

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF APRIL 16, 2026

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 16, 2026 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Travion Smith.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Angele Poiencot and Mr. Jan Rogers, Vice-Chairman. Also present was Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- 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.
1. Mr. Gold recused himself from Item F.2 regarding his planned unit development application for Gold Estates.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Smith: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of March 19, 2026."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Home Occupation:**
The Chairman called to order the Home Occupation application by Mr. David Coffman to establish a notary business at 421 Douglas Drive.
- a) Ms. Carol Coffman, 421 Douglas Drive, representing the Mr. Coffman, stated he wanted to operate a notary business out of his home.
- b) The Chairman recognized Marilyn Breaux, 422 Douglas Drive, along with her mother Carolyn, who read a statement regarding her reasons for opposition to the home occupation to include multiple people, cars, and a high business turnover [See *ATTACHMENT A*].
- c) The Chairman recognized Connie Bourg, 5953 Alma Street, who spoke against businesses in residential areas.
- d) Mr. Pulaski read the definition of home occupation and how the matter came to light. Councilman Clayton Voisin reported a large blade sign in front of the home that was against zoning regulations and Mr. Coffman was contacted which led to the Home Occupation application.
- e) Discussion was held regarding notary businesses being exempt from obtaining an occupational license from the Sales & Use Tax office, the notary business not being operated solely within the dwelling, specifying hours of operation, determining who were customers and who were family and friends visiting the applicant, notaries having multiple customers at one (i.e. buyer, seller, family, witnesses, etc.).
- f) Discussion ensued regarding a previous matter of dog grooming not being eligible to apply for a home occupation and the differences of the same.
- g) Mr. Pulaski reminding the Commission that they would have to state clearly their reasoning should they want to deny the application as to not be arbitrary and capricious.
- h) Mr. Lucio read the Staff Report and stated recommended approval of the Home Occupation request.

- i) Mr. Bercegeay stated the Commission could table the matter in order to look into the exemptions more and would also allow Mr. Coffman to be at the meeting to answer questions about his business.
- j) Mr. Billiot moved, seconded by Mr. Gold: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the Home Occupation application to establish a notary business at 421 Douglas Drive until the next regular meeting of May 21, 2026.”
- k) Discussion was held regarding off-street parking and vehicles parking in the street and others’ yards.

The Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Planned Unit Development:

The Chairman called to order the Planned Unit Development application by Ironman Properties of America, LLC for Gold Estates at 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, & 130 Gold Drive.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the PUD request and the variances requested.
- b) Mr. Pulaski indicated two variances were being requested for this application as well as the planning commission application. He stated the request on the application was incorrect and that the variances needed were from the minimum lot sizes indicated on the plat in lieu of 3,600 sq. ft. and 10' setback between contiguous dwelling units in lieu of 15'.
- c) Mr. Lucio discussed the Staff Report and stated Staff recommended approval of the variances from minimum lot size in lieu of 3,600 sq. ft. and 10' setback between contiguous dwelling units in lieu of 15' and conditioned upon labeling the fire hydrant on the corner of Gold Drive and Highway 56 on the plat and provide a fence as a buffer along the property line of Lot 4-P and adjoining property line of nearby property per Section 28-117(c)(1)d of the code.
- d) Discussion was held regarding reclassifying the multi-family development to a planned unit development and that it was already existing.
- e) Mr. Terry Gold, applicant, 2131 Bayou Blue Road, stated he was dividing the property because he is now in a flood zone and needed to make the adjustments for flood insurance purposes.
- f) Discussion ensued regarding the misstating of the variance on the agenda.
- g) Mr. Soudelier moved, seconded by Mr. Billiot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Unit Development application for Gold Estates at 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, & 130 Gold Drive variances from minimum lot size in lieu of 3,600 sq. ft. and 10' setback between contiguous dwelling units in lieu of 15' and conditioned upon labeling the fire hydrant on the corner of Gold Drive and Highway 56 on the plat and provide a fence as a buffer along the property line of Lot 4-P and adjoining property line of nearby property per Section 28-117(c)(1)d of the code.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Gold and Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Preliminary Hearing:

Mr. Smith moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from I-1 (Light Industrial) & OL (Open Land) to I-1 (Light Industrial) 526 South Hollywood Road, Tract A on Map Showing Tracts A & B, Redivision or Property of Marvin Marmande, Jr., et al for Thursday, May 21, 2026 at 6:00 p.m.”

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT:

1. The Chairman called to order the discussion and possible action regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts.
 - a) Mr. Pulaski discussed the history of this matter whereas Mr. Richard Marie wanted to place a vehicle storage facility in a C-2 zoning district, but it wasn't allowed due to it being described as a "junkyard" which wasn't really an applicable definition for the use as vehicle storage.
 - b) The Chairman recognized Mr. Richard Marie, 6834 West Park Avenue, who stated he was a third generation owner of Maries's Wrecker Service. He stated he had approximately 150 vehicles in Chauvin and was maxed out on the West Main property for vehicle storage. He stated he didn't agree with the definition of his use "junkyard" but more so a "storage yard." He stated most of his vehicles are generated by Law Enforcement Officers and are held to provide a safe place for investigations, appraisals, etc. He stated it wasn't a salvage yard, but the vehicles do eventually get sold or crushed, but not on site. He stated he was governed by the Louisiana State Police and the Public Service Commission.
 - c) Discussion was held regarding the use described and not adequately describing a junkyard and what Mr. Marie was doing. Discussion ensued regarding creating separate definitions and requiring Planning Approval to give opportunities for public input.
 - d) It was clarified that there were to be no used parts, etc. being salvaged or sold from the locations.
 - e) Mr. Thibodeaux moved, seconded by Mr. Billiot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for the discussion and possible action regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts for Thursday, May 21, 2026 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments:
 - a) Mr. Smith discussed setting a precedent for notaries as a home occupation regarding numerous vehicles and people and whether it was for a party or customers for the business. He requested further discussion on the matter.
 - b) Mr. Smith moved, seconded by Mr. Gold: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to discuss notary businesses relative to home occupations."

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

- J. Mr. Billiot moved, seconded by Mr. Thibodeaux: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 7:18 p.m."

The Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Robbie Liner, 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, 2026.

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

Good evening. My name is Marilyn Shelton Breaux, I am here tonight with my 93-year-old mother, Carolyn Shelton. We live at 422 Douglas Drive; she has done so since 1966 when our house was the second house built on the street – 60 years of investing in the peace and stability of this residential neighborhood.

We have always enjoyed a quiet, predictable environment. However, the new notary business across the street has fundamentally changed that. This isn't a quiet 'home office'. It has exceeded the reasonable bounds of a home-based occupation, effectively converting a private residence into a high-turnover business location.

The most distressing change is the constant turnover of strangers and multiple vehicles in what used to be a private residential block. We rely on a shared 'Neighborhood Watch' environment where we recognize who belongs. Now, we have a revolving door of 7-day-a-week traffic. There are multiple vehicles idling or parked in the street at a time. One evening from 5:40 – 6:40pm I counted 7 different vehicles. There are people standing in the yard or in the driveway for lengths of time. At 8:00 pm Saturday there were three different vehicles with people standing in the driveway using inappropriate language.

The customers are not similar to a tutor, a hairdresser, a babysitter, etc. those types of home businesses you know the people. These are strangers that are coming and going, in volumes, similar to a retail store.

While Mr. Coffman, is new to the street and the neighborhood having just moved in in January, he has been able to benefit from our Neighborhood Watch. Having never met him, I contacted the previous owners to let them know there were packages on the front porch as to not have them stolen. Even on one occasion moving the packages myself to a less conspicuous place when he told the previous owners it was too cold to get out and get them. So, he knows firsthand we keep an eye out for each other.

This erosion of our 'residential peace' isn't just an inconvenience—it's a safety concern. For my mother, who has lived here for six decades, the loss of predictability and the constant presence of unknown vehicles and people parked or stopped in front of our house, make her feel less secure in her own home.

I respectfully request the board to deny the request for the in home office as the volume of customers far exceeds what is acceptable for residential location.

*ZLU Meeting
April 16, 2026*