustment between property belonging to Bourg Lions Club, Inc. and The Hornsby, Stephen and Catherine Revocable Living Trust, Section 10, T17S-R18E, Terrebonne Parish, LA
- 4. Tracts 7A-1 & 8A-1, A Redivision of Revised Tracts 7 & 8, Property belonging to Lloyd J. Poiencot, et al, Section 18, T18S-R17E, Terrebonne Parish, LA
- 5. Revised Lots 16 & 18, A Redivision of Revised Lots 16 & 18, Block 2, Phase 1 to Northpark; Section 6, T16S-R17E, Terrebonne Parish, LA
- 6. Tracts A-2-A & A-2-B, A Redivision of Tract A-2 belonging to Perry J. Prestenbach; Section 56, T16S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated he had not completed the revisions yet to the mobile home park regulations.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Pulaski discussed Demonstration Day that will be held December 13-14, 2019 in Downtown Houma.
 - b) Mr. Kelley thanked the Commission for allowing him to serve and that he learned a lot.
2. Chairman's Comments:
 - a) The Chairman recognized and welcomed Mr. Robbie Liner to the Planning Commission who was in the audience. He again thanked Mrs. Foret and Mr. Kelley for their service and dedication to the Commission.

M. PUBLIC COMMENTS:

1. Mr. Caminita thanked the Commission for their consideration tonight for their matter that was presented and approved.

N. Mrs. Falgout moved, seconded Mr. Thibodeaux: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:35 p.m."

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

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

G. I

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

November 19, 2019

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361

Re: Lot Extension Redivision of Property belonging to Allen D. &
Janie Bergeron / Process D. Minor Subdivision / 135 & 143
Square Wolf Lane, Terrebonne Parish, LA / Council District 5 /
Bayou Cane Fire District / Allen Bergeron / Charles L. McDonald
Land Surveyor, Inc.

Dear Becky:

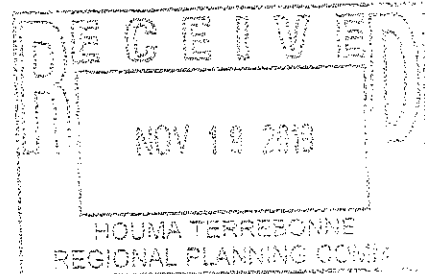
I'm requesting that the above referenced agenda item on the
November 21, 2019 Planning Commission's agenda be removed
permanently.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,
(agent for Allen Bergeron)



DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors

Jacob A. Waitz, E.I.

David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

Item 4.4

November 21, 2019

Via: E-Mail: bbecnel@tpcg.org

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

Attention: Becky M. Becnel,
Planning Commission Secretary

RE: WITHDRAWAL OF REQUEST FOR MINOR SUBDIVISION APPROVAL – THIBODAUX
BY-PASS COMMERCIAL PARK LOCATED IN SECTIONS 64 & 81, T15S-R16E,
TERREBONNE PARISH, LOUISIANA – DEVELOPER: DONNES REAL ESTATE, INC.
– ENGINEER'S PROJECT NO. 2019-067

Dear Becky:

We are hereby requesting that you remove Thibodaux By-Pass Commercial Park from the November 21, 2019 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the water line has not been completed and we request that this development be placed on the January, 2020 meeting agenda.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

DAVID A. WAITZ
ENGINEERING & SURVEYING, INC.



Jacob A. Waitz, E.I.

JAW/dth

cc: Donnes Real Estate, Inc.
File & Reading File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7839 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
Mailing Address: P. O. Box 1203 • Thibodaux, Louisiana 70302-1203 • E-mail: dwaitz@waitzengineering.com



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



P.O. BOX 2768
HOUMA, LOUISIANA 70361

TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

November 20, 2019
2nd Review
Item No. H-6

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: UAS Complex
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. VII. A SWPPP is required on all proposed developed sites of one acre or greater.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Department of Health and Hospitals for water and sewer
 - b. Pollution Control

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
Attachment

cc: F.E. Milford, III, P.E. (w/ attachment)
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File

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