

MINUTES
BOARD OF ADJUSTMENT
MEETING OF September 16, 2024

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of September 16, 2024, of the Board of Adjustment to order at 5:02 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary. and Mr. David Tauzin. Absent at the time of Roll Call were: Mr. Pete Konos, and Ms. Katie Sims. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Brighton "BJ" Schmill, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Newton: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of August 19, 2024."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Newton and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot and a front yard setback variance from the required 20' to 8' and a rear yard setback variance from the required 25' to 3' located at 131 Square Wolfe Lane.
 - 1) The Chairman recognized Lois Banks of 131 Square Wolfe Lane, Houma, who stated that the request for special exception and front yard setback variance from the required 20' to 8' and rear year setback variance from the required 25' to 3' is to allow for the placement of a mobile home on an R-2 zoned lot located at 131 Square Wolfe Lane.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Tauzin: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a mobile home on R-2 zone lot located at 131 Square Wolfe Lane. He stated that Staff recommends approval for the special exception on the condition that the mobile home is a model year 2014 or newer and Staff recommends approval of the front yard setback variance from the required 20' to 8' and rear year setback variance from the required 25' to 3'.
 - 5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the request for a special exception to allow for the placement of a mobile home on R-2 zoned lot located at 131 Square Wolfe Lane on the condition that the mobile home be a model year of 2014 or newer, and approves the front yard setback variance from the required 20' to 8' and the rear yard setback from the required 25' to 3'."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot located at 125 Jennings Lane.

1) The Chairman recognized Mrs. Marilyn Robinson of 125 Jennings Lane, Houma, who stated that the special exception is to allow for the placement of a mobile home on a R-2 zoned lot located at 125 Jennings Lane.

2) There was no one from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a mobile home on an R-2 zoned lot located at 125 Jennings Lane. He stated that Staff recommends approval of the request on the condition that the mobile home is a model year 2014 or newer.

5) Mr. Harris moved, seconded by Mr. Tauzin: "THAT the Board of Adjustment approve the request for a special exception to allow for the placement of a mobile home on R-2 zoned lots located at 125 Jennings Lane on the condition that the mobile home be a model year of 2014 or newer."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

C. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot and a front yard setback variance from the required 20' to 14' located at 142 Jennings Lane.

1) The Chairman recognized Ms. Jada Davis of 142 Jennings Lane, Houma, who stated that the special exception and front yard setback variance from the required 20' to 14' is to allow for the placement of a mobile home on a R-2 zoned lot located at 142 Jennings Lane.

2) There was no one from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a mobile home on an R-2 zoned lot located at 142 Jennings Lane. He stated that Staff recommends approval of the special exception request on the condition that the mobile home is a model year 2014 or newer and Staff approves the front yard setback variance from the required 20' to 14'.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the request for a special exception to allow for the placement of a mobile home on R-2 zoned lots located at 142 Jennings Lane on the condition that the mobile home be a model year of 2014 or newer and approves the front yard setback variance from the required 20' to 14'."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. Structure Variance: Parking variance from the required 134 spaces to 97 spaces to allow for the construction of a medical clinic on a C-2 zoned lot located at 1016 West Tunnel Blvd.

1) The Chairman recognized Mr. Craig Hebert of 105 Lynwood Drive, Houma, who stated that the parking variance from 134 spaces to 97 spaces is to allow for the construction of a medical clinic on a C-2 zoned lot located at 1016 West Tunnel Blvd.

2) There was no one from the public present to speak on the matter.

3) Mr. Newton moved, seconded by Mr. Harris: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a parking variance from the required 134 spaces to 97 spaces to allow for the construction of a medical clinic on a C-2 zoned lot located at 1016 West Tunnel Blvd. He stated that Staff approval of the parking variance request.

5) Mr. Tauzin moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the request for a parking variance from the required 134 spaces to 97 spaces for the construction of a medical clinic on a C-2 zoned lot located at 1016 West Tunnel Blvd."

The Chairman called for a vote on the motion offered by Mr. Tauzin. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, October 21, 2024.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT:

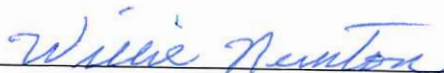
a) The Chairman recognized Mr. Larry Williams who wanted to address the Board and advise them that he was looking for work in Terrebonne Paish.

b) Mr. Pulaski advised Mr. Williams on the required steps of becoming an authorized vendor with Terrebonne Parish Consolidated Government and who to contact to bid on Parish projects.

c) Mr. Craig Hebert also provided Mr. Williams with a few suggestions on how to obtain work in the community.

9. Mr. Tauzin moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:31 p.m."

The Chairman called for a vote on the motion offered by Mr. Tauzin. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Tauzin and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Mr. Willie Newton, Secretary
Houma Board of Adjustment