

# *Houma-Terrebonne Regional Planning Commission*

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

**MARCH 15, 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 February 15, 2007

### **D. COMMUNICATIONS**

### **E. NEW BUSINESS:**

1. Announcement of Special Zoning & Land Use Commission Meeting to discuss the Terrebonne Urbanized Areas Zoning Ordinance and Zoning Ordinance Update for Bayou Cane and LA Hwy. 311 and calling a Preliminary Hearing on said matter for April 5, 2007 at 6:00 p.m.

### **F. STAFF REPORT**

### **G. OTHER BUSINESS**

### **H. COMMISSION COMMENTS:**

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

### **I. 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 February 15, 2007
2. Zoning & Land Use Commission Minutes for the Regular Meeting of February 15, 2007

### **D. APPROVE EMITTENCE OF PAYMENT FOR MARCH 15, 2007 INVOICES AND TREASURER'S REPORT OF FEBRUARY 2007**

### **E. COMMUNICATIONS**

### **F. OLD BUSINESS: *Tabled at the regular meeting of February 15, 2007***

#### **1. a) *Public Hearing***

Subdivision:

*The Division of Lot "E" into Lots "E1" & "E2" being part of Lot 198 of Crescent Plantation*

Approval Requested:

*Process D, Minor Subdivision*

Location:

*Section 101, T17S-R17E, Terrebonne Parish, LA, District 7*

Developer:

*Byron Talbot*

Surveyor:

*Leonard Chauvin P.E., P.L.S., Inc.*

#### **b) Consider Approval of Said Application**

2. a) Subdivision: Lisa Park Subdivision, Addendum No. 13  
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
 Location: Sections 4 & 94, T17S-R17E, Terrebonne Parish, LA, District 3  
 Developer: Buquet Realty Co., Inc.  
 Surveyor: GSE Associates, Inc.

b) Consider Approval of Said Application

**G. APPLICATIONS:**

1. a) *Public Hearing*  
 Subdivision: Survey of Tract 3-1 and a portion of Tract 3-2, A Redivision of Tract 3, Property belonging to Evelyn Trahan, et al  
 Approval Requested: Process D, Minor Subdivision  
 Location: Sections 50, 51, & 88, T16S-R17E, Terrebonne Parish, LA, District 4  
 Developer: Evelyn Trahan  
 Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

2. a) *Public Hearing*  
 Subdivision: Survey of a portion of Tracts 1 & 2, A Redivision of Property belonging to Greg Edmund Nettleton Trust, et al  
 Approval Requested: Process D, Minor Subdivision  
 Location: Section 5, T19S-R18E, Terrebonne Parish, LA, District 9  
 Developer: Cody Nettleton  
 Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

3. a) *Public Hearing*  
 Subdivision: Plat showing Tracts 1 and 2, A Redivision of Property belonging to Dularge Investments, L.L.C., et als  
 Approval Requested: Process D, Minor Subdivision  
 Location: Section 24, T19S-R16E, Terrebonne Parish, LA, District 7  
 Developer: Dularge Investments, L.L.C.  
 Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

4. a) Subdivision: Mulberry Estates, Phase "M", A Redivision of Mulberry Estates, Phase "C"  
 Approval Requested: Process C, Major Subdivision-Final  
 Location: Section 104, T17S-R17E, Terrebonne Parish, LA, District 7  
 Developer: Robert L. Hale, III, Inc.  
 Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application

**H. STAFF REPORT**

1. Discussion and possible action regarding compliance of ownership for applications submitted to the Planning Commission

**I. ADMINISTRATIVE APPROVALS:**

1. Plat of Revised Lot 7, Block 2, Medical Services Complex, Section 12, T17S-R17E, Terrebonne Parish, LA
2. Plat showing Revised Tract "C" and Revised Tract "D", Houma-Terrebonne Industrial Area, Section 12, T17S-R17E, Terrebonne Parish, LA
3. Plat of Revised Tracts "F" & "G", Redivision of Property belonging to Dularge Investments, L.L.C., Section 24, T19S-R16E, Terrebonne Parish, LA
4. Plat showing Lot Line Shift between Lots 21 & 22, Block 19 of Addendum #5 to Summerfield Place of Southdown Subdivision, Section 103, T17S-R18E, Terrebonne Parish, LA
5. Redivision of Lots 10, 11, & 12, Block 5, and Lots 10, 11, & 12, Block 6 of Hollywood Fields, Addendum #2 of Property belonging to V.J. Caro, Jr., Sections 83 & 84, T17S-R17E, Terrebonne Parish, LA
6. Survey of Revised Tract C-9-5 & C-9-6, A Redivision of Tract C-9-5 & C-9-6 to Holly-Corp Commercial Park, Phase "B", Section 101, T17S-R17E, Terrebonne Parish, LA
7. Division of Lot 3 and Lot 2-A of Evangeline Business Park into Lot 3-A and Lot 2-A-1, Sections 7, 69, & 82, T16S-R17E, Terrebonne Parish, LA
8. Plan showing Revised Lot 5 of Block 2 of Addendum No. 1 to Henry's Subdivision and Revised Tract "A", Property of Alfred P. Prestenbach, et al, Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA

**J. NEW BUSINESS:**

1. Discussion and possible action regarding the conditional approval of the Survey of Lots 1-A, 1-B, 1-C, 2-A, & 2-B, A Redivision of Lots 1 and 2 of Block 30 located in the City of Houma
2. Presentation by South Central Planning and Development Commission regarding to the status of proposed roadway projects
3. Discussion and possible action regarding changes to the mobile home regulations
4. Discussion and possible action regarding off-street parking requirements for mini-storage structures as per the request from the Houma Board of Adjustments

**K. 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) 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
  - d) 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

**L. COMMISSION COMMENTS:**

1. Chairman's Comments
2. Planning Commissioners' Comments
  - a) Discussion and possible action regarding the status of the Master Plan and goals for the upcoming year for the 2006 Planning Commission Annual Report and ratification of the same

**M. PUBLIC COMMENTS**

**N. ADJOURN**