

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF MARCH 19, 2026

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 19, 2026 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 Mrs. Angele Poiencot.
- B. Upon Roll Call, present were: Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; 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. Michael Billiot 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. 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 February 26, 2026.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Ms. Diana Collins requesting to withdraw her rezone application for 108 Smith Lane [See *ATTACHMENT A*].
- a) Mr. Pulaski stated Ms. Collins’ application was withdrawn because the use was determined to be somewhat of a school with certified teachers tutoring children and that she received a Special Exception variance from the Board of Adjustment.
- F. **PUBLIC HEARING:**
1. Mr. Liner called to order the Public Hearing for an application by The Peninsula, LLC to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 143 Munson Drive.
- a) Mr. Kim Knight, T. Baker Smith, LLC, representing the Peninsula, LLC, stated his client wanted to rezone the property to commercial in order to establish an event venue with boat access.
- b) The Chairman recognized Councilman Danny Babin, District 7, who stated he was in full support of the rezone request. He also stated that Waterworks had property nearby and Michael Sobert was also in agreement with the proposed use.
- 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. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Lucio discussed the Staff Report and stated Staff recommended approval of the rezone request from R-1 to C-2.
- e) Mr. Soudelier moved, seconded by Mr. McGuire: “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) 143 Munson Drive and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner;

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

G. STAFF REPORT:

1. Mr. Pulaski discussed vehicle storage facilities for wrecked and impounded vehicles and stated all existing facilities are legal, non-conforming but only allowed in I-2 (Heavy Industrial) zoning districts. He stated they would like to add this use to C-2 (General Commercial) zoning districts. He stated he would be providing a draft at the April meeting and calling for a public hearing at the May meeting.
 - a) Discussion was held regarding the difference between short-term storage versus a junkyard, which this use was not considered a junkyard but more like a holding facility (i.e., wrecked vehicles pending insurance determinations, impounded vehicles).
 - b) Mr. Pulaski stated this would be for any new vehicle storage facilities and that all existing are legal, non-conforming unless they would expand and that they would add language to the definition of “junkyard.”

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS:

1. Mr. Bercegeay stated the Public Hearing for RV Parks would be held and considered April 15, 2026 at the Terrebonne Parish Council meeting.
 - a) Changes were discussed to include the approved subdivision setback change to 1000' instead of 500' from approved subdivisions and the exemption line being moved back to South Terrebonne Development Zone instead of the Morganza levee.

J. 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 6:26 p.m.”

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

Robbie Liner, Chairman
Zoning & Land Use Commission

Becky M. Beanel, 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**

Youth Community After-School Program
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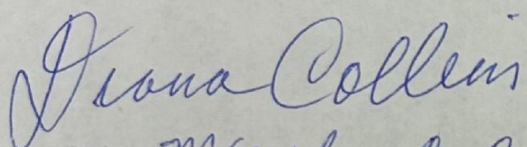
March 19, 2026

Youth Community After -School Program
Diana Collins, Director

To: TPCG Planning and Zoning

I am writing to formally request my withdrawal my application for 108 Smith Lane Houma, La 70360.

Diana Collins



Date: March 19, 2026