

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### ZONING & LAND USE COMMISSION

#### MEETING OF SEPTEMBER 19, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of September 19, 2019 of the HTRPC, convening as the Zoning and 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. Joey Cehan.
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Angi Falgout, Secretary/Treasurer; Mr. Keith Kurtz; and Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Jacob Dagate, Legal Advisor (Mr. Freeman was out of town).
- 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.
- The Chairman recognized Councilman Darrin Guidry in the audience.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Faulk moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of August 15, 2019.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mrs. Falgout, Mr. Kurtz, and Mr. Livas. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called the Public Hearing to order to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, Southern Portion of Lot 17, Block D, Mechanicville Subdivision, 135B King Street; Rodney Johnson, applicant.
- a) Mr. Rembert discussed the rezoning request and stated the applicant wished to place a mobile home on the property.
- b) No one was present from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mrs. Falgout, Mr. Kurtz, and Mr. Livas. **THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
- d) The Chairman suggested speaking to Councilman John Navy about possibly rezoning the entire neighborhood since there are already existing mobile homes and many requests to rezone in this area. Mr. Pulaski stated it was discussed previously and Councilman Navy wanted to handle the requests on a case by case basis.
- e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the rezoning request.
- f) Mr. Thibodeaux moved, seconded by Mr. Cehan: “THAT the Houma-Terrebonne Regional Planning Commission, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, Southern Portion of Lot 17, Block D, Mechanicville Subdivision, 135B King Street and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mrs. Falgout, Mr. Kurtz, and Mr. Livas. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

G. NEW BUSINESS:

1. The Chairman called to order the home occupation application by Christine Evans, Tina's Massage Therapy & Body Works, to allow for a massage therapy business at 301 Midland Drive.
  - a) Christine Evans, 127 Leighton Loop, stated she wished to open a massage therapy business at 301 Midland Drive. She said she would have one room for one client at a time approximately four times a week.
  - b) The Chairman recognized Councilman Darrin Guidry, District 6, who stated he spoke to some neighbors who were not opposed to the home occupation but needed more information. He requested the matter be tabled until the next regular meeting.
  - c) Ms. Evans indicated she spoke to her neighbors and they all seemed fine with her request.
  - d) Mr. Thibodeaux moved, seconded by Mr. Faulk: "THAT the HTRPC, convening as the Zoning & Land Use Commission, table the home occupation application until the next regular meeting of October 17, 2019 as per Councilman Darrin Guidry's request."
  - e) Mr. Pulaski stated he would hold off on the Staff Report until the next meeting.

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

K. Mr. Thibodeaux moved, seconded by Mr. Kelley: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:11 p.m."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux: THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Dr. L.A. "Budd" Cloutier, Jr., 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 SEPTEMBER 19, 2019.**

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