

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JUNE 18, 2009

- A. The Chairman called the meeting of June 18, 2009 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:04 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. Richard Elfert.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Dr. L.A. "Budd" Cloutier, Vice-Chairman; Daniel Babin, Chairman; Mr. Richard Elfert; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. James Erny and Mr. Keith Kurtz. 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 regular meeting of May 21, 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. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. COMMUNICATIONS: None.

E. NEW BUSINESS:

1. Planning Approval:

a) The Chairman stated the next item under new business was an application by Floyd Lawson requesting planning approval for Refuge Restoration Outreach Ministry in a C-2 (General Commercial District) located at 6905 Alma Street.

- (1) Mr. Lawson was not present to represent his application for planning approval.
- (2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval.
- (3) Discussion was held with regard to the plan submitted with the application.
- (4) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planning approval application for Refuge Restoration Outreach Ministry in a C-2 (General Commercial District) located at 6905 Alma Street."
- (5) Discussion was held with regard to parking; whereas, it was a small church and would take place when the adjacent businesses were 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. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. 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) and C-3 (Neighborhood Commercial District) to R-3 (Multi-Family Residential District) 102-222 Mid City Court, Terrebonne Parish, Louisiana; Mid-City Court Properties, L.L.C., applicant; and call a public hearing on said matter for Thursday, July 16, 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. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Dr. Cloutier moved, seconded by Mr. Navy: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a public hearing to Rezone from C-3 (Neighborhood Commercial District) to R-1 (Single-Family Residential District) Lot 1-B, Block 3, Daigle Place Subdivision, Sections 6, 7, & 98, T17S-R17E, Houma, Terrebonne Parish, Louisiana; Doyle Properties, Inc., c/o Brad Doyle, applicant; and call a public hearing on said matter for Thursday, July 16, 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. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. STAFF REPORT:

The Chairman relinquished the chair to the Vice-Chairman at this time.

1. Mrs. Robinson discussed a notice of violation that was sent to Mr. Abel Cantrelle for parking a commercial vehicle in an R-1 (Single-Family Residential District) zoning district. She stated Mr. Cantrelle began working with his councilman to resolve the issue, which was brought to the full council and back to the Zoning and Land Use Commission for a recommendation.
 - (a) Mrs. Robinson stated Staff recommended the ordinance not be amended to recognize tow trucks as first responder vehicles and will stand by their notice of violation to have the commercial vehicle removed from the R-1 zoning district.
 - (b) Mr. Ostheimer discussed no evidence to indicate tow truck’s response time as a safety issue or drivers being required to have E.M.T. training.
 - (c) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, advise the Terrebonne Parish Council that they can see no basis for modifying the ordinance from what it is now and no information has been provided to justify the same with regard to allowing tow trucks in residentially-zoned areas.”
 - (d) Mr. Elfert questioned what allows or not allows anyone from taking a commercial vehicle home. It was clarified that any business functions or commercial use could not be permitted in residentially zoned areas.

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

The Chairman resumed the chair.

G. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
 - (a) Mr. Ostheimer stated not enough information was provided for the public hearing that was called for Judy & Franklin Bishop and would like it clarified before the next meeting.
2. Chairman’s Comments: None

H. PUBLIC Comments: None.

- I. Dr. Cloutier moved, seconded by Mr. Navy: “THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 6:26 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. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. 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 JUNE 18, 2009.**

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