

## MINUTES

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

#### MEETING OF JANUARY 17, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of January 17, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:16 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; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy Kelley; and Mr. Phillip Livas. Absent at the time of Roll Call was: Mr. Keith Kurtz and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and 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.
1. Mr. Faulk indicated he would recuse himself from Item H.5 and Mr. Kelley indicated he would recuse himself from Item H.3.
- D. ACCEPTANCE OF MINUTES:
1. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 20, 2018.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Thibodeaux: “THAT the HTRPC emit payment for the January 17, 2019 invoices and approve the Treasurer’s Report of December 2018.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS: None.
- G. OLD BUSINESS:
- Mr. Kelley 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. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the application for the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B).
    - a) No one was present to represent the application.
    - b) Mrs. Falgout moved, seconded by Mr. Faulk: “THAT the HTRPC deny the application for Process D, Minor Subdivision, for Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) due to failure to provide the required fire hydrants.”
    - c) Discussion was held with regard to there being no contact from the Surveyor or Developer since the previous meeting in December and this matter being tabled since July or August.

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

2. The Chairman called to order the application by Stacey Bergeron Eschete requesting conceptual and preliminary approval for Process B, Mobile Home Park, for Bergeron's Mobile Estates.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He indicated he had a few things to iron out with the variances from the last meeting [See *ATTACHMENT A*].
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with the variances granted.
- c) Mr. Thibodeaux moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process B, Mobile Home Park, for Bergeron's Mobile Estates along with all variances requested [See *ATTACHMENT A*]."
- d) Discussion was held with regard to the number of variances being requested along with the closeness of the mobile homes to the highway when there was already an automobile that crashed into the existing structure.
- e) Mr. Kelley offered a substitute motion: "THAT the HTRPC deny the application for Process B, Mobile Home Park, for Bergeron's Mobile Estates based on not wanting to grant all four variances being requested." *Motion failed due to the lack of a second.*
- f) Discussion was held with regard to the accident destroying a home to no fault of the homeowner, the close proximity of the homes to the highway, and safety.

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

#### H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Terre South Investments, Inc. requesting approval for Process D, Minor Subdivision, for Lots 1A and 1B, A Redivision of Revised Lot 1, Block 5, Phase 4C of Capital Commercial Development.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) No one 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, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
- e) Discussion was held with regard to light industrial being next to residential.
- f) Mr. Kelley moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1A and 1B, A Redivision of Revised Lot 1, Block 5, Phase 4C of Capital Commercial Development."

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

2. The Chairman called to order the Public Hearing for an application by Agnes E. Lyons requesting approval for Process D, Minor Subdivision, for Lots 1 thru 4, A Redivision of Property belonging to Agnes E. Lyons.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He indicated the fire hydrant was installed, they had presented a revised plat due to the barn location, and there was an issued with the Board of Health.
- b) No one was present to speak on the matter.
- c) Mrs. Falgout moved, seconded by Mr. Livas: "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, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon an approval letter from the Board of Health.
- e) Mr. Kurtz moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1 thru 4, A Redivision of Property belonging to Agnes E. Lyons conditioned upon the submittal of an approval letter from Board of Health."

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

3. The Chairman called to order the Public Hearing for an application by Benoit Premium Threading, LLC requesting approval for Process D, Minor Subdivision, for Tracts 1 & 2 belonging to Benoit Premium Threading, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He indicated a letter of availability hasn't been received from the gas company.
- b) No one 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, Mr. Faulk, Mrs. Foret, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Kelley; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon an availability letter from the gas company or a note on the plat indicating gas isn't available.
- e) Mr. Kurtz moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 & 2 belonging to Benoit Premium Threading, LLC conditioned upon individual sewerage systems have no offsite discharge as per the Board of Health and the submittal of an availability letter from the gas company or a note be placed on the plat indicating gas isn't available."

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

4. The Chairman called to order the Public Hearing for an application by Acadia Agricultural Holdings Co., LLC requesting approval for Process A, Raw Land Division, for the Eastern Batture of Bayou Terrebonne on Evergreen Plantation into Tracts G, H, & I.

- a) Mr. Matt Ledet, T. Baker Smith, LLC, discussed the location and division of property.
- b) No one 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, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Discussion was held with regard to the proposed plans for the property. Mr. Ledet indicated was the division was to sell off the property.
- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
- f) Mr. Kelley moved, seconded by Mrs. Falgout: "THAT the HTRPC grant approval of the application for Process A, Raw Land Division, for the Eastern Batture of Bayou Terrebonne on Evergreen Plantation into Tracts G, H, & I."
- g) The Chairman recognized Mr. Jacob Giardina, Developer, who indicated his plans for the property were only to donate to the Louisiana Land Trust.

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

5. The Chairman called to order the Public Hearing for an application by Jacob Kearns requesting approval for Process A, Re-Subdivision, for the Resubdivision of Property to create Lots 19, 20, & 21 within Block 4 of Mulberry Estates, Phase "A".

- a) Mr. Benson LeBoeuf, Leonard Chauvin P.E., P.L.S., Inc., discussed the location and division of property. He stated the three lots were made into two administratively and were now trying to revert it back to the original three lots.
- b) No one was present 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 & Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided the plat be revised to depict fire hydrant distance along street line.
- e) Mr. Kurtz moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for the Resubdivision of Property to create Lots 19, 20, & 21 within Block 4 of Mulberry Estates, Phase "A" conditioned upon the plat being revised to adjust the dimension of the eastern fire hydrant to follow street line."

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

I. STAFF REPORT:

1. Mr. Pulaski stated the 2019 American Planning Association's National Planning Conference was to be held April 13-16, 2019 in San Francisco, California and the early bird registration closed on February 13, 2019.

a) Mr. Kelley moved, seconded by Mr. Thibodeaux: "THAT the HTRPC authorize the funding for three (3) commissioners to attend the 2019 American Planning Association's National Planning Conference on April 13-16, 2019 in San Francisco, California.

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

b) Mrs. Falgout expressed interest in attending the conference.

J. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4."

1. Revised Tracts A, B, and C, A Redivision of Property belonging to Michael A. Fesi, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Lot Line Shift, Lots 5, 6, & 7, Block 11, Sugarwood Subdivision, Addendum No. 3, Phase C  
*VOIDED*
3. Raw Land Division of 507.747 acre portion of remainder of Evergreen Plantation into Tract F, Sections 144 & 145, T15S-R16E & Section 142, T15S-R17E, Terrebonne Parish, LA
4. Lot Line Shift, Lots 5, 6, & 7, Block 11, Sugarwood Subdivision, Addendum No. 3, Phase C, Section 85, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

a) Mr. Thibodeaux spoke of the Comprehensive Update for 2019 along with waste water collection. He requested Mr. Pulaski to provide a status update of the sewer master plan.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS:

1. Mr. Bob Batherson, Louisiana Land Trust, gave a presentation on the Resettlement of Isle de Jean Charles in preparation of their submittal in the coming month.

N. Mrs. Falgout moved, seconded Mr. Cehan: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:25 p.m."

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

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