

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF MAY 20, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of May 20, 2021 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present was Mr. Christopher Pulaski, Director, 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. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Dr. Cloutier: “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 April 15, 2021.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, 110 Banks Avenue, Lot 47, Block B, Mechanicville Subdivision; Geraldine L. Miller & Gezelda Williams, applicants.
- a) Mr. Pulaski, representing Ms. Miller and Ms. Williams, discussed the rezoning request and the intention to place a mobile home on the property located at 110 Banks Avenue.
- b) There was no one from the public to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Burgard: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** None. **THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
- d) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, 110 Banks Avenue, Lot 47, Block B, Mechanicville Subdivision, and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **NEW BUSINESS:**
1. **Parking Plan Approval:**
- a) The Chairman called to order the next item under New Business for an application by Onshore Construction Company, LLC, requesting parking plan approval for the construction of an additional 77 parking spaces for Synergy Bank, 210 Synergy Center Boulevard (Lot 1, Block 1, Synergy Center Subdivision).

- (1) The Chairman recognized Mr. Michael Rahm, 127 Lincoln Lane, Thibodaux, who stated they were actually adding 64 parking spaces in lieu of the 77. Mr. Pulaski stated 65 additional parking spaces were required in which Mr. Rahm stated he would be able to provide 65.
- (2) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Parking Plan.
- (3) Discussion was held regarding handicapped parking included in the required number of spaces and the State Fire Marshall's task of approving those spaces as well.
- (4) Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan for the construction of an additional 65 parking spaces for Synergy Bank, 210 Synergy Center Boulevard (Lot 1, Block 1, Synergy Center Subdivision)."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Preliminary Hearing:

Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Terrebonne Parish Consolidated Government to rezone from OL (Open Land) to C-3 (Neighborhood Commercial) 807, 815, 831, 901, 907 East Street; 108 & 109 Brees Drive; and 108 & 109 Fleur De Lis Drive; for Thursday, June 17, 2021 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

K. Mr. Rogers moved, seconded by Mr. Liner: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:13 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Kyle Faulk, 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 MAY 20, 2021.

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