

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 16, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of October 16, 2025 of the HTRPC to order at 6:32 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Travion Smith and Pledge of Allegiance led by Mrs. Angele Poencot.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; and Mr. Barry Soudelier, Secretary/Treasurer. Absent at the time of Roll Call were: 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 Mrs. Poencot: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of September 11, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Billiot: “THAT the HTRPC remit payment for the September 11, 2025 invoices and approve the Treasurer’s Report of August 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated October 16, 2025, requesting to table Items H.1 & H.2 regarding the Miss Janis 4J Spell, LLC divisions of property until the next regular meeting of November 20, 2025 [See *ATTACHMENT A*].
2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated October 15, 2025, requesting to table Item H.3 regarding the Rodney J. Ledet, Jr. division of property until the next regular meeting of November 20, 2025 [See *ATTACHMENT B*].
- a) Mr. Smith 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.; Revised Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC; and the Survey & Division of Property belonging to Rodney J. Ledet, Jr. into Lot 1 and remaining land until the next regular meeting of November 20, 2025 as per the Developers’ request.”
- The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Smith: “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, Mrs. Poencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order the Public Hearing for an application by James Naquin requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Oliver Naquin or assigns into Lot “B,” Lot “C,” and Lot “D.”
 - a) Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated a variance was needed and why the matter was tabled at the last meeting.
 - b) There was no one from the public present to speak on the matter.
 - c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance and the application with no conditions.
 - e) Mr. Billiot moved, seconded by Mr. Rogers: “THAT the HTRPC grant a variance from the required minimum of 25' of lot frontage along a public right-of-way approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Oliver Naquin or Assigns into Lot “B,” Lot “C,” and Lot “D.”

The Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the application by Prime Land Developments, LLC requesting engineering approval for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase A.
 - a) Mr. Gene Milford, Milford & Associates, Inc., discussed the engineering application.
 - b) Mrs. Schexnayder read a memo dated October 16, 2025 regarding the punch list items for the development [See *ATTACHMENT C*].
 - c) Mr. Pulaski stated architectural drawings have been received and Staff recommended conditional approval provided upon compliance with TPCG Engineering Division’s punch list.
 - d) Mr. Milford requested an exception on Item 2.a. for rear lot drainage and it being an exception that the Engineering Division allows.
 - e) Discussion was held regarding the exception that TPCG Engineering allows.
 - f) Mr. Thibodeaux moved, seconded by Mr. McGuire: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for The Cottages at Cypress Ridge, Phase A with an exception for Item 2.a. regarding rear lot drainage and conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering’s memo dated October 16, 2025 [See *ATTACHMENT C*].

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: 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. *TABLED* Survey & Division of Property belonging to Rodney J. Ledet, Jr. into Lot 1 and Remaining Land [See *ATTACHMENT B*]

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVAL(S):

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

1. Tracts "A" & "B," Property belonging to Hunt Holdings, LLC, et al; Section 20, T19S-R18E, Terrebonne Parish, LA (6009-A & 6011 Highway 56 / Councilwoman Kim Chauvin, District 8)
2. Tracts 4-A & 4-B, A Redivision of Property belonging to Corinne L. Portier, et al; Section 53, T18S-R19E, Terrebonne Parish, LA (4102 A Highway 56 / Councilwoman Kim Chauvin, District 8)
3. Lot Line Shift between Lots 19 & 20A, Block 2 of Southern Comfort Waterfront Community & Tract "B" belonging to Michael K. Tate; Section 37, T20S-R17E & Section 87, T19S-R17E, Terrebonne Parish, LA (8294 Grouper Court / Councilman Danny Babin, District 7)
4. Tract A-B-C-A to be acquired from Georgana Berger and permanently attached to the Property of John G. Verret, Jr., et ux; Section 32, T18S-R17E, Terrebonne Parish, LA (474 Bayou Dularge Rd / Councilman Brien Pledger, District 1)
5. Revised Parcels 2, 5, & 6 and a 36' road right-of-way also know as Biggy Court, A Redivision of Property belongng to Steven J. Kinsella, et al; Section 53, T18S-R19E, Terrebonne Parish, LA (102 Biggy Court / Councilman Carl Harding, District 2)
6. Tracts DL-2 and DS-1, A Redivision of Property belonging to Dove Land Corporation, et al; Section 1, T18S-R17E, Terrebonne Parish, LA (2406 Denley Road & 249 & 257 Thompson Road / Councilman Brien Pledger, District 1)
7. Revised Tracts 2 & 3, A Redivision of Property belonging to Blue Marlin Oilfield & Equipment Rentals, Inc. and Dove Equipment & Boat Rentals, Inc.; Section 102, T17S-R17E, Terrebonne Parish, LA (596 South Hollywood Road / Councilman Clyde Hamner, District 6)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

The Chairman called the Public Hearing to order for the discussion and possible action regarding the proposed RV Park Regulations.

- a) Mr. Pulaski stated that meetings were held on September 25, 2025 and October 8, 2025 to discuss revisions and all suggestions were included in the draft regulations.
- b) Mr. Pulaski read an email that was submitted by Connie Foret dated October 16, 2025 regarding the new Morganza line that replaced the South Terrebonne Development Zone line [See *ATTACHMENT D*]. Mr. Pulaski discussed the lines and that the South Terrebonne Development Zone was created for drainage purposes and that the Morganza levee line was more suitable to use for the RV Parks. He stated that variances could be requested if desired.
- c) The Chairman recognized Lloyd Poiencot, 103 LeCompte Lane, who stated he was involved in the RV Park discussion when it was first began and didn't approve at first but has now softened up and appreciated the Planning Commission for allowing him to be a part of the discussions and changes. He spoke of a clear definition of RVs as it pertains to a hitch and wheels touching the ground and ready to go in 24 hours notice. Mr. Pulaski stated it was described in Section 17-08(a) and they would add some of that verbiage to the definition as well.
- d) Discussion was held regarding the tribe in Pointe-aux-chene that wanted Island Road to be included in the RV Park regulations; however, it would be easier for them to ask for a variance if needed rather than changing the regulations for such a small area. Mr. Pulaski reminded everyone that they could always revise the regulations later to adjust things that were not working.
- e) The Chairman recognized Scott Brown, 160 Rue Stephen Michael, who stated he lived in Hillcrest Estates next to the FEMA group site off Waterplant Road. He inquired about the setback requirements and how they were measured. Mr. Pulaski did indicate that the property was currently being returned to the pre-storm conditions.

f) The Chairman recognized Joey Verdin, 204 Constance, who spoke of the tree landscaping requirements and if he were to add on, he would have to add a service building and the landscaping. Mr. Pulaski stated that service buildings were currently being discussed because of the antiquity and non-necessity due to modern day travel trailers and RVs with accommodations.

g) 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, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

h) Discussion ensued regarding variances, setting precedence, and the standard verbiage for granting variances in Section 17-11. Discussion ensued regarding Section 17-02, Scope, and sections of the regulations that do not apply to areas outside the Morganza To the Gulf Hurricane Protection System (i.e. landscaping buffers, landscaping, setbacks from approved subdivisions, and minimum lot size).

i) Mr. McGuire moved, seconded by Mr. Rogers: "THAT the HTRPC approved the Proposed RV Park Regulations, as amended, and forward to the Terrebonne Parish Council for final consideration."

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

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

a) The Subdivision Regulations Review Committee were thanked for all their time worked on the draft as well as all of the input from concerned citizens and RV Park owners.

b) Mr. Smith inquired about the status of parish wide sewer. Mr. Pulaski stated the CDBG was kicking off and the steering committee will be selected soon.

c) Mr. Billiot inquired about the complete streets policy and Mr. Pulaski stated the first meeting would be at the beginning of November.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Billiot moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 8:01 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, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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

Keneth L. Rembert
LAND SURVEYORS
since 1973
635 SCHOOL ST. HOUMA, LA. 70360
985- 879-2782 EMAIL KLRSURVEYORS@AOL.COM

Items H.1 & H.2

October 16, 2025

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

Att: Mr. Chris Pulaski:

Re: New 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 to be removed from tonight's agenda and let them be considered at a later date. I've not been able to contact Ms. Dickerson at the Board of Health yet to discuss the substandard size lots. She has been working out of town.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

Nov. 20, 2025

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



Jacob A. Waitz, P.E., L.S.I.

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

James M. Templeton, P.L.S.

Stephen A. Waitz, E.I.

October 15, 2025

VIA: EMAIL: bbecnel@tpcg.org

Houma-Terrebonne Regional
Planning Commission
P. O. Box 2768
Houma, LA 70361-2768

Attention: Becky M. Becnel,
Planning Commission Secretary

RE: WITHDRAWAL OF REQUEST FOR MINOR SUBDIVISION APPROVAL WITH VARIANCE -
SURVEY AND DIVISION OF PROPERTY BELONGING TO RODNEY L. LEDET. JR.
INTO LOT 1 AND THE REMAINING LAND LOCATED IN SECTION 33, T18S-R18E,
TERREBONNE PARISH, LOUISIANA – ENGINEER'S PROJECT NO. 2025-102

Dear Mrs. Becnel:

We are hereby requesting that you remove the minor subdivision with variance request for Mr. Rodney Ledet from the October 16, 2025 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the punch list items are not complete and we request that this item be placed on the November 20, 2025 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 AND SURVEYING, INC.

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

DAW/jlcf

Cc: Rodney L Ledet Jr Minor Subdivision
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)
E-mail: dwaitz@waitzengineering.com




TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



October 16, 2025
2nd Review
Item G.2

TO: **Christopher M. Pulaski**

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

SUBJECT: **The Cottages at Cypress Ridge Phase A
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. 24.7.1.4.6 The developer must submit architectural elevations, including graphic depictions such as photographs or measured drawings to the planning commission.
2. 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.
 - b. VI. Impacts to system will be further analyzed with our modeler and addressed at a later date.
 - c. VIII.C At Final a Plat will need to be recorded showing the entire servitude for outfall ditch.
3. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Gas Utility
 - 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.

cc:

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

Becky Becnel

From: connie foret <cafforet@yahoo.com>
Sent: Thursday, October 16, 2025 11:20 AM
To: Becky Becnel
Subject: Re: HTRPC Meeting of 10/16/2025, RV Park Regulations

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Becky, We spoke earlier letting you know I am headed out of town to attend a RV/Motorhome Rally which as been something positive getting people into our area enjoying our parish and recreational areas as much as we do . I wasn't able to make last meeting and is brought to me that lines have changed now to Morganza levee ,,with that being said , would this put parks at nearly rock throwing distance into new rules and regulations being proposed? I still believe council and planning needs to sit with us as business owners in these areas to come to a happy medium where we can all succeed and keep these low line areas of the parish thriving , I will reach out to your office next week , Thank you for calling me back

Connie

Sent from my iPhone

On Oct 14, 2025, at 10:28 AM, Becky Becnel <bbecnel@tpcg.org> wrote:

Please see attached the latest draft of the Proposed RV Park Regulations, revisions made were per comments and concerns as of the last Subdivision Regulations Review Committee Meeting of October 8, 2025.

The entire meeting packet can be found using the link below:

<https://www.tpcg.org/info/Meetings/Planning>

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BECKY M. BECNEL

Minute Clerk, HTRPC

Zoning Administrator

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Department of Planning & Zoning

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985.873.6793 |

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[tpcg.org](https://www.tpcg.org)