

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF SEPTEMBER 19, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of September 19, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:13 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Angi Falgout, Secretary/Treasurer; Mr. Keith Kurtz; and Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Jacob Dagate, Legal Advisor (Mr. Freeman was out of town), 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.
1. Mr. Thibodeaux indicated he would have to abstain from Item H.2 because he was an adjacent property owner.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of August 15, 2019.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC emit payment for the September 19, 2019 invoices and approve the Treasurer’s Report of August 2019.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Milford & Associates, Inc., dated September 18, 2019, requesting to table Item H.6 with regard to Belmont Place Subdivision until the next regular meeting of October 17, 2019 [See *ATTACHMENT A*].
 - a) Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the HTRPC table the final application by Linton Road Company, LLC for Process C, Major Subdivision for La Belle Maison until the next regular meeting of October 17, 2019 as per the Developer’s request [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated September 11, 2019, requesting to table Item H.7 with regard to Acadian Pointe Subdivision, Phase B until the next regular meeting of October 17, 2019 [See *ATTACHMENT B*].
 - a) Mr. Kelley moved, seconded by Mr. Cehan: “THAT the HTRPC table the final application by Linton Road Company, LLC for Process C, Major Subdivision for Acadian Pointe Subdivision, Phase B until the next regular meeting of October 17, 2019 as per the Developer’s request [See *ATTACHMENT B*].”

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

Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Mr. Kelley moved, seconded by Mr. Faulk: "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. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order an application by Neta Wright requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Kenneth H. Wright, et al.

a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., stated the Developer was waiting on the fire hydrant installation. She requested the matter be tabled.

b) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC table the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Kenneth H. Wright, et al until the next regular meeting of October 17, 2019 as per the Developer's request."

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

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Denise Serigne requesting approval for Process D, Minor Subdivision, for Tracts B1, B2, C1, C2, & C3 belonging to Denise Serigne.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated he was aware of the drainage issues per Councilman Darrin Guidry and they will address the drainage by sending all water to the front. He stated Ms. Serigne would also like to end the flooding issues.

b) The Chairman recognized Timmy Badeaux, 115 Myrick Drive, who expressed concerns of drainage and flooding and adding another structure.

c) Mr. Rembert stated shots done on the property show drainage going to the front and Ms. Serigne also wanting to address the drainage.

d) The Chairman recognized Cynthia Ruiz, 105 Myrick Drive, who expressed concerns of flooding that has been existing since 1994.

e) Mr. Pulaski discussed the staff report indicating that an approval letter from the TPCG Engineering Division was received and drainage would be taken care of at the permit stage. He also discussed altering the drainage patterns in approved subdivisions.

f) The Chairman recognized Marianne Matherne, 201 Myrick Drive, who expressed concerns of who was going to guarantee the drainage was fixed. Mr. Pulaski stated it would be addressed through the permitting process.

g) The Chairman recognized Maureen LeCompte, 113 Myrick Drive, who expressed concerns of water in her backyard and rotting grass even though she has drains on her property.

h) Discussion was held with regard to regulations put in place to stop turtle-backing drainage and forcing drainage to the front of the property.

i) The Chairman recognized Councilman Darrin Guidry, District 6, who discussed the neighbors' concerns regarding the drainage issues in the neighborhood.

j) Mr. Rembert stated Ms. Serigne also doesn't want water in her backyard and will get the water to the front.

k) Mr. Kelley moved, seconded by Mr. Faulk: "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, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- l) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts B1, B2, C1, C2, & C3 belonging to Denise Serigne conditioned upon the vicinity map on the plat be revised to reflect the site location."

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

2. The Chairman called to order the Public Hearing for an application by Allen Bergeron requesting approval for Process D, Minor Subdivision, for the Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated the division was only to transfer title and requested a variance from the fire hydrant requirements due to financial hardship on the owner and due to all the existing homes.
- b) The Chairman recognized Samantha Hayes, 135 Square Wolf Lane, who stated Mr. Bergeron was "changing everything they agreed to." The Chairman informed Ms. Hayes that the issues between her and Mr. Bergeron was a civil matter and could not be fixed at the meeting.
- c) The Chairman recognized Mr. Allen Bergeron, 200 Henderson, who discussed the division of property.
- d) Mr. Kelley moved, seconded by Mr. Cehan: "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, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended denying the variance request due to insufficient hardship indicating the purpose of the distance requirement was to improve the fire protection coverage in older and new subdivisions. He continued to state Staff recommended tabling the application to allow sufficient time for the applicant to install the fire hydrant as per the requirements, submit all utility letters, re-label tracts accordingly, place dimensions from existing structures to property lines on the plat, placement of benchmark on the plat, and depict center natural ground elevations.
- f) Mr. Cehan moved, seconded by Mr. Faulk: "THAT the HTRPC deny the variance from the fire hydrant requirements and table the application for Process D, Minor Subdivision, for Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron until the next regular meeting of October 17, 2019."

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

3. The Chairman called to order the Public Hearing for an application by Juan Clara-Gomez requesting approval for Process B, Mobile Home Park, for Edgewood Estates Mobile Home Park.

- a) Mr. Juan Clara-Gomez, Developer, discussed the location and proposed mobile home park. He indicated a neighbor gave 10' of property for a better road in the future.
- b) No one from the public was present to speak on the matter.

- c) Mr. Kelley moved, seconded by Mr. Faulk: “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, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the conceptual phase only and tabling the preliminary phase to allow time for the applicant to provide adequate public notice of the hearing, submit a vehicular circulation plan, and provide the remaining information consistent with a complete preliminary phase application.
- e) Discussion was held with regard to Edgewood Boulevard and how it was classified and a vehicular circulation plan would help identify.
- f) Mr. Faulk moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the conceptual phase of the application for Process B, Mobile Home Park, for Edgewood Estates Mobile Home Park and table the preliminary phase until the next regular meeting of October 17, 2019.”

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

- 4. The Chairman called to order the Public Hearing for an application by Houma-Terrebonne Airport Commission requesting conceptual & preliminary approval for Process C, Major Subdivision, for UAS Complex Road (Thunderbird Road Extension and Orion Drive).

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and road project. He stated the project was being funded by a federal grant that would bring new services to the airport and no lots were being created.
- b) No one from the public was present to speak on the matter.
- c) Mr. Kelley moved, seconded by Mr. Cehan: “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, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. 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. Faulk: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for UAS Complex Road (Thunderbird Road Extension and Orion Drive).”
- f) Discussion was held with regard to Orion Drive possibly being renamed Blue Angels or Wright Brothers Drive in a future submittal.

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

- 5. The Chairman called to order the application by DR Development Group, LLC requesting final approval for Process C, Major Subdivision, for La Belle Maison, Phase C.

- a) Mrs. Brooke Domangue, on behalf of the TPCG Engineering Division, read a memo with regard to the subdivision indicating there were no punch list items [See ATTACHMENT C].
- b) Mr. Gene Milford, Milford & Associates, was pleased with the report.

- c) Mr. Kelley moved, seconded by Mr. Faulk: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for La Belle Maison, Phase C [See ATTACHMENT C]."

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

6. Withdrawn. *Belmont Place* [See ATTACHMENT A]
7. Withdrawn. *Acadian Pointe Subdivision, Phase B* [See ATTACHMENT B]

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mr. Faulk: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-8."

1. Revised Lot 2 & Revised Farmettes "U", "V" and "W" of Lot 2 & Farmettes "U", "V" and "W" of Bourg Heights Farmettes, Section 10, T18S-R18E, Terrebonne Parish, LA
2. Revised Lots 3 & 4, A Redivision of Revised Lots 3 & 4, F.J. Matherne Subdivision, Section 41, T17S-R18E, Terrebonne Parish, LA
3. Revised Lots A, B, C, & D, A Redivision of Lots A, B, C, & D belonging to Rodney G. Huffaker, et ux, Section 72, T17S-R16E, Terrebonne Parish, LA
4. Property Line Removal between Tract E and Lot 1 on Property belonging to Bayou Sheet Metal Services, LLC, (3553 Industrial Avenue A), Section 2, T17S-R18E, Terrebonne Parish, LA
5. Revised Lot 2, Block 13 of Mulberry Estates Subdivision, Phase "C", Section 104, T17S-R17E, Terrebonne Parish, LA
6. Tract 1, A Redivision of Property belonging to Louis P. Saia, IV, Section 20, T17S-R18E, Terrebonne Parish, LA
7. Revised Lot 2-O, LE 2-O & LE 2-P of Trinity Commercial Park, Section 4, T16S-R17E, Terrebonne Parish, LA
8. Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron, Section 6, 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. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. 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: None.
2. Chairman's Comments:
 - a) The Chairman reminded the Commissioners to pull out materials for all matters that were tabled if they wanted it to be included in the October meeting packet.

M. PUBLIC COMMENTS: None.

N. Mr. Kelley moved, seconded Mr. Faulk: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:20 p.m."

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

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

MILFORD & ASSOCIATES, INC.
CIVIL & CONSULTING ENGINEERS

September 18, 2019

Item H.6

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

ATTN: Mr. Christopher Pulaski

RE: Belmont Place S/D
Located in Sections 30, 31 & 32 T17S-R17E
Terrebonne Parish, LA
Process C, Major S/D – Final

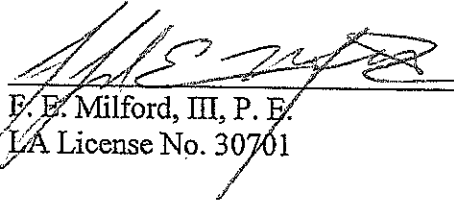
Dear Mr. Pulaski:

We are requesting that the above referenced project, be withdrawn from the meeting agenda, scheduled for Thursday, September 19, 2019, and be placed on the next meeting agenda for October 17, 2019.

If you have any questions or comments, please contact me at your convenience.

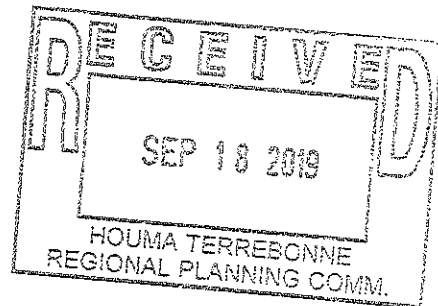
Very truly yours,

MILFORD & ASSOCIATES, INC.


F. E. Milford, III, P. E.
LA License No. 30701

FEMIII/sr

cc: 18-33, Reading File
Robert Aiello



H-TRPC withdrawn from agenda.doc

1538 Polk Street
Houma, Louisiana 70360
(985) 868-2561 / FAX (985) 868-2123
milfordassociate@bellsouth.net

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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.

September 11, 2019

Item H.7

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 FINAL APPROVAL - ACADIAN POINTE
SUBDIVISION, PHASE B - LOCATED IN SECTION 105, T17S-R17E, TERREBONNE
PARISH, LOUISIANA - DEVELOPER: PROFESSIONAL CONSTRUCTION AND
LEASING, L.L.C. - ENGINEER'S PROJECT NO. 2015-050B

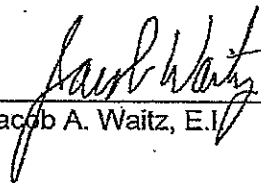
Dear Becky:

We are hereby requesting that you remove Acadian Pointe Subdivision, Phase B from the September 19, 2019 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time there are several Punch List items are not complete and we request that this development be placed on the October 17, 2019 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: Professional Construction and Leasing, L.L.C.
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

September 19, 2019
Item No. H-5

TO: Christopher M. Pulaski
FROM: Jeanne P. Bray *JPB*
SUBJECT: La Belle Maison Ph C
Final Inspection

A representative of the Terrebonne Parish Department of Public Works has inspected the above referenced subdivision. The Engineer and Developer for this subdivision have met the conditions required by the Planning Commission for Final Approval.

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: Planning Commission
F.E. Milford, III, P.E.
Ernest Brown
Engineering Division
Reading File
Council Reading File

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