

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF MARCH 19, 2009**

- A. The Chairman called the meeting of March 19, 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 Ms. Marsha Williams.
- B. Upon Roll Call, present were: Ms. Beryl Amedée; Dr. L.A. "Budd" Cloutier, Vice-Chairman; Daniel Babin, Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Ms. 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 regular meeting of February 19, 2009."

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

D. COMMUNICATIONS: None.

E. OLD BUSINESS:

1. Planned Building Group Approval:

Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, remove Item E1(a) from the table to be considered at this time."

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

a) The Chairman stated the next item under old business was an application by Boxer Rentals, L.L.C. requesting planned building group approval for Brindle Place Apartments, (4) duplex units; northwest corner of Vicari Street and Bayou Gardens Boulevard, Terrebonne Parish, Louisiana.

- (1) The Chairman recognized Mark McChargue, 167 Hwy. 311, Schriever, who discussed his request for planned building group approval for Brindle Place Apartments. He stated he received a variance from the Board of Adjustments as requested by the Commission last month.
- (2) Ms. Robinson discussed the Staff Report and stated Staff recommended approval provided the applicant shows space for dumpsters to serve the development on the site plan.
- (3) Mr. Elfert discussed the planned building group request and the use being consistent with the existing zoning district.
- (4) Mr. Elfert moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval to the planned building group request for Brindle Place Apartments, (4) duplex units; northwest corner of Vicari Street and Bayou Gardens Boulevard, Terrebonne Parish, Louisiana."

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

Dr. Cloutier moved, seconded by Ms. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, remove Item E1(b) from the table to be considered at this time.”

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

b) The Chairman stated the next item under old business was an application by David Dupre requesting planned building group approval for the placement of eight (8) units and a utility building.

(1) The Chairman recognized David Dupre, 217 Angelle Drive, who discussed his request for planned building group approval stated he received a variance from the Board of Adjustments as requested by the Commission last month. He also stated he reduced the number of homes to (7) rather than (8).

(2) Ms. Robinson discussed the Staff Report and stated a revised plan was submitted with (7) structures allowing 20' between structures and Staff recommended approval.

(3) Discussion was held with regard to the proposed structures and whether the planned building group fit within the R-1 zoning district and the interpretation of the same.

(4) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning and Land Use Commission, deny the planned building group request for the placement of seven (7) units and (1) utility building at 2200 Effie Street.”

(5) Discussion was held with regard to setting precedence for future requests, Staff’s recommendation, definition of R-1 zoning district, rezoning of the property, density, and the hard surfacing of the roadway.

(6) Mr. Erny offered a substitute motion, seconded by Mr. Navy: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the planned building group request for the placement of (7) units and (1) utility building at 2200 Effie Street as recommended by Staff and conditioned upon hard-surfacing the roadway.”

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

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

F. NEW BUSINESS:

1. Planned Building Group Approval:

a) The Chairman stated the next item under new business was an application by Emmanuel Baptist Church requesting planned building group approval for the placement of a proposed church residence at 2709 Senator Street.

(1) The Chairman recognized Rev. Saul Thomas, 2631 Truman Street, who discussed his request for planned building group approval for a proposed church residence.

(2) Ms. Robinson discussed the Staff Report and stated Staff recommended approval of the request for planned building group at 2709 Senator Street.

- (3) Dr. Cloutier moved, seconded by Mr. Navy: THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the planned building group application for the placement of a proposed church residence at 2709 Senator Street.”

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

2. Preliminary Hearings:

- a) Dr. Cloutier moved, seconded by Ms. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a public hearing to rezone from C-2 (General Commercial District) and R-3 (Multi-Family Residential District) to C-2 (General Commercial District) Revised Tract 3, property formerly belonging to and claimed by John L. Saia, et al, 5619 Highway 311; Bayou Surgical Specialists, L.L.C., applicant; and call a public hearing on said matter for Thursday, April 23, 2009 at 6:00 p.m.”

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

- b) Dr. Cloutier moved, seconded by Ms. 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-2 (General Commercial District) westernmost ±18’ of Lot A, Lots B, C, & D of property belonging to James & Vicky Chaisson, 402 Grand Caillou Road and 1602, 1608, & 1614 Morris Street; James & Vicky Chaisson, applicants; and call a public hearing on said matter for Thursday, April 23, 2009 at 6:00 p.m.”

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

- c) Dr. Cloutier moved, seconded by Ms. Amedée: “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-3 (Multi-Family Residential District) Revised Tract “B”, Honduras Plantation Subdivision, 109 Simmons Drive; Joseph C. Fox, applicant; and call a public hearing on said matter for Thursday, April 23, 2009 at 6:00 p.m.”

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

- d) Dr. Cloutier moved, seconded by Ms. 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 R-2M (Two-Family Residential District, High Density) Lot 9, Block 4, Grand Caillou Heights Subdivision, 219 Carolyn Avenue; Randy Piazza, applicant; and call a public hearing on said matter for Thursday, April 23, 2009 at 6:00 p.m.”

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

G. STAFF REPORT:

1. Mr. Gordon stated a meeting was set up with Terrebonne General Medical Center to discuss the 2008 parking study submitted by the Center's Facility Management Department but was cancelled due to a scheduling conflict. He requested the matter be tabled until the next regular meeting.
  - a) Mr. Erny moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning and Land Use Commission, table the review and discussion regarding a 2008 Parking Study submitted by Terrebonne General Medical Center's Facility Management Department until the next regular meeting of April 23, 2009 as per Mr. Gordon's request."
  - b) Dr. Cloutier expressed concerns of using Lafayette as a standard as well as the parking situation at the hospital eventually becoming too far from the core of the hospital.

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

H. COMMISSION COMMENTS:

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

I. PUBLIC Comments: None.

- J. Dr. Cloutier moved, seconded by Ms. Williams: "THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 6:56 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. 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 MARCH 19, 2009.**

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