

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF MARCH 20, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 20, 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 Mr. Robbie Liner and the Pledge of Allegiance led by Mr. Barry Soudelier.
- 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. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: 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. *None*.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Gold: “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 20, 2025.”
- 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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Aaron Baudoin requesting to table Item G.1 until the next regular meeting of April 17, 2025 [See *ATTACHMENT A*].
- a) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission table the Planned Building Group application for the placement of (4) multi-family residential buildings and (1) clubhouse at 5041 Imperial Drive until the next regular meeting of April 17, 2025 as per the applicant’s request [See *ATTACHMENT A*].
- 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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **PUBLIC HEARINGS:**
1. The Chairman called to order the Public Hearing for an application by Judy Carter to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 196 Pitre Street.
- a) Ms. Judy Carter, 182 Acklen Street, discussed her request to rezone the property in order to place a mobile home for her niece.
- b) The Chairman recognized Lloyd Billiot, 199 Pitre Street, who stated he objected to the rezone request and expressed concerns of lowered property values in the neighborhood.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request from R-1 to R-2.
- e) Discussion was held regarding other mobile homes in the area and smaller sized mobile homes that could be placed on the small lot.

f) Mr. Thibodeaux moved, seconded by Mr. Gold: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 196 Pitre Street and forward to the Terrebonne Parish Council for final consideration.”

g) Discussion was held regarding buffers and the applicant having to get a Special Exception from the Board of Adjustment to place the mobile home on the property as well as meet the property setbacks. Clarification was given that the abutting property was zoned R-2 and why Ms. Carter was able to apply to rezone the property.

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

G. NEW BUSINESS:

1. Planned Building Group:

TABLED until next regular meeting of April 17, 2025 Placement of (4) multi-family residential and (1) clubhouse, 5041 Imperial Drive; Coleman Partners Architects, applicant [See *ATTACHMENT A*]

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners’ Comments: None.

2. Chairman’s Comments: None.

J. PUBLIC COMMENTS:

1. The Chairman recognized Lloyd Billiot, 199 Pitre Street, who asked if he could place a mobile home on his property. He was informed of the stipulations of rezoning property and he was not abutting a zone that would allow for a mobile home nor did he meet the minimum lot size requirements to request a rezone.

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 6:22 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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: 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 20, 2025.

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

From: Aaron Baudoin <abaudoin@cparch.com>

Sent: Thursday, March 20, 2025 1:44 PM

To: Christopher Pulaski <cpulaski@tpcg.org>; Becky Becnel <bbecnel@tpcg.org>

Cc: Joe Saffiotti <JSAFFIOTTI@cparch.com>; Victor Smeltz <vsmeltz@cox.net>; Vanessa Levine - Volunteers of America SELA <VLevine@voasela.org>; Jeanette Delery Capocaccia - Volunteers of America SELA <JDCapocaccia@voasela.org>; Elizabeth Hughes - Volunteers of America SELA <EHughes@voasela.org>; Jason Strealy - Volunteers of America SELA <JStrealy@voasela.org>

Subject: Imperial Terrace Multifamily Development Planned Building Group Approval Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Chris,

Good afternoon, as you know our project for the new Imperial Terrace Multifamily Development is currently on the agenda for tonight's Planning Commission meeting to review our application for Planned Building Group Approval. Following your discussion on the phone with Joe Saffiotti earlier today we are formally requesting this discussion be pushed back to the April 17th meeting to make sure we have addressed all the concerns of the public.

Please let us know if this is acceptable, and if you need anything else from us to ensure we are on the agenda for next month.

Thanks,

AARON BAUDOIN

Architect, AIA / NCARB

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Practicing in Mississippi as Robert M. Coleman, Architect

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