

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

ZONING & LAND USE COMMISSION

MEETING OF APRIL 16, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of April 16, 2020 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:03 p.m. via live Zoom teleconference broadcast from the Terrebonne Parish Consolidated Government's Facebook page with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Joseph "Joey" Cehan, Vice-Chairman; Dr. L.A. "Budd" Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Robbie Liner; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Keith Kurtz and Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.

Per the policy of the certification of the April 16, 2020 Regular Meeting, see the attached certification for the April 16, 2020 Regular 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 himself or herself from participating in the debate, discussion, and voting on that matter.

- D. **APPROVAL OF THE MINUTES:**

1. Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of February 20, 2020."

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

- E. **COMMUNICATIONS:** None.

- F. **OLD BUSINESS:**

Dr. Cloutier moved, seconded by Mr. Liner: "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 Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Kurtz and Mr. Livas. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

1. The Chairman called to order an application by Guidry Brothers Rental Properties, LLC requesting Planned Building Group Approval for the placement of two (2) apartment buildings at 855 Bayou Gardens Boulevard.

a) Mr. Morille Guidry, applicant, was unable to access the Zoom teleconference so Mr. Pulaski represented him as Mrs. Becnel communicated with the applicant via text messaging.

b) This matter was tabled at the previous January meeting due to needing 15' clearance between the buildings instead of the 10' they were providing. Discussion was held with regard to the applicant sacrificing square footage of the buildings in order to accommodate the distance between buildings.

c) No one from the public was online to speak on the matter.

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.

e) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Building Group application."

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

G. NEW BUSINESS:

1. Home Occupation:

The Chairman called to order an application by Fish Tails Swimming, LLC requesting Home Occupation Approval to establish a home business to provide swimming lessons at 318 Firwood Drive.

- a) Ms. Ruth Guilfou, applicant, was online and stated she will provide private, semi-private, and group lessons and will monitor parking. She indicated she had been in business but didn't realize she needed licensing and home occupation approval but wanted to get everything legal and correct.
- b) No one from the public was online to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- d) Mr. Cehan moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Home Occupation application to establish a home business to provide swimming lessons at 318 Firwood Drive."

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

2. Planning Approval:

The Chairman called to order an application by Cornerstone Foursquare Church requesting to place a church in an R-1 (Single-Family Residential) zoning district at 8369 Park Avenue.

- a) Mr. Ray Marcel, applicant, 200 Peach Street, was online and stated their church has been in existence for 26 years and they have no room for expansion and would like to relocate.
- b) No one from the public was online to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- d) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planning Approval application for the placement of a church in an R-1 (Single-Family Residential) zoning district at 8369 Park Avenue."

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

3. Preliminary Hearing:

Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 8338 & 8342 Main Street for Thursday, May 21, 2020 at 6:00 p.m."

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

H. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the discussion and possible action with regard to introducing a draft resolution and ordinance to revise the Overlay District to include South Hollywood Road from Valhi Boulevard to Southdown Mandalay Road.

- a) No one from the public was online to speak on the matter.
- b) Dr. Cloutier moved, seconded by Mr. Cehan: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk;

ABSENT: Mr. Kurtz and Mr. Livas. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Pulaski discussed the amendment to the Overlay District due to the recent extension of South Hollywood Road.
- d) Discussion was held with regard to the zoning in the area.
- e) Dr. Cloutier moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, authorize Staff to submit the resolution and ordinance with regard to revising the Overlay District to include South Hollywood Road from Valhi Boulevard to Southdown Mandalay Road to the Terrebonne Parish Council for consideration."

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

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

- K. Mr. Thibodeaux moved, seconded by Ms. Ellender: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:39 p.m."

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

Kyle D. Faulk, Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF APRIL 16, 2020.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

**CERTIFICATION IN ACCORDANCE WITH SECTION 4 OF LOUISIANA
EXECUTIVE PROCLAMATION NUMBER JBE 2020-30 OF MARCH 16, 2020**

I, Kyle D. Faulk, am the Chairman of the Houma-Terrebonne Regional Planning Commission for Terrebonne Parish Consolidated Government, and I do hereby certify as follows:

1. The Houma-Terrebonne Regional Planning Commission has scheduled a regular meeting for Thursday, April 16, 2020 at 6:00 p.m.
2. The agenda for that regular meeting has been published in accordance with law.
3. I am familiar with the Declaration of Public Health Emergency issued by Louisiana Governor John Bel Edwards on March 11, 2020 and the parish-wide declaration of public emergency issued by Terrebonne Parish President Gordon E. Dove on March 12, 2020, in response to spread of novel corona virus into the state of Louisiana; and
4. I have read and am familiar with Proclamation Number JBE 2020-30 dated March 16, 2020 by Louisiana Governor John Bel Edwards which, in part, authorizes a local political subdivision to hold public meetings via teleconference or videoconference during this state of emergency in the event a written certification is issued "that it will otherwise be unable to operate due to quorum requirements."
5. I have read and am familiar with Terrebonne Parish President Gordon E. Dove's Executive Order on Public Meetings issued March 23, 2020, which suspends the two day notice requirement for Houma-Terrebonne Regional Planning Commission meetings and authorizes the Commission to conduct meetings in accordance with Louisiana Proclamation Number JBE 2020-30, Section 4 should the Houma-Terrebonne Regional Planning Commission be unable to obtain a quorum for meeting in person.
6. I have also read and am familiar with Governor Edwards's Proclamation Number 33 JBE 2020 dated March 22, 2020, which orders the citizens of Louisiana to "stay home" except for conducting essential tasks.
7. In light of these orders, I have corresponded via email and/or telephone with all members of the Houma-Terrebonne Regional Planning Commission.
8. Of the nine members of the Houma-Terrebonne Regional Planning Commission, nine members have advised that they are unable to attend in person the Board meeting scheduled for Thursday, April 16, 2020 at 6:00 p.m.
9. Of the nine members of the Houma-Terrebonne Regional Planning Commission, nine members have advised me that they ARE available to attend that meeting via teleconference or video conference.
10. Therefore, the Houma-Terrebonne Regional Planning Commission will be unable, due to quorum requirements, to operate for the meeting scheduled for Thursday, April 16, 2020 at 6:00 p.m. unless the meeting is held via teleconference or video conference.
11. Therefore, in accordance with Section 4 of Louisiana Executive Order JBE 2020-30, and in accordance with Parish President Dove's Executive Order on Public Meetings dated March 23, 2020, I certify that the meeting of the Houma-Terrebonne Regional Planning Commission scheduled for Thursday, April 16, 2020 at 6:00 p.m. shall be conducted via teleconference or video conference and notice shall be published accordingly.

Certified to be true and correct on this 16th day of April 2020.



Kyle D. Faulk, Chairman
Houma-Terrebonne Regional Planning Commission