

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF AUGUST 20, 2009

- A. The Chairman called the meeting of August 20, 2009 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:01 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "Budd" Cloutier and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Mrs. Beryl A. Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. "Budd" Cloutier, Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: None. Also present were Patrick Gordon, Director and Jennifer Robinson, Senior Planner, Department of Planning & Zoning; and Laddie Freeman, Legal Advisor.
- C. Dr. Cloutier moved, seconded by Ms. Williams: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, of the Zoning and Land Use Commission for the special meeting of June 25, 2009 and for the regular meeting of July 16, 2009."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. COMMUNICATIONS:

1. Mrs. Robinson informed the Commission of the Terrebonne Parish Council's decisions to approve the rezoning request for J.J. Buquet at 100 Eagle's Nest Court and to deny the rezoning request for the Chaisson's on Morris Street.
2. Mrs. Robinson informed the Commission that Item F.2(b) was pulled by Staff because it was determined that planned building group approval was not necessary.

E. PUBLIC HEARINGS:

1. The Chairman call to order the public hearing for the application by Pearl C. Nixon to rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District) Lot 4, Square 4, Barrowtown; 2607 Isabel Street, Houma, Terrebonne Parish, Louisiana.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyor, representing the applicant, discussed the location and request for rezoning. He stated the applicant's home burned down and she wanted to replace with a mobile home.
 - b) The Chairman recognized Ms. Joyce N. Williams, 435 Authement Street, the applicant's daughter, who stated they would try to make the mobile home look like a home.
 - c) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the public hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mrs. Robinson discussed the Staff Report and stated R-2 (Two-Family Residential District) would be more appropriate for the subject property and would require a Special Exception from the Board of Adjustments. She stated Staff recommended approval of the rezoning request to an R-2 (Two-Family Residential District) rather than R-3 (Multi-Family Residential District).
- e) Discussion was held with regard to there being a lot of mobile homes in the area and that this request would not significantly change the character of the area.
- f) Mr. Ostheimer moved, seconded by Mr. Navy and Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 4, Square 4, Barrowtown; 2607 Isabel Street, Houma, Terrebonne Parish, Louisiana to the Terrebonne Parish Council."
- g) Discussion was held with regard to an R-2 (Two-Family Residential District) zoning district and existing mobile homes in the area.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- h) The Chairman reminded the applicant that this was only a recommendation that would be forwarded to the Terrebonne Parish Council and a Special Exception would also have to be approved by the Board of Adjustments.

At this time, the Chairman recognized former Councilman, Wayne Thibodeaux, Councilman Alvin Tillman, and School Board Member, Roosevelt Thomas.

- 2. The Chairman call to order the public hearing for the application by Angela Castle to rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District) Lot 26, Block D, Mechanicville; 144 Samuel Street, Houma, Terrebonne Parish, Louisiana.

- a) Mr. David Waitz, David A. Waitz Engineering & Land Surveying, Inc., representing the applicant, discussed the location and request for rezoning. He stated the applicant's was similar to the previous applicant's request.
- b) No one was present from the public to speak.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the public hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mrs. Robinson discussed the Staff Report and stated R-2 (Two-Family Residential District) would be more appropriate for the subject property and would require a Special Exception from the Board of Adjustments. She stated Staff recommended approval of the rezoning request to an R-2 (Two-Family Residential District) rather than R-3 (Multi-Family Residential District).
- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 26, Block D, Mechanicville; 144 Samuel Street, Houma, Terrebonne Parish, Louisiana to the Terrebonne Parish Council."
- f) Discussion was held with regard to spot zoning and older neighborhoods.
- g) The Chairman recognized Councilman Alvin Tillman, Council District 1, who stated he would never be in support of rezoning to R-3 (Multi-Family Residential District) but supportive of the R-2 (Two-Family Residential District) classification.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. NEW BUSINESS:

- 1. Planning Approval:

- a) The Chairman stated the next item under new business was an application by Dularge Church, Rev. Gilbert Parker requesting planning approval for a proposed church in a C-3 (Neighborhood Commercial) zoning district located at 549 Andrew Street.
 - (1) The Chairman recognized Rev. Gilbert Parker, 126 Williams Street, Dularge, who stated he wished to build a church inside an existing building on Andrew Street. He stated there was enough parking and needed to move to higher ground since flooding in Bayou Dularge.
 - (2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval.

- (3) Dr. Cloutier moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planning approval application for a proposed church in a C-3 (Neighborhood Commercial) zoning district located at 549 Andrew Street.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Planned Building Group Approval:

- a) The Chairman stated the next item under new business was an application by Paul & Debbie Lodrigue requesting planned building group approval for the placement of an additional mobile home at 314 Grace Street, Terrebonne Parish, Louisiana.

- (1) Mrs. Robinson stated the applicants were not able to attend the meeting due to Mr. Rodrigue’s bother passing away. She stated the applicants were proposing to place a second mobile home on the property in order to repair the existing mobile home located on-site. She stated Staff recommended approval subject to the applicant receiving the necessary variance from the Board of Adjustments regarding spacing between structures.

- (2) Discussion was held with regard to proposed mobile home being temporary and placing a condition that the second mobile home be on the property no longer than a year

- (3) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planned building group application for the placement of an additional mobile home at 314 Grace Street, Terrebonne Parish, Louisiana per Mrs. Robinson’s recommendation; conditioned the applicant receive the necessary variance from the Board of Adjustments and that the second mobile home be located on the property for no longer than one (1) year.”

- (4) Discussion was held with regard to the situation being temporary and conditioning it to be removed as to not set a trend in the neighborhood of multiple structures on one piece of property.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- (b) WITHDRAWN per Staff - *Planned Building Group @ 405 Westside Boulevard*

3. Preliminary Hearings:

- a) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a public hearing to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 1, Block 1, Pine Ridge Subdivision; 6548 Main Street, Terrebonne Parish, Louisiana; Paula Pontiff, applicant; and call a public hearing on said matter for Thursday, September 17, 2009 at 6:00 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a public hearing to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 5, Block 3, Pontiff Subdivision; 272 Pontiff Street, Houma, Terrebonne Parish, Louisiana; Geraldine W. Callahan, c/o Dr. Leslie Walker & Linette Walker Boquet, applicants; and call a public hearing on said matter for Thursday, September 17, 2009 at 6:00 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.

I. PUBLIC COMMENTS: None.

- J. Dr. Cloutier moved, seconded by Mr. Erny: “THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 6:29 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Daniel J. Babin, 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 AUGUST 20, 2009.

**PATRICK GORDON, DIRECTOR
PLANNING & ZONING DEPARTMENT**