

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF FEBRUARY 26, 2026**

- A. The Chairman, Mr. Robbie Liner, called the meeting of February 26, 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. Terry Gold.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Clarence McGuire and Mr. Travion Smith. 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. Rogers moved, seconded by Mr. Soudelier: “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 January 15, 2026.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. McGuire and Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. Mr. Liner called to order the Public Hearing for an application by Timothy A. Emerson to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 6634 & 6642 West Main Street.
- a) Mrs. Nicole Emerson, 2429 Twin Palms stated her and her husband owned the properties and they wanted to have the properties rezoned to commercial.
- b) The Chairman recognized Ronnie Evans, 107 Ann Carol Street, who inquired about a buffer if it were commercial.
- c) Mrs. Emerson stated the two properties were rentals and that a plumber lived in one of the homes who wished to place a sign on the property advertising his business and that the rezone would open opportunities for the property in the future.
- d) Mr. Pulaski discussed the process of Occupational License applications with the Sales & Use Tax Office that does not allow commercial activity on site with some businesses that are in residential districts and how this matter came up. He also stated that fences or shrubs at appropriate heights are required between commercial and residential properties.
- e) The Chairman recognized Laura Quick, 105 Ann Carol Street, who expressed concerns of opening the property up to future businesses should the plumber move out of the residence.
- f) The Chairman recognized Connie Bourg, 5953 Alma Street, who expressed concerns of the sign blocking sight on the corner of West Main Street and Ann Carol Street.
- g) Discussion was held regarding the majority of highway frontage being zoned commercial.
- h) Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. McGuire and Mr. Smith. **THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**

- i) Mr. Lucio discussed the Staff Report and stated Staff recommended conditional approval provided the owner installs a buffer as per Sec. 28-74(h) prior to converting the use to a commercial use.
- j) Discussion was held regarding 6642 having a fence and 6634 having no buffer. It was clarified that the buffer can be a solid fence or a hedge.
- k) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the rezone request to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 6634 & 6642 West Main Street and forward to the Terrebonne Parish Council for final consideration."

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

G. NEW BUSINESS:

1. Preliminary Hearing:

- a) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for an application by The Peninsula, LLC requesting to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 143 Munson Drive for Thursday, March 19, 2026 at 6:30 p.m."

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

- b) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for an application by Diana M. Collins requesting to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 108 Smith Lane for Thursday, March 19, 2026 at 6:30 p.m."

- (1) Discussion was held regarding Mrs. Collins' intended use for the property and whether it was an educational building and that she maybe did not have to request rezoning and rather get a Planning Approval from the Commission. Mr. Pulaski stated he would discuss it with Ms. Collins and adjust the application accordingly, but the Public Hearing should still be called.

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

H. STAFF REPORT:

1. *Public Hearing*

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 stated the definition of a modular home was settled at the last meeting. He said he spoke to an appraiser who indicated they could not use modulars as comps due to construction methods but that there were not many modulars in the parish. He stated they blend in with the area, and it has no effect on values. He stated that the Board of Adjustment could require aesthetically pleasing aspects. There would be no prohibition, and they would just require receiving a special exception from the Board of Adjustment to have blended features to homes in the immediate area in R-1 and R-2 zoning districts.
- b) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, forward the draft for the placement of modular structures in residential zoning districts to the Terrebonne Parish Council for consideration."

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

ABSENT: Mr. McGuire and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Discussion and possible action regarding the American Planning Association's National Conference to be held April 25-28, 2026 in Detroit, Michigan *Will be considered on Regional Planning Commission's meeting agenda*

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

- K. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:31 p.m."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire and Mr. Smith. 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 MARCH 19, 2026.**

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