

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

Alex Ostheimer..... Chairman
Carey “Buddy” Hebert Vice-Chairman
Barbara Schober Secretary/Treasurer
Daniel Babin..... Member
Brad Doyle Member
Durwin Jackson Member
Keith Kurtz Member
John Navy..... Member
Marsha Williams Member

JUNE 15, 2006, 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 May 18, 2006

D. COMMUNICATIONS

E. OLD BUSINESS: *Tabled at the Regular Meeting of May 18, 2006*

1. Truck Stop Application; Terrebonne Truck Stop & Casino; Tract 1 being a Redivision of Property of DJW Property Management, L.L.C., Sections 5 & 6, T16S-R16E and T16S-R17E (4067 W. Park Avenue), Gray, Louisiana; Redman of Louisiana, Inc., Applicant

F. STAFF REPORTS

G. OTHER BUSINESS

H. 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 May 18, 2006
2. Zoning & Land Use Commission Minutes for the Regular Meeting of May 18, 2006

D. APPROVE EMITTENCE OF PAYMENT FOR JUNE 15, 2006 INVOICES & TREASURER’S REPORT OF MAY 2006

E. COMMUNICATIONS

F. COMMISSION COMMENTS:

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

G. OLD BUSINESS: *Tabled at the Regular Meeting of May 18, 2006*

1. a) Subdivision: Mandalay Cove Subdivision
Approval Requested: Major Subdivision, Process C – Conceptual & Preliminary
Location: Sections 9 & 10, T17S-R16E, District 7
Developer: Ciera Development
Surveyor: David A. Waitz Engineering and Surveying, Inc.
b) Variance Requests: 1) Variance from Section 8.02 SDDM – to run La. DOTD HYDR Program
2) Variance from Section 10.5 “n” value – to run “n”=0.12 instead of 0.13
3) Variance for rear lot drainage – 50% of all lots
c) Consider Approval of Said Application

2. a) Subdivision: Survey of Parcels A-1 and A-2, A Redivision of Parcel A, Former Property of Oliver J. Boyer
 Approval Requested: Minor Subdivision, Process D
 Location: Section 11, T18S-R17E, District 7
 Developer: Steven W. Guthrie
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Consider Approval of Said Application
3. a) Subdivision: Tracts A-1 thru A-5 & Tracts B-1 thru B-5, Redivision of a portion of Property belonging to LL-PAC Properties, L.L.C.
 Approval Requested: Raw Land Division, Process A
 Location: Sections 56 & 57, T16S-R17E, District 4
 Developer: LL-PAC Properties, L.L.C.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) *Public Hearing*
 Subdivision: Survey of Tract A-B-C-D-E-F-G-A of a portion of Property belonging to John Theriot, et ux to be acquired by Casey Lebens
 Approval Requested: Process D, Minor Subdivision
 Location: Section 11, T16S-R16E, Terrebonne Parish, LA, District 2
 Developer: Gustave Theriot
 Surveyor: GSE Associates, Inc.
 - b) Consider Approval of Said Application
2. a) *Public Hearing*
 Subdivision: Survey of Lot C-1 & Lot C-2, Redivision of Property belonging to Westgate Medical Properties, L.L.C.
 Approval Requested: Process D, Minor Subdivision
 Location: Section 102, T17S-R17E, Terrebonne Parish, LA, District 6
 Developer: Linda H. Sweeney, Westgate Medical Properties, L.L.C.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Variance Request: Variance from maximum distance from fire hydrant requested; Tract C-1 is 299.31' from existing fire hydrant.
 - c) Consider Approval of Said Application
3. a) *Public Hearing*
 Subdivision: Tracts 1, 2, & 3 Being a Redivision of Property belonging to Cecile Daigle Landry
 Approval Requested: Process D, Minor Subdivision
 Location: Section 85, T16S-R17E, Terrebonne Parish, LA, District 4
 Developer: Cecile Daigle Landry
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Consider Approval of Said Application
4. a) *Public Hearing*
 Subdivision: Survey of Revised Lots 4, 5, & 6 of Block 1 to Theriot Subdivision
 Approval Requested: Process D, Minor Subdivision
 Location: Sections 71 & 72, T17S-R16E, Terrebonne Parish, LA, District 6
 Developer: Burt Theriot
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Consider Approval of Said Application
5. a) *Public Hearing*
 Subdivision: Survey of Tracts "A" & "B", Property of Walter Land Company
 Approval Requested: Process D, Minor Subdivision
 Location: Section 12, T17S-R17E, Terebonne Parish, LA, District 7
 Developer: Logan H. Babin, Jr., Walter Land Company
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Consider Approval of Said Application

6. a) *Public Hearing*
Subdivision: Map Showing Todd J. Fanguy Mobile Home Park Addition
Approval Requested: Process B, Mobile Home Park
Location: Section 41, T18S-R18E, Terrebonne Parish, LA, District 8
Developer: Todd Fanguy
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Consider Approval of Said Application
7. a) *Public Hearing*
Subdivision: Oak Pointe Development, Phase B
Approval Requested: Process D, Minor Subdivision
Location: Section 20, T19S-R20E, Terrebonne Parish, LA, District 9
Developer: Timmy Fanguy
Surveyor: Milford & Associates, Inc.
 - b) Variance Request: Variance from drainage
 - c) Consider Approval of Said Application
8. a) *Public Hearing*
Subdivision: Sugarland Subdivision Addendum No. 4
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Sections 132 & 133, T15S-R16E, Terrebonne Parish, LA, District 6
Developer: Mr. Gil Hebert, Development Ventures, L.L.C.
Surveyor: Milford & Associates, Inc.
 - b) Variance Request: Variance to use rear lot open ditch drainage
 - c) Consider Approval of Said Application
9. a) *Public Hearing*
Subdivision: Mulberry Estates, Phase "M"
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Section 104, T17S-R17E, Terrebonne Parish, LA, District 7
Developer: Robert L. Hale, III, Inc.
Surveyor: Milford & Associates, Inc.
 - b) Variance Request: Variance to use rear lot drainage
 - c) Consider Approval of Said Application
10. a) *Public Hearing*
Subdivision: Map Showing the Redivision of Lot 4, Block 3 of Van Place Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Section 105, T17S-R17E, Terrebonne Parish, LA, District 8
Developer: Earl Bollinger
Surveyor: Charles L. McDonald Land Surveyors, Inc.
 - b) Variance Request: Variance from meeting the 50' x 50' box requirement
 - c) Consider Approval of Said Application
11. a) *Public Hearing*
Subdivision: Map Showing the Redivision of Property belonging to Saadi-Simmons
Approval Requested: Process D, Minor Subdivision
Location: Section 105, T17S-R17E, Terrebonne Parish, LA, District 8
Developer: Jim Saadi
Surveyor: Charles L. McDonald Land Surveyors, Inc.
 - b) Consider Approval of Said Application
12. a) *Public Hearing*
Subdivision: Patriot Point Addendum No. 2, Phases A, B, C
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary / Engineering
Location: Section 20, T17S-R18E, Terrebonne Parish, LA, District 7
Developer: Charles Cauthen, Jim Walter Homes
Surveyor: T. Baker Smith, Inc.

- b) Variance Requests:
 - 1) Variance from Section 8.02 of the SDDM – to run LA DOTD HYDR6020 Program
 - 2) Variance from Section 10.5 “n” value – to use n=0.12 instead of 0.13
 - 3) Variance from Section 24-7(a)(6)(b) Subdivision Regulations to drain 85% of Lots 1-5, Block 6, and Lots 1-9, Block 7 to the rear into the TPCG drainage servitude and into Bayou Chauvin as shown in the plans
- c) Consider Approval of Said Application
- 13. a) Subdivision: Charlotte Village Subdivision Addendum No. 1
 Approval Requested: Process C, Major Subdivision-Final
 Location: Section 6, T16S-R17E, Terrebonne Parish, LA, District 4
 Developer: Mr. Mike Fesi, Midos Properties, L.L.C.
 Surveyor: Charles L. McDonald Land Surveyors, Inc.
 - b) Consider Approval of Said Application
- 14. a) Subdivision: Sugar Mill Olde Towne Addendum No. 1, Phase A
 Approval Requested: Process C, Major Subdivision-Final
 Location: Section 102, T17S-R17E, Terrebonne Parish, LA, District 6
 Developer: Mr. Lea Rutter, Rutter Land Co., Inc.
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application
- 15. a) Subdivision: West Manchester Subdivision, Addendum No. 1
 Approval Requested: Process C, Major Subdivision-Final
 Location: Section 74, T17S-R16E, Terrebonne Parish, LA, District 6
 Developer: Mr. Gil Hebert, West Terrebonne Properties, Inc.
 Surveyor: Milford & Associates, Inc.
 - b) Consider Approval of Said Application
- 16. a) Subdivision: Bayou Terrebonne Subdivision
 Approval Requested: Process C, Major Subdivision-Final
 Location: Section 40, T17S-R18E, Terrebonne Parish, LA, District 9
 Developer: Mr. Louis J. Mohana
 Surveyor: Milford & Associates, Inc.
 - b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

1. Survey of Revised Tract 8 & Revised Tract 20, Property belonging to Winona Mahler McElroy, et als, Section 90, T21E-R18E, Terrebonne Parish, LA
2. Plat Showing Revised Tract "A-1", Tract "D", Tracts 1, 2, 3, 4 and Revised Lot 47-1, Property belonging to Safe Harbor Investments, L.L.C., Section 102, T17S-R17E, Terrebonne Parish, LA
3. Survey of Revised Lots 2, 3, & 4 of John Theriot Partition, Section 35, T19S-R16E, Terrebonne Parish, LA
4. Survey of Revised Lots 4, 5, & 6 of Block 1 to Theriot Subdivision, Sections 71 & 72, T17S-R16E, Terrebonne Parish, LA
5. Survey of Revised Lots 8, 9, & 14 of Block 91 to the City of Houma, Property of Montegut-Wright Corporation, Section 7, T17S-R17E, Terrebonne Parish, LA
6. Plat Showing Revised Lot 15 of Montegut Mill Sites Subdivision and Revised Lot 1 of Sandersville Subdivision, Section 9, T18S-R19E, Terrebonne Parish, LA
7. Proposed Lot Line Shift of Lots 1, 2 & 5, Block 9, Barrios Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
8. Survey of Revised Tract A & Revised Tract B, Property belonging to Doyle J. Detiveaux, Section 5, T17S-R17E, Terrebonne Parish, LA
9. Map Showing the Redivision of Property belonging to Patty Luke Koch, Section 44, T16S-R17E, Terrebonne Parish, LA

K. NEW BUSINESS:

1. Discussion and possible action regarding Shady Forest Subdivision, Phase 2, Section 5, T16S-R17E, Terrebonne Parish, LA
2. *Public Hearing*; Discussion and possible action concerning Revision to the Master Thoroughfare Plan regarding Bayou Gardens Extension

L. PUBLIC COMMENTS

M. ADJOURN