

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF MARCH 21, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of March 21, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:03 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Joey Cehan.
- 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, Vice-Chairman; Mr. Keith Kurtz; Mr. Phillip Livas; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Ms. Joan Schexnayder, TPCG Engineering Division. Mr. Laddie Freeman, Legal Advisor, did not attend the meeting.
- 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.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Faulk moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of February 21, 2019.”

The Chairman called for a vote on the motion offered by Mr. Faulk. 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. Cehan: “THAT the HTRPC emit payment for the March 21, 2019 invoices and approve the Treasurer’s Report of February 2019.”

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.
1. The Chairman recognized Mr. Pernell Pellegrin, Martin & Pellegrin, CPAs, who presented the 2018 Audit and gave an A+ to the Staff and Commission.
 - a) Discussion was held with regard to revenue exceeding expenses and using the money for the comprehensive plan update and possibly technology. Discussion ensued with regard to utilizing tablets versus paper. It was requested of Staff to look into the technology possibilities for meeting packets, etc.
 - b) With regard to the increase in revenue, the national conference being held in New Orleans versus New York probably was the cause of the difference.
 - c) Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC approve and accept the 2018 Annual Audit.”

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:
1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated March 12, 2019, requesting to table Item G.2 with regard to the Redivision of Property belonging to Kenneth H. Wright, et ux until the next regular meeting of April 18, 2019 [See ATTACHMENT A].
 - a) Mr. Kelley moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application by Neta Wright for Process D, Minor Subdivision for the Redivision of Property belonging to Kenneth H. Wright, et ux until the next regular meeting of April 18, 2019 as per the Developer’s request [See ATTACHMENT A].”

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. Mr. Pulaski read a letter from Mr. Michael Taylor, Louisiana Land Trust, dated March 6, 2019 with regard to communications concerning the Evergreen Plantation/Isle de Jean Charles development [See *ATTACHMENT B*].

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Kurt L. Charpentier requesting approval for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Property belonging to Kurt L. Charpentier, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the Developer wished to give the front tract to his son to build on. He stated the tract in the back (Tract B) had an existing shed on it and did not meet the fire hydrant requirements and requested it be labeled raw land.
- b) No one was present to speak on the matter.
- c) Mrs. Falgout moved, seconded by Mr. Thibodeaux: "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 the Tract B being labeled as raw land due to the fire hydrant issue and stated intentions.
- e) Discussion was held with regard to the fire hydrant distance from Tract B and it being over the 10% allowance.
- f) Mr. Kelley moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Property belonging to Kurt L. Charpentier, et ux conditioned upon Tract B being designated as raw land."

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. Withdrawn. *Redivision of Property belonging to Kenneth H. Wright, et ux* [See *ATTACHMENT A*]

3. The Chairman called to order the Public Hearing for an application by Bayou Baptist Association requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Bayou Baptist Association.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, discussed the location and division of property.
- b) The Chairman recognized Mark LeBoeuf, 112 Odelia Circle, who indicated he had property in Montegut and was concerned a bar room or trailer park would be placed on the property.
- c) The Chairman discussed there being no zoning in the area and in order to get zoning to talk to their councilman.
- d) Mr. Pulaski further discussed parish and state laws that prevent bars being too close to churches and that they wouldn't qualify for a liquor license.
- e) Mr. Thibodeaux moved, seconded by Mr. Cehan: "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, 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.

- f) Discussion was held with regard to there being a bar there previously and that it was probably grandfathered in.
- g) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon the submittal of an approval letter from the Board of Health.
- h) Mr. Kurtz moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Bayou Baptist Association conditioned upon the submittal letter from the 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.

- 4. The Chairman called to order the Public Hearing for an application by Robert J. Neil requesting approval for Process A, Raw Land Division, for the Redivision of Batture Property (2.377 acres) belonging to Robert J. Neil.

- a) Mr. Terral Martin, Providence Engineering & Design, LLC, discussed the location and division of property. He stated Tract A was going to be sold for the placement of a billboard and there were no immediate plans for Tracts B & C that were currently for sale.
- b) Discussion was held with regard to signage on a scenic highway and that considering it was along a state highway, DOTD would be have to be contacted.
- c) The Chairman recognized Wallace Ellender, 4455 Highway 24, who expressed concerns of a proposed RV park and his opposition to that or for a trailer park.
- d) Discussion was held with regard to the application being for raw land and that the property would have to come back to the Planning Commission for approval to remove the raw land designation and before any permits were issued for the property. Discussion ensued also with regard to RV’s/travel trailers only allowed a 180 day permit and a mobile home park may not even meet the requirements for the property.
- e) The Chairman stated they attempted to put together RV Park Regulations but received pushback and offered anyone to talk to their councilman to possibly proceed.
- f) Mr. Pulaski indicated the raw land designation is key that no mobile homes could be placed on the property and would only allow a billboard with DOTD approval first.
- g) Discussion ensued with regard to zoning being powerful as to what can be placed on property.
- h) The Chairman recognized Travis Carrell, 4016 Benton Drive, who expressed the same concerns as Mr. Ellender as well as a sign being so far from an intersection.
- i) Discussion ensued with regard to mobile homes, mobile home parks, leased property, and the permit system being flagged with these addresses so that no permits are inadvertently issued until the raw land designation is removed.
- j) The Chairman recognized Rusty Picou, 3817 Country Drive, who expressed concerns of camper trailers.
- k) The Chairman recognized Harry Russell, 4009 Highway 24, who requested to be notified if the matter comes back to Planning Commission to remove the raw land designation.
- l) 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, 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.

m) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon each tract and title block be clearly stated as “raw land” in the label, municipal addresses for all tracts be depicted on the plat, and the use of the standard HTRPC signature block.

n) Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process A, Raw Land Division, for the Redivision of Batture Property (2.377 acres) belonging to Robert J. Neil conditioned upon each tract and title block be clearly stated as “raw land” in the label, municipal addresses for all tracts be depicted on the plat, and the use of the standard HTRPC signature block.”

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.

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVALS: None.

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

a) The Chairman called to order the Public Hearing for the discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks.

b) Mr. Pulaski discussed mobile home parks which should have the same engineering deadline as major subdivisions. He also indicated that when the mobile home regulations were revised, filing fees were omitted and should also mimic subdivisions with the exception of minor mobile home parks should be \$296 for engineering and major mobile home parks be \$860 for engineering. He also suggested, instead, possibly revisiting minor & major mobile home parks and not having the three-phase process for minor mobile home parks.

c) It was decided that no action be taken at this time and to discuss the matter at an upcoming Subdivision Regulations Review Committee meeting and leave it on the agenda for the next regular meeting.

K. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.

2. Chairman’s Comments:

a) Dr. Cloutier stated he was going to take roll call at the next meeting for the required annual ethics training.

L. PUBLIC COMMENTS:

1. The Chairman recognized Ms. Louis Bourg, 204 North Project Road, who discussed concerns with the construction at 302 Horseshoe Road.

a) Mr. Pulaski indicated that there may be changes to site plans during construction that come up and it is handled accordingly. He stated that a Certificate of Compliance isn’t issued should the project not be in compliance.

M. Mr. Kelley moved, seconded Mrs. Falgout: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:05 p.m.”

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.

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

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

March 12, 2019

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361

Re: March 21, 2019 Agenda Item G.2. a) – Redivision of Property
belonging to Kenneth H. Wright, et ux / Process D. Minor
Subdivision / 6622 West Park Avenue, Terrebonne Parish, LA /
Council District 3 / Bayou Cane Fire District / Neta Wright /
Charles L. McDonald Land Surveyor, Inc.

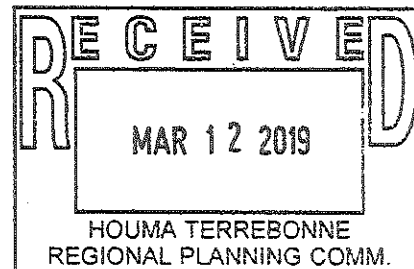
Dear Becky:

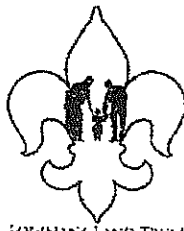
I'm requesting that the above referenced agenda item on the March
21, 2019 Planning Commission's agenda be tabled until the April 18,
2019's agenda.

Feel free to call me if you have any questions.

Sincerely,

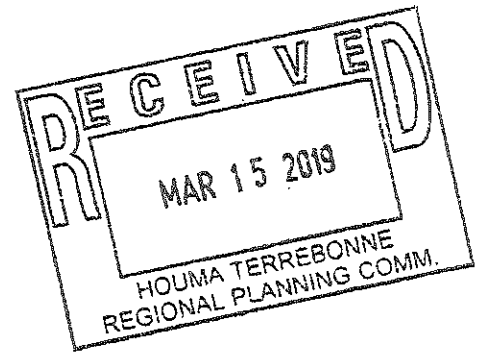

Alisa Champagne,
(agent for Neta Wright)





LOUISIANA LAND TRUST

Michael B. Taylor
Executive Director



March 6, 2019

Mr. Christopher M. Pulaski, PLA, Director
Department of Planning & Zoning
8026 Main Street, Suite 401
Houma, LA 70361

RE: Houma-Terrebonne Regional Planning Commission: Communications Request for Evergreen / Isle de Jean Charles Development, 2170 West Main Street, Terrebonne Parish, LA

Dear Mr. Pulaski:

Transparency is of utmost importance to the Louisiana Land Trust (LLT) and Louisiana's Office of Community Development (OCD). I think you will agree transparency was a prevailing theme of the public comments we heard regarding a new development at 2170 West Main Street, Terrebonne Parish, at the February 21, 2019 Planning Commission meeting. To reiterate our commitment to a transparent process, we would like to remind you of the extensive preparation our team engaged in prior to the February meeting:

- We visited over 150 residences and 9 businesses during a door-to-door outreach program,
- Our team held an Open House event on February 19, 2019 at the Schriever Gym, and over 75 participants from the community attended; five informational stations were set up to offer the receiving community in-depth information about the new Evergreen Development, and a town hall-style presentation was then held to answer attendees' questions, and
- We exceeded notification and outreach requirements to illustrate our team's good faith commitment to receive and to incorporate input from all stakeholder groups, including the diverse Isle de Jean Charles community, those in the Schriever community who will be our neighbors, and all those interested in future development activities throughout Terrebonne Parish.

As part of our ongoing good faith commitment to open dialogue and collaborative development of the project, we would like to take the opportunity to apprise you of how we intend to proceed with citizen engagement as we move forward.

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AN EQUAL OPPORTUNITY EMPLOYER



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As a result of the comments received during our public hearing on this development, and in a spirit of expanded engagement, our team commits to the following in anticipation of submitting our Final Engineering Application:

- A site visit with South Water Plant Road residents to kick-off the next phase of drainage due diligence,
- Direct outreach to all participants who spoke at the February 21, 2019 Planning Commission meeting regarding the new Evergreen Development,
- Direct outreach to parties who expressed interest to the Planning Commission for more information about the Isle de Jean Charles Resettlement Project and new Evergreen Development, and
- Application of Terrebonne Parish Code of Ordinances, Appendix A 24.5.3 regarding Major Subdivision procedures and notification requirements that would not normally be required prior to Final Engineering Application submittal.

From the beginning, we have set the outreach bar high for both the receiving and Isle de Jean Charles communities to ensure transparency. In addition to the specific actions listed above, we will continue to meet with Parish Departments and visit the Island to provide updates and receive input. Moreover, we welcome any input or suggestions the Parish Planning Commission may have for us to maximize transparency and develop a new community for the people of Isle de Jean Charles that we can all be proud of in the future. We look forward to working with the Commission on this first-of-its-kind project and we are excited to create a safer and more resilient community for the people of Isle de Jean Charles.

Respectfully,


Michael Taylor
Executive Director
Louisiana Land Trust