

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

- A. The Chairman, Mr. Robbie Liner, called the meeting of November 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 him and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier, Secretary/Treasurer. Absent at the time of Roll Call were: Mrs. Angele Poiencot, Mr. Travion Smith, and Mr. Wayne Thibodeaux. 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.
- 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 October 16, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Parking Plan:**  
The Chairman called to order the Parking Plan application by Gulf Coast Contracting Services requesting to construct seventy-eight (78) parking spaces for a restaurant at 5671 Highway 311.
- a) Mr. Allen Porche, applicant, discussed the parking plan application.
- b) Mr. Pulaski read the Staff Report and stated Staff recommended approval of the Parking Plan.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan application for the construction of 78 parking spaces for a restaurant at 5671 Highway 311 by Gulf Coast Contracting Services.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. **Preliminary Hearing:**  
Mr. Gold moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for an application by Terrebonne Ministerial Alliances, LLC to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 1128 & 1130½ Daspit Street for Thursday, December 18, 2025 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Gold. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **STAFF REPORT:**
1. The Chairman called to order the discussion and possible action regarding the placement of modular structures in residential zoning districts.
- a) Mr. Pulaski discussed the history of modular homes and that only twelve (12) permits have been applied for since 2012 and the difference of approvals for

modular homes versus mobile homes. He stated they wanted to add modular homes to the zoning code as needing a special exception from the Board of Adjustments to add an extra step in the process. This would ensure certain criteria is met and neighbors would be notified.

- b) Discussion was held regarding the distinct difference in aesthetics of a modular home versus standard homes in neighborhoods and that the Board of Adjustment could condition the approval, so it meets certain criteria.
- c) Discussion ensued regarding holding a public hearing at the next meeting and then it would be forwarded to the Parish Council.
- d) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for the discussion and possible action regarding the placement of modular structures in residential zoning districts for Thursday, December 18, 2025 at 6:00 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, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

- J. Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:23 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, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. 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 NOVEMBER 20, 2025.

CHRISTOPHER PULASKI, PLA, DIRECTOR  
PLANNING & ZONING DEPARTMENT