

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF DECEMBER 17, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of December 17, 2020 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. at the Houma-Terrebonne Civic Center with the Invocation led by Mr. Liner and the Pledge of Allegiance led by Ms. Ellender.

The Chairman recognized Councilman Danny Babin, District 7, and Councilman John Navy, District 1, in the audience.

- B. Upon Roll Call, present was: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman, Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers, and Mr. Barry Soudelier. Absent at the time of Roll Call was: Dr. L.A. "Budd" Cloutier, Jr., Mr. Phillip Livas, and Mr. Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Christian St. Martin, 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.

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

1. Ms. Ellender moved, seconded by Mr. Soudelier: "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 November 19, 2020."

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

- E. **COMMUNICATIONS:** None.

- F. **PUBLIC HEARING:**

1. The Chairman called to order the Public Hearing for an application by T.P.C.G. to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); certain lots within Mechanicville Subdivision.

- a) Mr. Pulaski, on behalf of the Parish, discussed the Staff Report and stated Staff would recommend approval of the rezoning request.
- b) The Chairman recognized Judy H. Carter, 182 Acklen Street, who stated she own multiple properties in the area and was opposed to more mobile homes being allowed and wanted Mechanicville to stay R-1.
- c) The Chairman recognized Charleta Lyons, 217 Acklen Street, who expressed opposition of the rezone request but suggested conditions to the mobile homes should it pass. She suggested mobile homes be no older than ten years, skirted, no rentals and permit applicants should be the primary resident for at least 15 years. She stated no one should profit from rental trailers when they have no ties to the neighborhood. She mentioned other neighboring trailer parks that needed to be cleaned up and didn't want more areas like those to end up the same.

Dr. Cloutier arrived at the meeting at this time – 6:12 p.m.

- d) The Chairman recognized Suzette Thomas, who expressed opposition of the rezone request and didn't want any more mobile homes in the neighborhood.
- e) The Chairman recognized Kenya Lyons, 217 Acklen Avenue, who stated there were already too many mobile homes in the neighborhood and if there would be more allowed, there should be restrictions.
- f) The Chairman recognized Councilman John Navy, District 1, who discussed spot zoning and there being two sides of people wanting mobile homes to be allowed and those who don't. He stated the two neighboring mobile home parks were bad examples and that the area needed more affordable housing such as mobile homes. He suggested perhaps leaving the property as is but allowing residents to rezone their own property even though it would result in spot zoning.

- g) The Chairman recognized Ms. Carter once again who stated people were in need of affordable homes but could place modular homes rather than mobile homes.
- h) Mr. Pulaski discussed the difference in mobile homes versus modular homes which are built according to building code. He stated that the Board of Adjustment, that would approve the Special Exceptions to place mobile homes in R-2 districts, has the authority to place some of the conditions mentioned with their approval of such. He also stated that considering the amount of notices that went out regarding the rezoning request, there were not many calls regarding the request. He also stated that there would also be notifications sent out to adjacent property owners when special exceptions were applied for.
- i) Discussion was held regarding the Parish as the applicant for the rezone request and that the Zoning and Land Use Commission was only an advisory board as far as rezones were concerned and that the Parish Council would have a Public Hearing as well and would make the final decision as to whether the property would be rezoned.
- j) The Chairman recognized Ejerrold Lyons, 217 Acklen Avenue, who stated affordable housing was needed and that people want to own their own homes. He agreed to having conditions if the property were to be rezoned to allow for mobile homes.
- k) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the Public Hearing be closed."

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

- l) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial of the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); certain lots within Mechanicville Subdivision and forward to the Terrebonne Parish Council for final consideration."

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

G. NEW BUSINESS:

- 1. Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC, convening as the Zoning and Land Use Commission, call for a Public Hearing for an application by Terre South Investments, Inc. to rezone from C-2 (General Commercial) to R-1 (Single-Family Residential) 841 Valhi Boulevard, Lots 1 thru 16, Blackwater Ridge Subdivision, for Thursday, January 21, 2021 at 6:00 p.m."

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

- 1. Zoning & Land Use Commissioners' Comments: None.
- 2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

- K. Mr. Liner 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 6:34 p.m."

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. 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 DECEMBER 17, 2020.

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