

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF DECEMBER 18, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of December 18, 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 Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Terry Gold.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. 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. *No Commissioners had anything to disclose.*
- 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 November 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, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. PUBLIC HEARING:
 - 1. The Chairman called to order an application by Terrebonne Ministerial Alliances, LLC to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 1128 & 1130½ Daspit Street.
 - a) Mrs. Beth Arceneaux, Kenneth L. Rembert Land Surveyors, discussed the request to rezone the property in order to place multi-unit dwellings.
 - b) There was no one present to speak on the matter.
 - c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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

 - d) Mr. Henri Lucio read the Staff Report and stated Staff recommended approval of the rezone request.
 - e) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the application requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 1128 & 1130½ Daspit Street."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. NEW BUSINESS:
 - 1. Planned Building Group:
 - The Chairman called to order the Planned Building Group application by Stingray Rentals, LLC for the placement of three (3) boat & RV storage buildings at 135 & 149 Valhi Lagoon Crossing.
 - a) Mr. Dustin Richard, 408 Tigerlily Drive, discussed the aesthetics of the proposed storage buildings as it pertained to earthtone colors and landscaping and stated it would be a low-traffic storage business.

b) Mr. Billiot moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Building Group application for the placement of three (3) boat & RV storage buildings at 135 & 149 Valhi Lagoon Crossing."

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

H. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the discussion and possible action regarding the placement of modular structures in residential zoning districts.

- a) Mr. Pulaski discussed the definition of a modular home and the proposal to require a special exception from the Board of Adjustment to place the structures in R-1 and R-2 zoning districts and be listed as a permitted use in an R-3 zoning district. He also discussed supplementary yard regulations regarding PODs (i.e. portable buildings, connex buildings, or office trailers).

- b) There was no one from the public to speak on the matter.

- c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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

- d) Mr. Thibodeaux discussed modular homes not getting the credit the buildings deserve because they are built to code. Mr. Pulaski discussed the calls received when modulars arrive in subdivisions because of their look aesthetically and not knowing how they are built. Mr. Pulaski said applying to the Board of Adjustment for a special exception would give the neighbors an opportunity to know what was coming before it's moved onto the property.

- e) Discussion was held regarding aesthetics of modular homes and covenant restrictions that are not regulated or enforced by the Parish and it being a civil matter.

- f) Discussion ensued regarding two portions of the regulations proposing to be changed, modular homes as well as PODs and accepting both, one, or none. Mr. Pulaski stated both mobile homes and modular homes are manufactured, just that mobile homes are built to HUD standards and modulars are built to building code standards.

- g) Mr. Gold moved: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the proposed regulations pertaining to the placement of modular structures in residential zoning districts as provided by Staff." *The motion died due to lack of a second.*

- h) Discussion ensued regarding approving the portion regarding PODs and not the portion regarding modular homes.

- i) Mr. Smith moved, seconded by Mr. Thibodeaux: "THAT HTRPC, convening as the Zoning & Land Use Commission, recommend to forward Article IV of the Subdivision Regulations as it pertains to residential accessory structures (PODs) to the Terrebonne Parish Council for review and consideration and continue the conversation on modular homes in residential zoning districts to the next regular meeting."

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

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 6:40 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, Mrs. Poencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. 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 DECEMBER 18, 2025.**

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