

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Barry Soudelier.....	Secretary/Treasurer
Terry Gold.....	Member
Clarence McGuire.....	Member
Angele Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

FEBRUARY 22, 2024, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana**

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of January 18, 2024

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 8 & 1-8, Block 1, Catherine Subdivision, 8938 Norman Street; Daniel Turner, applicant (*Council District 1 / City of Houma Fire*)

G. NEW BUSINESS:

1. Planning Approval
Establish a church in a C-2 (General Commercial) zoning district; 6122 West Park Avenue; ICP Remanente Escogido, applicant (*Council District 3 / Bayou Cane Fire*)

H. STAFF REPORT

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 18, 2024

E. APPROVE REMITTANCE OF PAYMENT FOR THE FEBRUARY 22, 2024 INVOICES AND THE TREASURER'S REPORT OF JANUARY 2024

1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2023 Audit

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Survey of 30.75 acre tract belonging to Eric A. Newman, et al formerly being a portion of property belonging to Ellender Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 396 LA Highway 24, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Eric Newman & Monique Savoy
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the fire hydrant distance requirements
- d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tracts "A" & "B," A Redivision of Property belonging to Ernie J. Crochet, et al
Approval Requested: Process D, Minor Subdivision
Location: 944 Crochetville Road, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Ernie J. Crochet
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Revised Lot 3-A & Lot 3-C, A Redivision of Lot 3-A belonging to Ennis Paul Luke, Sr., et al
Approval Requested: Process D, Minor Subdivision
Location: 7984 Shrimpers Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Ennis P. Luke, Sr.
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
3. a) Subdivision: Revised Parcel H and Lots 3 through 10 of Norby Estates Subdivision belonging to O'Neil and Donna Malbrough
Approval Requested: Process A, Re-Subdivision
Location: 4918, 4922, 4924, 4928, 4930, 4934, 4938, 4940 Highway 56, Chauvin, LA 70344, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: O'Neil & Donna Malbrough
Surveyor: GIS Engineering, LLC
- b) Public Hearing
- c) Consider Approval of Said Application
4. a) Subdivision: Division of Property belonging to William J. Washam to create Tract WW-1 and WW-2
Approval Requested: Process D, Minor Subdivision
Location: 7060 & 7064 Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: William J. Washam
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
5. a) Subdivision: A Division of Property belonging to Hebert Farm & Land Demolition, L.L.C. to create 17 Lot Extensions
Approval Requested: Process D, Minor Subdivision
Location: 7818 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Hebert Farm & Land Demolition, L.L.C.
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

I. STAFF REPORT

1. Reminder that Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training must be done annually

J. ADMINISTRATIVE APPROVAL(S):

1. Survey of Revised Lot 10, Block 5, Addendum No. 6 of Crescent Plantation Estates belonging to Myrtle N. Brewer; Sections 71 & 74, T17S-R16E, Terrebonne Parish, LA (*434 Myrtle Grove Drive / Councilman Clyde Hammer, District 6*)
2. Redivision of Property Lines of Tracts A, B, &C of Property Owned by Joseph O. Christiana, Jr. to create Raw Land Tract A-B-C-1; Sections 2, 3, 4, 44, & 45, T18S-R17E, Terrebonne Parish, LA (*4570A Shrimpers Row / Councilman Danny Babin, District 7*)
3. Revised Lots 5 & 6, A Redivision of Lots 5 & 6 belonging to Claude K. Pirtle, et ux; Section 9, T17S-R18E, Terrebonne Parish, LA (*4272 & 4274 Country Drive, 102 Swamp Drive / Councilman Steve Trosclair, District 9*)
4. Revised Lot 1, Block 2 and Revised Tract 1-B, A Redivision of Lot 1 and Revised Tract 1-B of Coastal Oaks Subdivision belonging to Coastal Commercial Properties, LLC; Sections 64, 65, & 104, T17S-R17E, Terrebonne Parish, LA (*3537 & 3541 Bayou Black Drive / Councilman Danny Babin, District 7*)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF JANUARY 18, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of January 18, 2024 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. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Barry Soudelier.
- B. Upon Roll Call, present were: Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *There were only six (6) active members due to Mr. Kyle Faulk's position not being filled as well as no Parish President appointments selected.*
- 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 Mr. Thibodeaux: "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 December 21, 2023."

The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
The Chairman recognized Councilwoman Kim Chauvin, District 8, in the audience.
- F. **NEW BUSINESS:**
1. **Preliminary Hearing:**
 - a) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for the request to Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 8 & 1-8, Block 1, Catherine Subdivision, 8938 Norman Street; Daniel Turner, applicant for Thursday, February 22, 2024 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **STAFF REPORT:** None.
- 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. Smith: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:03 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** None. **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 JANUARY 18, 2024.**

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

ZLU24/1
Dist. 1
COH Fire

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 12-10-23

Daniel Turner Audrey Turner
Applicant's Name

8918 gorman st Houma La 70363
Address City State Zip

cell 985 804 5858 (985) 876 5855
Telephone Number (Home) (Work)

owner
Interest in Ownership (Owner, etc.)

8938 gorman st
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R1 To: R3

Previous Zoning History: ✓ No _____ Yes

If Yes, Date of Last Application: _____

there are 12 mobile home spaces on gorman st and requesting a change from R1 to R3 because I would like to place a mobile home unit

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. REASONS FOR THIS AMENDMENT:

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

ERROR. There is a manifest error in the ordinance.

CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

SUBDIVISION OF LAND. The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. LIMITATIONS ON PROPOSED AMENDMENTS:

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. LEGAL PLAT OF PROPERTY TO BE REZONED: This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. REASON FOR AMENDMENT: Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. DEVELOPMENT SCHEDULE: On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. MARKET INFORMATION: Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

December 21, 2023

We owned the property located at 8938 Norman Street, Houma, Louisiana 70363. A house was located on this property however, Hurricane Ida destroyed it. Several citizens have asked me to rent a trailer space at 8938 Norman Street and I told them that I had to get the property rezoned from R1 to R3 so that I could place a mobile home on it. There are 12 mobile home spaces on Norman Street, there is a need for mobile home spaces. The property at 8938 Norman Street is 60x140. It is lots 8 and block 1 Catherine Subdivision, CB19001743, Turner Properties, LLC

Daniel Turner, owner

Andrey W Turner, owner

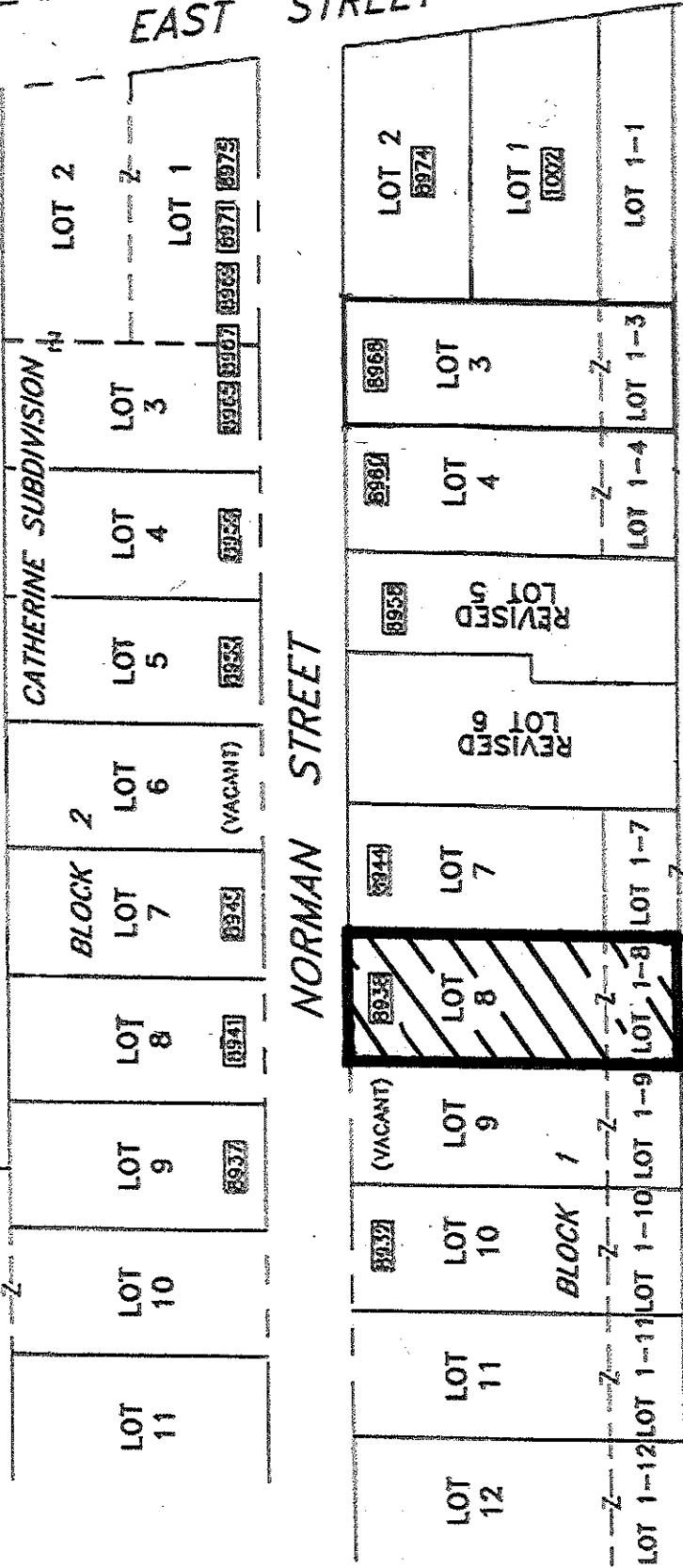
ENTERGY LOUISIANA, INC.
290 GRAND STREET

DANIEL TURNER TRAILER COURT, L.L.C.

LARRY D. SWAN

BARROW SUBDIVISION
BLOCK 2
LOT 8
LOT 7
LOT 6
ROBERT A. DISHMAN
MARTIN PROPERTIES OF LOUISIANA, L.L.C.
LOT 9
LOT 10

EAST STREET



WAL-MART REAL ESTATE BUSINESS TRUST
933 GRAND CAILLOU ROAD

LOT 4

Catherine Subdivision

8938 Norman Street
Lot 8 & 1-8, Block 1, Catherine Subd.

Daniel Turner
Rezone from R-1 to R-3

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Zoning & Land Use Commission**

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**Zoning & Land Use Commission
Application**

ZLU24/2
Dist. 3
Bayou Cane
Fire

Name: ICP Remanente Escogido

Address: 6122 West Park Ave. Houma LA 70364

Phone: (225) 407-6718

Application For: Planning Approval \$10.00/application Home Occupation \$10.00/application
 Parking Plan \$50.00/plan Special Plan \$10.00/application

The premises affected are situated at 6122 W. Park Ave. in a C-2 Zoning District. The legal description of the property involved in this application is: _____

Has any previous application been filed in connection with these premises? Yes No

Applicant's interest in the premises affected: lease

Approximate cost of work involved: \$800

Explanation of property use: Church, 15 seats

Plot Plan attached: Yes No Drainage Plan attached: Yes No

Ground Floor Plan and Elevations attached: Yes No

Address of adjacent property owners:

- Bulka Realty, LLC
3145 Mathilde Marie Dr.
Gray LA 70359
- J&D Properties, Inc.
6096 West Park Ave.
Houma, LA 70364

3. _____

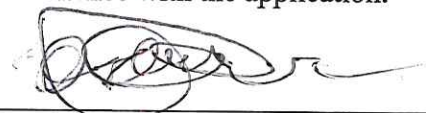


Signature of Applicant or Agent

(225) 407-6718

Phone Number

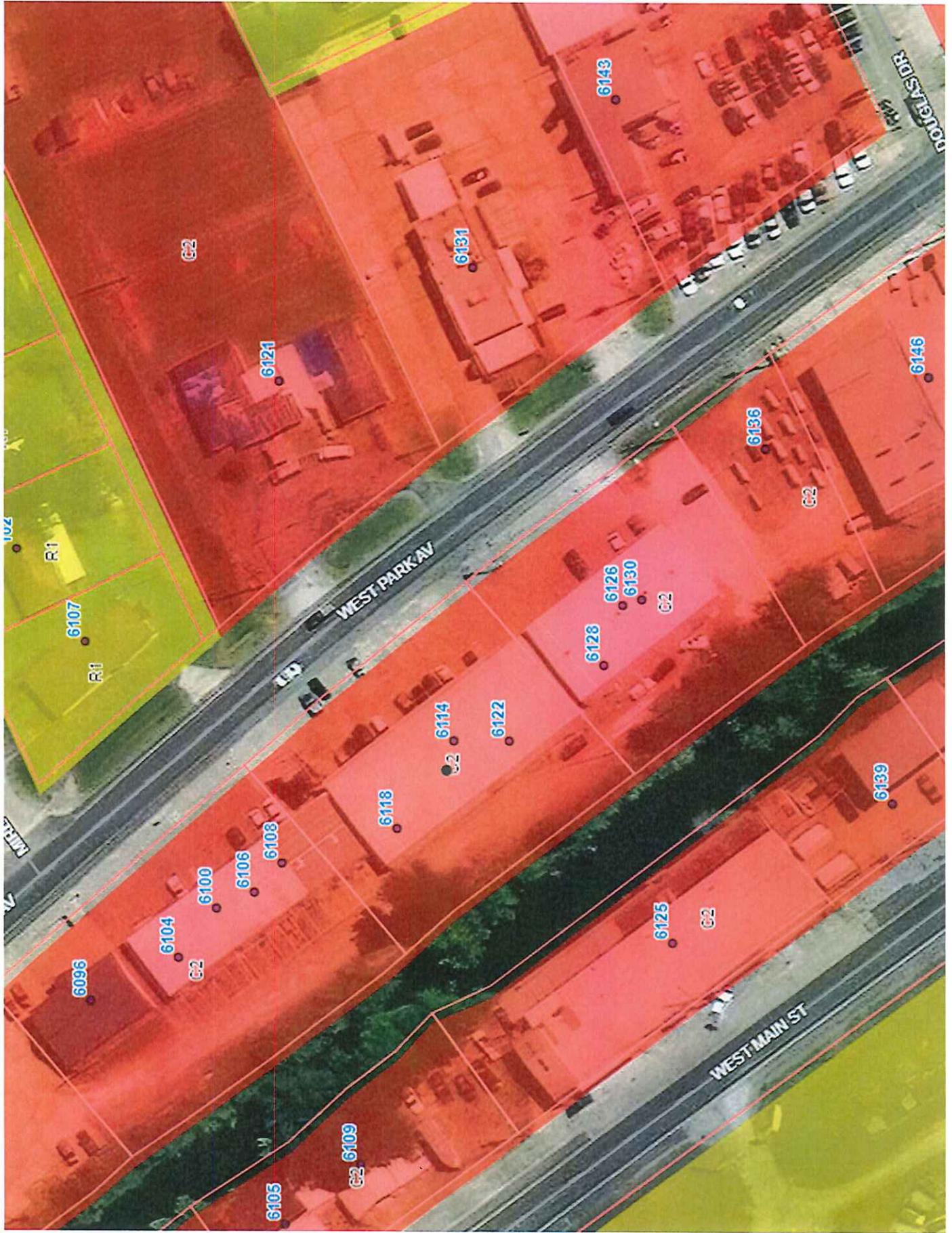
The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.



Signature of Applicant or Agent

08/01/2024

Date





SU



Pop N' FIAT

IN-SWEETS
KERY
720-5451

WE DO
TATS