

Houma-Terrebonne Regional Planning Commission

Carey "Buddy" Hebert Chairman
Daniel Babin Vice-Chairman
Barbara Schober Secretary/Treasurer
L. Arnold "Budd" Cloutier Member
Brad Doyle Member
Durwin Jackson Member
Keith Kurtz Member
W. Alex Ostheimer Member
Marsha Williams Member

JANUARY 18, 2007, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission Meeting of December 21, 2006

D. COMMUNICATIONS:

1. Discussion and possible action regarding a request for consideration by Houma Board of Adjustments concerning Off-Street Parking Requirements for Mini-Storage Structures

E. COMMISSION COMMENTS:

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

F. OLD BUSINESS:

1. Planned Building Group Approval
 - a) Placement of ten (10) single-family residential units; Property being a portion of Lot 143 of Honduras Plantation Subdivision, Property of Larussa Enterprises, Inc., situated at 543 Grand Caillou Road; Houma, Louisiana; LaRussa Enterprises, Inc., Developer

G. NEW BUSINESS:

1. Planned Building Group Approval
 - a) "East Street Fourplex" development; construction of (4) separate multi-family units containing (4) residential units each (16 units total); to be located at 1004 East Street, K. Dawson Properties, LLC, Applicant

H. STAFF REPORTS:

1. Status report on zoning proposal for Bayou Cane and LA Hwy. 311

I. OTHER BUSINESS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

• AGENDA / PUBLIC HEARING NOTICE

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 21, 2007
2. Zoning & Land Use Commission Minutes for the Regular Meeting of December 21, 2007

D. APPROVE EMITTENCE OF PAYMENT FOR JANUARY 18, 2007 INVOICES; TREASURER'S REPORT OF DECEMBER 2006; and ACCEPT 2006 AMENDED BUDGET & EXPENDITURES

E. COMMUNICATIONS

F. COMMISSION COMMENTS:

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

G. OLD BUSINESS: *Tabled at the Regular Meeting of December 21, 2006*

1. a) Subdivision: Acadian Villa Subdivision, Addendum No. 2
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Section 80, T15S-R16E, Terrebonne Parish, LA, District 4
Developer: Raymond Sonnier
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
2. a) Subdivision: Proposed Patrick Duplantis et al Mobile Home Park
Approval Requested: Process B, Mobile Home Park
Location: Section 36, T18S-R18E, Terrebonne Parish, LA, District 8
Developer: Patrick Duplantis
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
3. a) Subdivision: Map Showing Parcel "C-1" being a portion of Parcel "C" belonging to PMJ Houma Land, L.L.C.
Approval Requested: Process A, Raw Land
Location: Section 2, T17S-R17E, Terrebonne Parish, LA, District 3
Developer: PMJ Houma Land, LLC, c/o Q. Dastugue
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Consider Approval of Said Application
4. a) Subdivision: Survey and Redivision of Lot 8-A of Shelly Park into Lot 8-A-1 and Lot 8-A-2
Approval Requested: Process D, Minor Subdivision
Location: Section 57, T16S-R17E, Terrebonne Parish, LA, District 4
Developer: Kevin Fanguy
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
5. a) Subdivision: Oak Pointe Development, (Addendum 1)
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Section 20, T19S-R20E, Terrebonne Parish, LA, District 9
Developer: Tim Fanguy
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
6. a) Subdivision: Cypress Point Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Section 9, T16S-R17E, Terrebonne Parish, LA, District 4
Developer: Trio Development Group, LLC, c/o Mr. James Hyatt
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application
7. a) Subdivision: Cypress Point Subdivision
Approval Requested: Process C, Major Subdivision-Engineering
Location: Section 9, T16S-R17E, Terrebonne Parish, LA, District 4
Developer: Trio Development Group, LLC, c/o Mr. James Hyatt
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) *Public Hearing*
Subdivision: Division of 38 acres± along LA Hwy. 311 within the Rebecca Plantation
Approval Requested: Process D, Minor Subdivision
Location: Section 10, T16S-R16E, Terrebonne Parish, LA, District 2
Developer: BP America, Inc.
Surveyor: T. Baker Smith, Inc.

b) Consider Approval of Said Application

2. a) *Public Hearing*
 Subdivision: Survey of Tracts "A" & "B", A Redivision of Property in the Possession of Robert H. Marmande, Sr., et ux
 Approval Requested: Process D, Minor Subdivision
 Location: Section 23, T18S-R17E, Terrebonne Parish, LA, District 7
 Developer: Robert H. Marmande, Sr.
 Surveyor: Keneth L. Rembert Land Surveyors
 b) Consider Approval of Said Application
3. a) *Public Hearing*
 Subdivision: Tract "A" and Tract "B", Redivision of Property in the Possession of Arlen A. Charpentier, Jr.
 Approval Requested: Process D, Minor Subdivision
 Location: Section 3, T18S-R19E and Sections 4 & 15, T18S-R18E, Terrebonne Parish, LA, District 9
 Developer: Arlen J. Charpentier
 Surveyor: Keneth L. Rembert Land Surveyors
 b) Consider Approval of Said Application
4. a) *Public Hearing*
 Subdivision: Old Bayou Dularge Estates, A Subdivision of Property of Edward E. Wright
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: Section 104, T17S-R17E, Terrebonne Parish, LA, District 6
 Developer: Edward E. Wright
 Surveyor: Keneth L. Rembert Land Surveyors
 b) Consider Approval of Said Application

I. STAFF REPORT:

1. Discussion and possible action regarding incorporating "roundabouts" into the Master Thoroughfare Plan

J. ADMINISTRATIVE APPROVALS:

1. Map showing the Redivision of Tract "C" & Lot 1 of Property of the Oscar Lirette Heirs, Sections 32 & 33, T17S-R17E, Terrebonne Parish, LA
2. Map showing Survey of Lot Extension "LE-2A" of Phase 3 to Jolie Oaks Subdivision, Section 79, T15S-R16E, Terrebonne Parish, LA
3. Survey of Revised Lot 1 of Block 7, West End Subdivision and Tracts 1 & 2, Property in the Possession of Kenneth L. Porche, et al, Sections 6 & 101, T17S-R17E, Terrebonne Parish, LA
4. Plat showing Revised Tracts 18-A, 18-B & 19-A of Block 1, A Redivision of Tracts 18-A, 18-B & 19-A of Block 1, Fontenot Estates Subdivision, Sections 16, 17, 18, 19, 20, 29 & 30, T17S-R15E, Terrebonne Parish, LA
5. Plat showing Revised Lot "G" and Revised Lot "H" of Lot 198 of Crescent Plantation Subdivision, Section 101, T17S-R17E, Terrebonne Parish, LA
6. Division of 38 Acres± along LA Hwy. 311 within the Rebecca Plantation, Section 10, T16S-R16E, Terrebonne Parish, LA
7. Survey of Revised Lot 3 of Block 19 & Revised Lot 3 of Block 7, A Redivision of Lot 3 of Block 19, Addendum No. 3 & Lot 3 of Block 7, Addendum No. 1 to Revised Holiday Park Subdivision, Sections 5 & 95, T17S-R17E, Terrebonne Parish, LA

K. NEW BUSINESS:

1. Mr. Robert Prejeant, Presentation on Waterworks' policies and procedures with regard to planning and development

L. CONDITIONAL APPROVALS / BONDS:

1. Consider action on following conditional approvals/bonds:
 - a) Holly-Corp Commercial Park, Addendum No. 1; Conditional Final Approval granted on September 30, 2004; \$55,000.00 bond posted; Matherne Realty Partnership, Developer; Milford & Associates, Inc., Engineer
 - b) Patriot Point, Addendum No. 1, Phase A; Conditional Final Approval granted on January 20, 2005; \$4,620.00 bond posted; Jim Walter Homes, Developer; T. Baker Smith, Inc., Engineer
 - c) Chateau Audubon, Addendum No. 1; Conditional Final Approval granted on February 17, 2005; \$7,500.00 bond posted; Premium Investments, LLC (%Ross Laris), Developer; David A. Waitz Engineering and Surveying, Inc., Engineer
 - d) Patriot Point, Addendum No. 1, Phase B; Conditional Final Approval granted on July 21, 2005; \$6,750.00 bond posted; Jim Walter Homes, Developer; T. Baker Smith, Inc., Engineer

- e) Woodlawn Ranch Acres, Addendum No. 3; Conditional Final Approval granted on August 17, 2006; \$6,375.00 bond posted; Walter Land Company, Developer; Milford & Associates, Inc., Engineer
- f) Callahan Estates, Phases A & B; Conditional Final Approval granted on October 19, 2006; \$5,000 Letter of Credit posted; R.J. Shaw Construction Co., Inc., Developer; Milford & Associates, Inc., Engineer

M. PUBLIC COMMENTS

N. ADJOURN