

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF OCTOBER 20, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of October 20, 2016 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 Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout; Mrs. Gloria Foret; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. James Erny & 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 himself or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of September 15, 2016.”  
  
The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC emit payment for the October 20, 2016 invoices and approve the Treasurer’s Report of September 2016.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Council Chairman John Navy and Council Vice-Chairman Dirk Guidry dated October 3, 2016 requesting support for a Seafood Festival to help Houma Airbase Revitalization efforts [See *ATTACHMENT A*].
    - a) The Chairman indicated he selected Mrs. Gloria Foret to represent the Planning Commission for this committee due to her knowledge and expertise on the Rougarou Festival and a response was sent back to the Council.
  2. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated October 17, 2016 requesting to withdraw Item G.1 for Tracts A-1, A-2, B-1, & B-2 belonging to Kay Naquin Olds, et al [See *ATTACHMENT B*]. This matter was handled administratively.
    - a) Mr. Thibodeaux moved, seconded by Mr. Cehan: “THAT the HTRPC withdraw the application for Process D, Minor Subdivision, for Tracts A-1, A-2, B-1, & B-2 belonging to Kay Naquin Olds, et al [See *ATTACHMENT B*].”  
  
The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. OLD BUSINESS:
- Mr. Ostheimer 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. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. WITHDRAWN. *Tracts A-1, A-2, B-1, & B-2 belonging to Kay Naquin Olds, et al* [See *ATTACHMENT B*]

2. The Chairman called to order an application by Hugh R. Grimes requesting approval for Process D, Minor Subdivision, for Lots “5-A” & “5-B”, A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the application that was tabled at the last meeting. He stated he has since provided information with other properties in the subdivision being divided and depicted a sewer servitude on the plat.
  - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
  - c) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots “5-A” & “5-B”, A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes.”

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

3. The Chairman called to order an application by Joni Fanguy Sanders requesting approval for Process D, Minor Subdivision, for the Partition of property belonging to Albert J. Luke, III, et al.
  - a) Ms. Lori Rowley, 191 Dularge Street, one of the property owners, discussed the application that was tabled last year and stated they wanted to divide the property and have installed the required fire hydrant.
  - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
  - c) The Chairman recognized Mr. Blaine Falgout, 4310 Highway 56, indicated 10' of property had been left off of the property when previously purchased from Mr. Luke and it was being given to him with this application.
  - d) Mr. Kurtz moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Partition of property belonging to Albert J. Luke, III, et al.”

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

#### H. APPLICATIONS:

1. The Chairman called to order a Public Hearing for an application by Barry Boudreaux, Sr. and Stacy Boudreaux requesting approval for Process D, Minor Subdivision, for Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1.
  - a) Mr. Jim Templeton, David A. Waitz Engineering & Land Surveying, Inc., discussed the location and division of property.
  - b) Mrs. Myra Naquin, 102 Clayton Drive, stated she owner-financed the property to the Boudreaux’s and they were not making payments so she wants to decrease the size of the homesite.
  - c) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the land use being depicted on the plat, address being depicted on the raw land tract, submittal of all utility letters, raw land tract be labeled “Tract 1-B, Raw Land”, method of sewerage disposal be depicted on the plat, location and description of at least one benchmark be

depicted on the plat, a letter of no objection from the Board of Health be submitted, an approval letter from Waterworks be submitted, and the installation of a fire hydrant within the requirements.

- e) Discussion was held with regard the possibility of a dry hydrant being installed rather than a traditional fire hydrant.
- f) Mr. Thibodeaux moved, seconded by Mr. Kurtz: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1 until the next regular meeting of November 17, 2016."

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

- 2. The Chairman called to order a Public Hearing for an application by Jon Mohon, Sr. requesting approval for Process D, Minor Subdivision, for the Resubdivision of portion of the Jon Mohon, Sr. Property into Lot F-B-I-K.

- a) The Surveyor, applicant, or property owner was not present at the meeting.
- b) Mr. Charlie Wagner, 115 Jerusalem Baptist Church Road, proposed property buyer, discussed the location and division of property.
- 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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided a letter of no objection from the Board of Health was submitted.
- e) Discussion was held with regard to proper labeling of all tracts involved.
- f) Mr. Ostheimer moved, seconded by Mrs. Foret: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Resubdivision of portion of the Jon Mohon, Sr. Property into Lot F-B-I-K conditioned upon a letter of no objection from the Board of Health and lots be re-labeled."
- g) Discussion was held with regard to drainage.
- h) *Motion as amended.* Mr. Ostheimer moved, seconded by Mrs. Foret: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Resubdivision of portion of the Jon Mohon, Sr. Property into Lot F-B-I-K conditioned upon a letter of no objection from the Board of Health, lots be re-labeled, and drainage arrows and ditch be shown."

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Cehan moved, seconded by Mr. Kurtz: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3."

- 1. Revised Lots 22 & 23, Block 2, Phase 1 to Northpark, Section 6, T16S-R17E, Terrebonne Parish, LA
- 2. Revised Tracts A-3 & A-4, A Redivision of Revised Tract A-3 & Tract A-4, Property belonging to Henry J Richard, et ux, Section 3, T17S-R17E, Terrebonne Parish, LA
- 3. Lot Line Adjustment of the Eastern Property Line of Property belonging to Bessie Touns Beason, et al, or assigns, Section 45, T16S-R15E, 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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) Mr. Pulaski discussed the Committee's desire to leave the mobile home park regulations as is.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

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 6:38 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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

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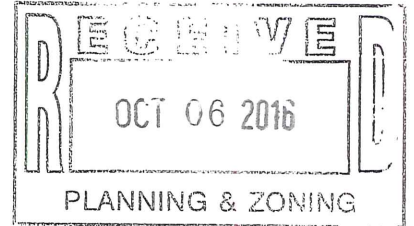


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October 3, 2016



Mr. Christopher Pulaski, Director  
Terrebonne Parish Consolidated Government  
Planning & Zoning Department  
8026 Main Street, Suite 400  
Houma, LA 70360

RE: Seafood Festival - Houma Airbase Revitalization

Dear Mr. Pulaski:


Although economic conditions have indicated a downturn in the economy, Terrebonne Parish has been fortunate in that there have been many local events that have brought in tourists from near and far. Terrebonne Parish has been recognized over the last few years for the Best of the Bayou Festival, Downtown Live After Five, and the "Rou Ga Rou" Festival.

In an effort to revitalize East Houma and the Houma Airbase, we would like your support of establishing an annual Seafood Festival and other activities similar to that of City Park in New Orleans. It is the intent that other local activities such as the Seafood Festival and "A Cajun Christmas" of lights will draw visitors to the underutilized airbase. This once abandon area can become the staple of what it use to represent years ago when families sought prime locations there with their families.

We are asking for your support of this revitalization effort to not only support and promote our local seafood vendors, but to bring the family atmosphere back to the Houma airbase. With the assistance of a local committee consisting of the Parish Council, Administration, and representatives from the Houma-Terrebonne Chamber of Commerce, South Central Industrial Association, South Central Planning & Development Commission, the Terrebonne Economic Development Authority, Houma-Terrebonne Planning Commission, the Terrebonne Parish Planning & Zoning Department, the Houma Police Department, Recreation District No. 11, and the Houma Area Convention and Visitors Bureau, we hope to formulate a committee to begin discussions of how we can begin this initiative.

Each of the aforementioned agencies are requested to submit the name of one representative from their organization to be a part of the planning process for this historical revitalization event. All representative names and contact information should be submitted to the Office of the Terrebonne Parish Council, Post Office Box 2768, Houma, LA 70361 and received no later than November 30, 2016. Should you have any questions, please feel free to contact the Council Office at (985) 873-6519.

Sincerely,



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John Navy, Council Chairman  
District 1



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Dirk Guidry, Council Vice Chairman  
District 8

/st

cc: Terrebonne Parish Council  
Mrs. Venita H. Chauvin, Council Clerk  
Council Reading File

*Kenneth L. Rembert*

LAND SURVEYORS

*since 1973*

635 SCHOOL ST. HOUMA, LA. 70360  
985-879-2782 (FAX) 985-879-1641

*Item G.1*

October 17, 2016

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

Att: Mr. Chris P. ~~W~~aski:

Re: OLD BUSINESS-Item 1 Property of Kay Naquin Olds

Dear Chris:

Please remove the above item from the agenda October 20, 2016.

Thank you.

Sincerely,

  
Kenneth L. Rembert

KLR/apr