

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF APRIL 17, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 17, 2025 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mrs. Angele Poiencot. 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. *None*.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: “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 20, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **OLD BUSINESS:**
- Mr. Smith moved, seconded by Mr. Rogers: “THAT Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the Planned Building Group application by Coleman Partners Architects for the placement of (4) multi-family residential buildings and (1) clubhouse located at 5041 Imperial Drive.
- a) Mr. Victor Smeltz, Innovative Housing, LLC, discussed the proposed project in agreement with Volunteers of America and stated they removed the request for the parking variance from the Board of Adjustment. He stated Joe Saffiotti, Coleman Partners Architects, was also available to answer any questions.
- b) The Chairman recognized Louella Zeringue, 4926 Imperial Drive, who expressed concerns of traffic and suggested they build a bridge to Highway 311.
- c) The Chairman recognized Don Prosperie, 4944 Imperial Drive, who expressed concerns of Section 8 apartments and property values decreasing.
- d) The Chairman recognized Ronnie Boudreaux, 4923 Imperial Drive, who expressed concerns of traffic.
- e) The Chairman recognized Pamela Porche, 500 Racquet Lane, who expressed concerns of zoning, traffic, not gated, clubhouse activities, 30 units being Section 8, decreased property values, and the apartments overlooking her backyard.
- f) Mr. Smeltz addressed the concerns and stated the average daily trips would be 792 which was substantially less than a typical business that could be built on that site. He stated residential was the best use of this property. He further stated there were only 30 Section 8 vouchers being give and it would provide quality rental housing, managed by Renaissance Development Group who already managed property in the area, there was a strict screening process, there was enough room for a school bus to make the loop to pickup/drop-off children, and they were willing to work with the Parish for accessibility issues.
- g) Mr. Bercegeay stated the Commission would have to approve, deny, or continue and that property values cannot be accomplished without appraisals.

- h) Clarification was given based on tenant-based versus project-based vouchers that could be given out.
- i) Discussion was held regarding the clubhouse/activities and the closing time to be around 8-9pm, assigned schools to be Southdown, Houma Junior High, and Terrebonne High Schools. Further discussion was held about the clubhouse having a generator and it serving as a center where tenants could go for air, water, and fellowship in the event of storms and loss of electricity.
- j) Discussion ensued regarding there being no local development groups and hiring local construction workers to build the complex although the general contractor was Milton J. Womack in Baton Rouge.
- k) Discussion ensued regarding the criteria requirements for tenants, traffic, and play areas (pocket areas, natural green space, clubhouse).
- l) Jimmy Ricks, Southeast Engineers, Lafayette, spoke of the traffic concerns.
- m) Discussion ensued regarding no expansion passed the four buildings, the buildings being aesthetically pleasing with no blank walls, continued maintenance with reserved funds to use as needed.
- n) Neighbors spoke again expressing concerns of the speed limit, questions not being answered, zoning of the property, where the pets were going to go, not gated, and the tenants parking in the streets, yards, etc.
- o) Mr. Smeltz spoke of the site selection process and the property being at the top of their list to develop.
- p) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval on the condition the applicant work with TPCG and DOTD to prepare a traffic study with recommendations for improvements to the level of service for the intersections of Imperial Drive & South Hollywood, South Hollywood Road & LA Highway 311, and for site ingress & egress.
- q) Mr. Thibodeaux moved, seconded by Mr. Gold: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Building Group application for the placement of (4) multi-family residential buildings and (1) clubhouse located at 5041 Imperial Drive conditioned the applicant work with TPCG and DOTD to prepare a traffic study with recommendations for improvements to the level of service for the intersections of Imperial Drive & South Hollywood, South Hollywood Road & LA Highway 311, and for site ingress & egress."

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

G. NEW BUSINESS:

1. Preliminary Hearings:

- a) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for a request to Rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial) 132 Armour Drive; Terrebonne Children's Advocacy Center, applicant; for Thursday, May 15, 2025 at 6:00 p.m."

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

- b) Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for a request to Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 710 May Street, Lot 6, Block 4, Addendum No. 1, Fairsite Subdivision; Lonzo Lavine, applicant; for Thursday May 15, 2025 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- H. STAFF REPORT:
1. Mr. Pulaski discussed a possible fee increase from \$10 to \$50 for Planning Approvals and stated he would prepare a draft resolution for the next meeting agenda of May 15, 2025 for further discussion. It was requested that the averages of fees from other parishes be presented as well.
- I. COMMISSION COMMENTS:
1. Zoning & Land Use Commissioners' Comments: None.
 2. Chairman's Comments: None.
- J. PUBLIC COMMENTS: None.
- K. Mr. Rogers moved, seconded by Mr. Soudelier: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 7:01 p.m."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. 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 17, 2025.

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