

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JUNE 17, 2021

- A. The Vice-Chairman, Mr. Robbie Liner, called the meeting of June 17, 2021 of the HTRPC to order at 6:12 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by him. The Chairman, Mr. Kyle Faulk, could not attend the meeting.
- B. Upon Roll Call, present was: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; and Mr. Kyle Faulk, Chairman. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-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. *There were no conflicts to report.*
- D. **ACCEPTANCE OF MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of May 20, 2021.”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the special meeting of May 20, 2021.”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC remit payment for the June 17, 2021 invoices and approve the Treasurer’s Report of May 2021.”

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Mr. Ronnie Shaw, Annie 1, LLC, dated May 27, 2021, requesting to withdraw Process D, Minor Subdivision, Trinity Commercial Park, Addendum No. 3 from all consideration [See *ATTACHMENT A*].
 2. Mr. Pulaski read an email from Providence Engineering & Environmental Group, L.L.C., dated June 15, 2021, requesting to table Item G.1 regarding Gulf South Square until the next regular meeting of July 15, 2021 [See *ATTACHMENT B*].
 - a) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Arthur A. DeFraités and John M. DeFraités for the Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision until the next regular meeting of July 15, 2021 as per the Developer’s request [See *ATTACHMENT B*].”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Pulaski read an email from Providence Engineering & Environmental Group, L.L.C., dated June 15, 2021, requesting to table Item G.2 regarding GLCB, Inc. until the next regular meeting of July 15, 2021 [See *ATTACHMENT C*].

a) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC table the application by Andrée Casey for Process D, Minor Subdivision, for the Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, LLC until the next regular meeting of July 15, 2021 as per the Developer’s request [See *ATTACHMENT C*].”

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

4. Mr. Pulaski read a letter from Leonard Chauvin P.E., P.L.S., Inc., dated June 17, 2021, requesting to table Item G.5 regarding Garden Estates Subdivision until the next regular meeting of July 15, 2021 [See *ATTACHMENT D*].

a) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by CAVLAND Investments, LLC for Process D, Minor Subdivision, for Garden Estates Subdivision until the next regular meeting of July 15, 2021 as per the Developer’s request [See *ATTACHMENT D*].”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

5. Mr. Pulaski read a letter from Leonard Chauvin P.E., P.L.S., Inc., dated June 17, 2021, requesting to withdraw Item G.6 regarding Pasture Lane Subdivision from all consideration as per the Developer’s request [See *ATTACHMENT E*].

a) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC withdraw the conceptual and preliminary application by Cavco Investments, LLC for Process C, Major Subdivision, for Pasture Lane Subdivision as per the Developer’s request [See *ATTACHMENT E*].”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Ms. Ellender moved, seconded by Mr. Thibodeaux: “That the Old Business be removed from the table and considered at this time.”

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

1. *Tabled until the July 15, 2021 meeting.* Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1-10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision. [See *ATTACHMENT B*]

2. *Tabled until the July 15, 2021 meeting.* Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, LLC. [See *ATTACHMENT C*]

3. The Vice-Chairman called to order the Public Hearing (continued from May 20) for an application by DAS Technology Solutions for Process D, Minor Subdivision, Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subdivision.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He discussed the variance requested for the fire hydrant at the previous meeting but that his client decided to install the required fire hydrant.

b) There was no one from the public to speak on the matter.

c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated the Developer paid the appropriate deposit to the Consolidated Waterworks District No. 1 for the installation of the fire hydrant. He stated Staff recommended conditional approval of the application provided upon the installation of the required fire hydrant and the submittal of an approval letter from the LA Department of Health.
- e) Mr. Thibodeaux moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subdivision conditioned upon the installation of the required fire hydrant and submittal of an approval letter from the LA Department of Health."

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Vice-Chairman called to order the Public Hearing (continued from May 20) for an application by Earl Cato for Process D, Minor Subdivision, Redivision of Property belonging to Earl H. Cato, et al (Tracts B-1, B-2, 2-E).
 - a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division or property. She stated the matter was tabled to allow for publishing of an additional variance that was needed.
 - b) There was no one from the public to speak on the matter.
 - c) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the application and the granting of both variances.
- e) Mr. Rogers moved, seconded by Mr. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Redivision of Property belonging to Earl H. Cato, et al (Tracts B-1, B-2, 2-E) with variances granted from the 25' frontage on a public road and from only one lot fronting on a stub out street."

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. *Tabled until the July 15, 2021 meeting.* Garden Estates Subdivision [See *ATTACHMENT D*]
- 6. *Withdrawn.* Pasture Lane Subdivision [See *ATTACHMENT E*]

H. APPLICATIONS / NEW BUSINESS:

- 1. The Vice-Chairman called to order the Public Hearing for an application by Laddie J. Portier for Process D, Minor Subdivision, for Property belonging to Laddie J. Portier, et ux being a portion of Lots 1 thru 6 of Block 13, Connely Subdivision.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and stated the desire for the lot to be a legal lot of record.
 - b) There was no one from the public to speak on the matter.
 - c) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Property belonging to Laddie J. Portier, et ux being a portion of Lots 1 thru 6 of Block 13, Connely Subdivision."

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Vice-Chairman called to order the Public Hearing for an application by The Harry Bourg Corporation for Process D, Minor Subdivision, Lots 1 thru 8, A Redivision of Property belonging to The Harry Bourg Corporation.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated issues with the Department of Health and the need for a fire hydrant. He requested to have the public hearing first and then he would request the application to be tabled.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Rogers: "THAT the Public Hearing be continued and the application be tabled until the next regular meeting of July 15, 2021 as per the Developer's request."

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Vice-Chairman called to order the Public Hearing for an application by Lera Bonvillain for Process D, Minor Subdivision, Tracts 1 & 2, A Redivision of Property belonging to Reed Bonvillain, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division or property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 & 2, A Redivision of Property belonging to Reed Bonvillain, et ux."

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Vice-Chairman called to order the Public Hearing for a conceptual and preliminary application by Travis Buquet Home Builders, Inc. for Process C, Major Subdivision, Progressive Square Townhomes Subdivision.

- a) Mr. Kevin Rizzo, Delta Coast Consultants, LLC, discussed the location and division of property. He stated that this development was presented a few months prior, and they revised the access to limit thru traffic as requested. He stated they were still connecting Rue d'Iberville that would combine multi-family residential zoning districts and eliminating the cul-de-sac on the northern commercial area.
- b) There was no one from the public to speak on the matter.
- c) Ms. Ellender moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended granting the requested variance and approval of the conceptual and preliminary application with no conditions.
- e) Discussion was held regarding removing the access from Progressive and trying to combine like zoning districts as well as geometrically awkward line work due to an existing oak tree and line of sight for vehicles.
- f) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the conceptual & preliminary application for Process C, Major Subdivision, for Progressive Square Townhomes Subdivision and a variance from the 600' block length maximum to 657'."

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner and Mr. Thibodeaux; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Vice-Chairman called to order the engineering application by Duplantis Properties, LLC for Process C, Major Subdivision, Benjamin Estates, Phases 1 & 2.

- a) Mr. Matthew Rodrigue, Duplantis Design Group, stated they would request two variances to include the omission of the fence due to the pond being a recreational amenity and from rear lot drainage for the lots that back up to the public right of way and pond.
- b) Ms. Joan Schexnayder, TPCG Engineering Division, read a memo dated June 10, 2021 regarding the punch list items for the development [See *ATTACHMENT F*]. She indicated the Engineer would not need variances but "exceptions" to Items 18.s and 18.t and that Staff would have to deem the pond recreational in order for the fence to not be required.
- c) Discussion was held regarding the long list of items on the punch list whereas Ms. Schexnayder indicated the list was composed of minor items and nothing major.
- d) Mr. Pulaski stated Staff would recommend approval of the application upon compliance of the engineering letter and allow the two exceptions requested.
- e) Discussion ensued with regard to the pond and lessening the slope in order for residents to enjoy fishing, etc.
- f) Mr. Thibodeaux moved, seconded by Ms. Ellender: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Benjamin Estates, Phases 1 & 2 with exceptions granted for Items 18.s and 18.t and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated June 10, 2021 [See *ATTACHMENT F*]."

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

- 1. Staff indicated that Dr. Cloutier, Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux had completed the required Ethics Training as of today.

a) Staff suggested showing the Parish Harassment, Discrimination, & Diversity Training video prior to the next meeting or would provide a flash drive to Commissioners to view.

2. Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC approve the Resolution regarding the required training received by Commissioners on March 27, 2021."

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

J. ADMINISTRATIVE APPROVALS:

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

1. Revised Lot 1, Block 3 and Revised Lot 1, Block 4 of Pine Ridge Subdivision, A Redivision of Property belonging to B. Lambert Leasing, L.L.C., Section 4, T17S-R17E, Terrebonne Parish, LA
2. Revised Tracts 6 and 7, A Redivision of Tracts 6 & 7 belonging to Robert J. Carriles, et al, Sections 55 & 56, T19S-R17E, Terrebonne Parish, LA
3. Revised Lot 40, A Redivision of Lots 40 & 41 of Block 3 to Coco Villatge Camp Sites, Section 76, T20S-R18E, Terrebonne Parish, LA
4. Lots 1-A & 1-B, A Redivision of Lot 1, Block 1 of Crescent Subdivision, Tract B, Tract A-B-C-D-E-A and a portion of most 25' of Tract JR-1, Section 81, T17S-R16E, Terrebonne Parish, LA

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

a) Mr. Pulaski stated the committee met on June 10, 2021 to further discuss rear lot drainage and altering of drainage in single family subdivisions.

(1) Mr. Pulaski stated the committee discussed an option of including subsurface drainage in the backs of property and possibly requiring Developers to place some sort of monument flush with the ground at the drainage servitude boundaries so the servitudes could be visibly seen.

(2) Discussion was held with regard to monitoring and enforcement, installation of fences around servitudes, and maintenance.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.

2. Vice-Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Ms. Ellender moved, seconded by Mr. Soudelier: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:06 p.m."

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

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

Becky Becnel

From: Christopher Pulaski
Sent: Thursday, May 27, 2021 12:47 PM
To: Ronnie Shaw
Cc: Ken Rembert; Gene Milford III (milfordassociate@bellsouth.net); Becky Becnel
Subject: Re: Minor Subdivision 6 Lots on Trinity

We will proceed as per your request. Cp

Sent from my iPad

On May 27, 2021, at 12:29 PM, Ronnie Shaw <rshaw@rjshaw.net> wrote:

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Ken and Chris,

Please withdraw the application which has been tabled for 30 days. We are offering large tracts for sale, so will not proceed with this proposal which has concerned many owners of nearby properties. Feel free to advise concerned stakeholders.

Thank you for your assistance.

Annie 1, LLC

*Ronnie Shaw, Managing Member
P.O. Box 869
Houma, LA 70361
Ph: Cell: 985-209-0791
Email: rshaw@rjshaw.net*

From: [Terral Martin, Jr., PLS](#)
To: [Christopher Pulaski](#)
Cc: [Becky Becnel](#)
Subject: Gulfsouth Square - Table
Date: Tuesday, June 15, 2021 8:31:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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Chris,

Please table the Gulfsouth Square re-division to the next Planning meeting on July 15th. We are still waiting on fire hydrant installation and sewer service for lot 10.

Thanks,

Terral

Terral J. Martin, Jr., PLS

Professional Land Surveyor

terralmartin@providenceeng.com

Main: 985-876-6380

Cell: 985-226-4785

Fax: 985-876-0621

Extension: 174

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Providence Engineering and Environmental Group LLC

1297 St. Charles Street Suite H, Houma, LA 70360



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From: [Terral Martin, Jr., PLS](#)
To: [Christopher Pulaski](#)
Cc: [Becky Becnel](#)
Subject: Buquet Re-division - Table
Date: Tuesday, June 15, 2021 8:31:38 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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Chris,

Please table the Buquet re-division to the next Planning meeting on July 15th. We are still waiting on fire hydrant installation.

Thanks,

Terral

Terral J. Martin, Jr., PLS

Professional Land Surveyor

terralmartin@providenceeng.com

Main: 985-876-6380

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THIBODAUX, LA. 70301

(985) 449-1376 TEL
(985) 449-1050 FAX

LEONARD CHAUVIN P.E., P.L.S., INC.
Civil Engineer - Land Surveyor

June 17, 2021

Via Email

Terrebonne Parish Consolidated Government
Attn: Christopher Pulaski, Planning Director

***Re: CAVLAND Investments, LLC - Garden Estates Subdivision Located in
Terrebonne Parish, Louisiana***

Chris,

Please table this item until the July planning commission meeting. The
waterline and fire hydrants have not been installed at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Leonard J. Chauvin III". The signature is fluid and cursive, with a distinct "III" at the end.

Leonard J. Chauvin III, PE
Leonard Chauvin PE, PLS Inc.

From: [Tre Chauvin](#)
To: [Christopher Pulaski](#)
Cc: [Becky Becnel](#)
Subject: FW: Pasture Lane Subdivision - Table Request
Date: Thursday, June 17, 2021 7:37:31 AM
Attachments: [image001.png](#)

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Chris,

We would like to remove this item from the agenda. We will resubmit this subdivision at a later date. If you have any questions do not hesitate to contact me.

Tre

Sincerely,

Leonard J. Chauvin III, P.E.

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June 10, 2021
1st Review

TO: **Christopher M. Pulaski**

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

SUBJECT: **Benjamin Estates**
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. LONO is required for work along and under Oakley Avenue.
2. Street signs should not be installed in a concrete base.
3. Phase 2 does not appear to have any R2-1 signs.
4. Phase 1 is not functionally independent as shown.
5. Street name sign required at the two-way intersection of Benjamin Drive and Newton Drive.
6. Addresses need to be shown on the plat.
7. No details have been provided for fence along Duplantis Street showing how runoff will flow under the fence into the ditch.
8. Label roads clearly throughout the plans.
9. Separate servitudes for each utility need to be shown on the plat.
10. Plat is missing labels for the streets running North-South.
11. Sewer servitude is not shown on the plat.
12. Project location is incorrect on the vicinity map on the plat.
13. 24.5.3.3 Specifications required.
14. 24.5.4.7.8 Parish boundary needs to be shown.
15. 24.7.1.2.6 Servitudes required for drainage pipe not located in street right-of-way.
16. 24.7.1.5 Note needs to be placed on the plat stating "No lot shall use Duplantis Street for access".
17. 24.7.6.1.10 LADOTD construction standards are not up to date.
18. 24.7.6.2.6 Does not conform to the SDDM:
 - a. IV.D. Hydraulic parameters need to be taken from our parish manual.
 - b. IV.D. Calculations are incomplete.
 - c. IV.D.2 Shape factor incorrect.
 - d. IV.D.3 Hydrographs were not provided.
 - e. V.A.1 Existing site plan missing scale.
 - f. V.A.1 Existing site plan is showing Oakley Street instead of Oakely Avenue.

- g. V.A.2 Proposed site plan needs to show water and gas servitudes.
 - h. V.A.2 Street names are incorrect on site plan.
 - i. V.A.2 The ponds are inconsistent between the site plan and the plat.
 - j. V.A.3 Plan/profile required for Duplantis Street, Oakley Avenue, and Calumet Street.
 - k. V.A.3 Some points of vertical intersection are missing.
 - l. V.A.3 Cross-drain labels need to be shown on the profile.
 - m. V.A.3 Finished grade at right-of-way needs to be shown.
 - n. V.A.3 Dimensions of all servitudes are not shown.
 - o. V.A.4 Drainage Plan does not show watershed boundaries.
 - p. V.A.4 Unable to determine drainage flow direction of lots 1-6.
 - q. V.A.4 Typical lot grading section does not have the streets labeled.
 - r. V.A.5 Typical roadway section needs to show the subsurface drainage location.
 - s. 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 is to be dedicated provided that it does not exceed 60% of the total depth of lots up to 225 feet. These lots qualify for the exception. The developer's engineer has requested this exception. 24.7.1.2.6
 - t. V.A.6 Ponds that are to be maintained by the Parish deeper than four (4) feet will require protective fencing and a locked gate unless they are considered a recreational amenity as specified by State law and approved by the Planning Commission.
 - u. V.A.8 Existing cross-sections at maximum 100' intervals showing roadway, ditch, and lot grades need to be provided.
 - v. V.B. Service life of culverts need to be noted in the plans.
 - w. V.B.5 Maximum spacing of manholes or catch basins shall not exceed 250'.
 - x. V.B.8 All drainpipes under roadway need to be joined in conformance with LaDOTD Type 3 joints.
 - y. V.B.11 LaDOTD HYDR6000 was not used.
 - z. V.B.12 LaDOTD HYDR6020 was not used.
 - aa. Sufficient backup needs to be provided showing that the detention areas meet the requirements of section VI.A. of the Storm Drainage Design Manual.
19. 24.5.4.6.7 Approval letters should be provided from the following utilities:
- a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. Department of Health and Hospitals for water and sewer
 - e. City of Thibodaux Sewer
20. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
21. 24.7.5.2 Light standards need to be provided.
22. 24.7.5.2 Street lights are not shown on the plat.
23. 24.7.6.1.8 Fire Hydrants are not shown on the plat.
24. 24.7.6.4 Benchmarks need to be shown at each road intersection.

Benjamin Estates
Review of Engineering Approval
JES Memo to CP dated 6/10/2021
Page 3 of 3

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

cc: Evan Geerts, P.E. (email)
Ernest Brown (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)