

Houma-Terrebonne Regional Planning Commission

Daniel J. Babin.....	Chairman
L. Arnold "Budd" Cloutier, O.D.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Beryl A. Amedée.....	Member
Richard Elfert.....	Member
James A. Erny.....	Member
Keith Kurtz.....	Member
John Navy.....	Member
W. Alex Ostheimer.....	Member

JANUARY 27, 2011, THURSDAY

7:00 P.M.

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

A • G • E • N • D • A

(Revised 1/21/2011)

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 for the Regular Meeting of December 16, 2010

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lot 13, Square 2, Barrowtown; NE corner of Isaac & West Streets, Terrebonne Parish, LA; Charles Johnson, applicant
(District 1)

F. NEW BUSINESS:

1. Planned Building Group
Placement of two (2) residential structures, Lot 11, Proposed Burnette Place Subdivision; Aamagin Property Group, LLC
2. Home Occupation
Proposed Salon, 209 Central Avenue; Staci L. Authement, Applicant

G. STAFF REPORT

1. Discussion and possible action with regard to changes proposed by the Houma Board of Adjustment to the Major Corridor Overlay District sign regulations with relation to pole signs

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

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 16, 2010
2. Zoning & Land Use Commission Minutes for the Regular Meeting of December 16, 2010

D. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 27, 2011 INVOICES AND TREASURER'S REPORT OF DECEMBER 2010

E. COMMUNICATIONS

F. OLD BUSINESS:

- 1. a) Subdivision: Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon)
Approval Requested: Process D, Minor Subdivision
Location: 1200 & 1208 Barataria Avenue, Terrebonne Parish, LA
Government Districts: Council District 2 / Houma/Bayou Cane Fire Districts
Developer: Verizon Wireless, c/o Rash & Associates, L.P.
Surveyor: Turner Surveys, LLC

b) Consider Approval of Said Application

G. APPLICATIONS:

- 1. a) Subdivision: High Land Development
Approval Requested: Process C, Major Subdivision-Engineering
Location: East of Industrial Ave. C, & Industrial Ave. A Ext., Terrebonne Parish, LA
Government Districts: Council District 5 / Village East Fire District
Developer: Low Land Investors, L.L.C.
Engineer: Eugene P. Robichaux, P.E.

b) Consider Approval of Said Application

H. STAFF REPORT:

- 1. 2011 Louisiana APA State Conference Update
- 2. Discussion and possible action regarding the ratification of the 2010 HTRPC Annual Report

I. ADMINISTRATIVE APPROVALS:

- 1. Survey & Division of 32.1 acres belonging to Melba Bergeron Gill, Sections 53 & 54, T17S-R16E, Terrebonne Parish, LA
- 2. Redivision of Property belonging to Chris A. Hutchinson, Section 53, T18S-R19E, Terrebonne Parish, LA
- 3. Revision of Lot Lines for Tract 1, Tract 2 and Tract 3 for Earl Ledet, Jr., Section 84, T15S-R16E, Terrebonne Parish, LA
- 4. Reconfiguration of Property belonging to Nancy B. Naquin & Property of Danny W. Luke, Section 6, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee
- 2. Comprehensive Master Plan Update

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF DECEMBER 16, 2010

- A. The Chairman called the meeting of December 16, 2010 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier and the Pledge of Allegiance led by Mrs. Marsha Williams.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. “Budd” Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. James Erny. Also present were Patrick Gordon, Director and Jennifer Robinson, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of November 18, 2010.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. OTHER BUSINESS:
1. Discussion was held with regard to changing the next HTRPC meeting to January 27, 2011 due to the Louisiana APA State Conference being held at the same time as the regularly scheduled meeting.
- a) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC, convening as the Zoning and Land Use Commission, reschedule the next HTRPC meeting to Thursday, January 27, 2011 due to the Louisiana APA State Conference being held at the same time as the regularly scheduled meeting.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. Mr. Ostheimer was out of the room at the time of the vote. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by Whitney National Bank and Carroll C. & Germaine Rhodes requesting to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 1463 & 1499 St. Charles Street.
- a) Mr. Henry Schwartz, Bayou Country Surveying, LLC, representing the applicants, discussed the rezoning request.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mr. Navy: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request. She stated one neighbor called concerned about bars, etc. She stated a restaurant that served liquor could be placed on the property but no taverns, bars, etc.
- e) Discussion was held with regard to the existing uses.
- f) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the rezoning request from R-1 (Single-Family Residential District) to C-3

(Neighborhood Commercial District) 1463 & 1499 St. Charles Street and forward to the Terrebonne Parish Council for final consideration.”

- g) Discussion was held with regard to there being no room to expand on the property.
- h) Mr. Gordon stated the applicant applied for a sign permit and that was when it was determined the zoning was incorrect for the property’s existing use.

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

1. Preliminary Hearing:

- a) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing for an application by Charles Johnson to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 13, Square 2, Barrowtown, NE corner of Isaac & West Streets, Terrebonne Parish, LA for Thursday, January 27, 2011 at 6:00 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the discussion and possible action with regard to accessory structures.

- a) Mrs. Robinson discussed the correspondence with regard to accessory structures.
- b) Discussion was held with regard to permanent/temporary situations, time limits, permitting, and commercial versus residential structures.
- c) No one was present from the public to speak.
- d) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning and Land Use Commission, forward the correspondence regarding accessory structures to the Terrebonne Parish Council for further consideration.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the discussion and possible action with regard to the Major Corridor Overlay District to include Westside Boulevard.

- a) Mrs. Robinson discussed the history of the matter starting with the previous rezoning request by the Barkers and requests to include Westside Boulevard Extension into the overlay district.
- b) No one was present from the public to speak.
- c) Mrs. Amedée moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Amedée. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None;

ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Elfert moved, seconded by Mr. Ostheimer & Dr. Cloutier: “THAT the HTRPC, convening as the Zoning and Land Use Commission, forward the correspondence regarding Major Corridor Overlay District to include Westside Boulevard to the Terrebonne Parish Council for further consideration.”

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mrs. Robinson requested an add-on to the agenda for discussion and possible action with regard to her applying for an in-kind grant for tree protection standards ordinance and requested a letter of support from the Planning Commission.

- a) The Chairman called for Public Hearing as required for possible add-ons. No was present to speak.
- b) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, add-on to the agenda the discussion and possible action with regard to an in-kind grant for tree protection standards ordinance as requested by Mrs. Jennifer Robinson.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: Mr. Ostheimer; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION FAILED (due to add-ons requiring a unanimous vote amongst the entire Commission).

G. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.

H. PUBLIC COMMENTS: None.

- I. Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:26 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Daniel J. Babin, 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 DECEMBER 16, 2010.

**PATRICK GORDON, DIRECTOR
PLANNING & ZONING DEPARTMENT**

***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

ZLU10/26
Dist. 1

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: 2 Dec 2010

Charles Johnson

Applicant's Name

4024 Country Drive Bourg LA 70343

Address

City

State

Zip

985 851 6230

985 209 5100 cell

Telephone Number (Home)

(Work)

Owner

Interest in Ownership (Owner, etc.)

Lot 13, Sq. 2 Barrowtown

Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R1

To: R2

Previous Zoning History:

/

No

Yes

If Yes, Date of Last Application:

AMENDMENT POLICY

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. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

EXHIBITS REQUIRED

1. LEGAL PLAT OF PROPERTY TO BE REZONED: On the required plat, please include:

- a. Land area to be affected;
- 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. 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. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. Legal Description: The legal description of only the property to be rezoned.

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 district existing totally surrounded by residential districts;
- c. Finally, 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.

5. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

SIGNATURES REQUIRED

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

APPLICATION FEE SCHEDULE

The City of Houma has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres


Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own _____ acres. A sum of _____ dollars is enclosed and made a part of this application.

DECLARATION

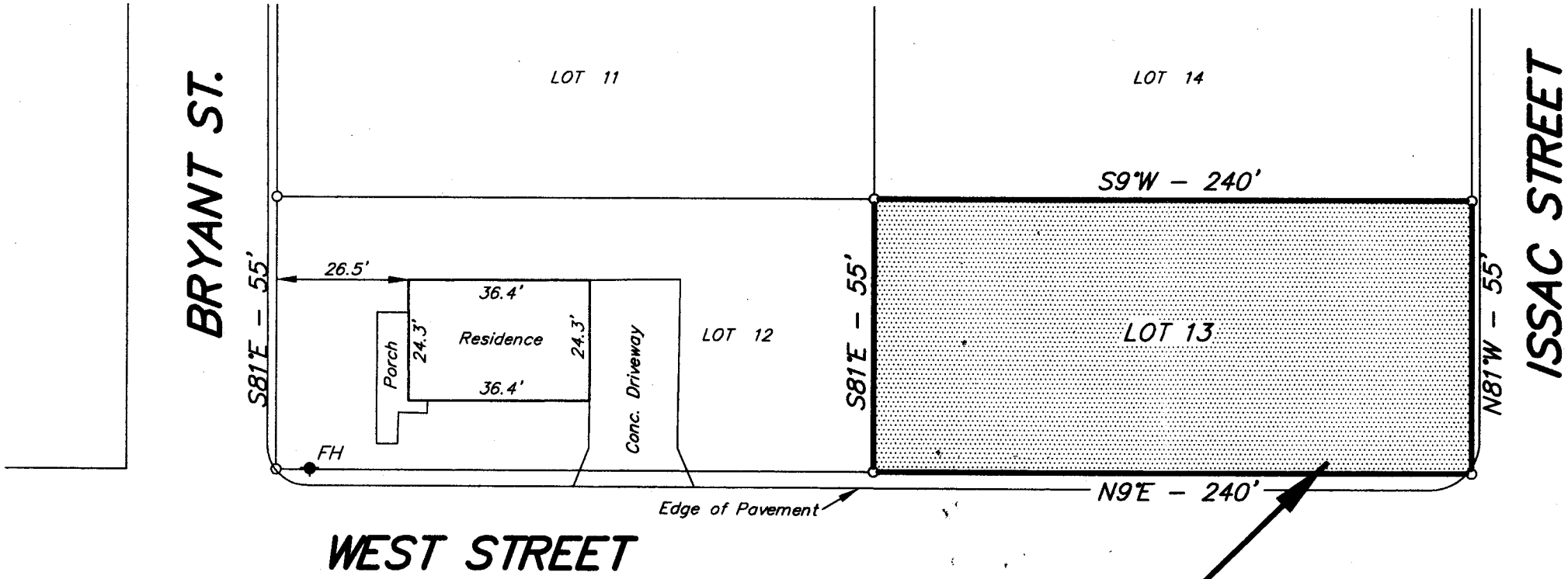
I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



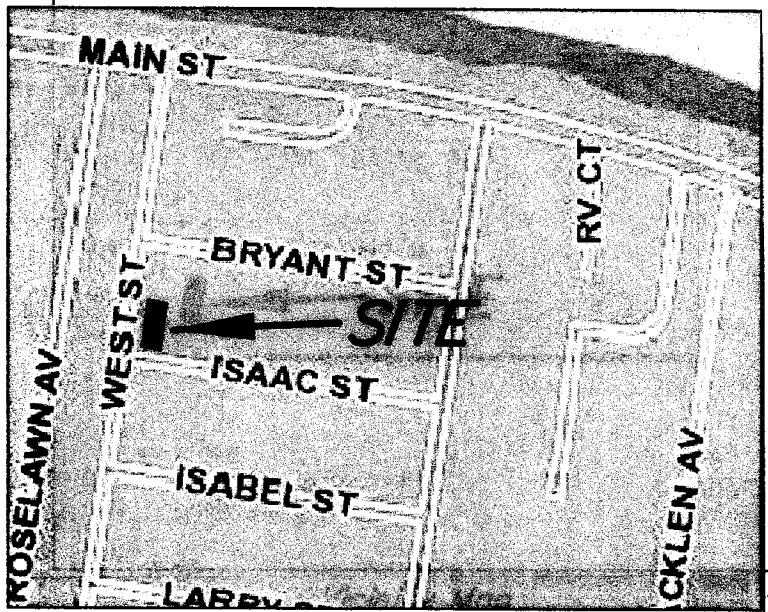
Signature of Owner or Authorized Agent

Notes:
Bearings shown hereon are based on the reference map prepared by Achee & Wilkenson, Surveyors entitled "PLAN PORTIONS OF LOT No. 98 & 99 OF CRESCENT PLANTATION BY J.C. WATIES, C.E. DATED JULY 1923" and dated November 23, 1965.

This map does not purport to show all servitudes and/or rights of way which may affect this property.



Proposed Zoning Change:
from R-1 (Single Family Residential)
to R-2 (Two Family Residential)



NOTE: This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 220220 0005 C) The Advisory Base Flood Elevation Map dated 2/23/2006 shows this property outside of the limits of the ABFE's (See ABFE Map No. LA-R103).

MAP SHOWING LOT 13,
SQUARE 2 OF
BARROWTOWN SUBDIVISION
LOCATED IN SECTION 8, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 30' 21 NOVEMBER 2010

CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

- Legend:
- Indicates 1/2" iron rod set
 - Indicates 3/4" iron pipe found
 - FH ● Indicates Fire Hydrant

ZLUII/1
Dist. 1

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Aamagin Property Group, LLC
Applicant's Name

P. O. Box 66653, Baton Rouge, LA 70896-6653
Address City State Zip Code

1/7/2011 / 225-926-8124
Date Telephone Number(s)

Developer
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Lot 11, Burnette Place Subdivision
2. Location: at end of St. Malo Street and Cherbourg Street
3. Zoning District: _____
4. Total Land Area: 24,567 sq. ft.
5. Total Number of Units: 2
6. Gross Floor Area: each structure 2,000 sq. ft.
7. Total Parking Spaces Provided: Two spaces for each structure
Total Parking Spaces Required: _____
8. Approximate Cost of Work Involved: \$320,000
9. Has any previous application been made: NO X YES _____
If Yes, please describe: _____

7

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable);
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable);
- 10) Play areas (if applicable);
- 11) Water main locations

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

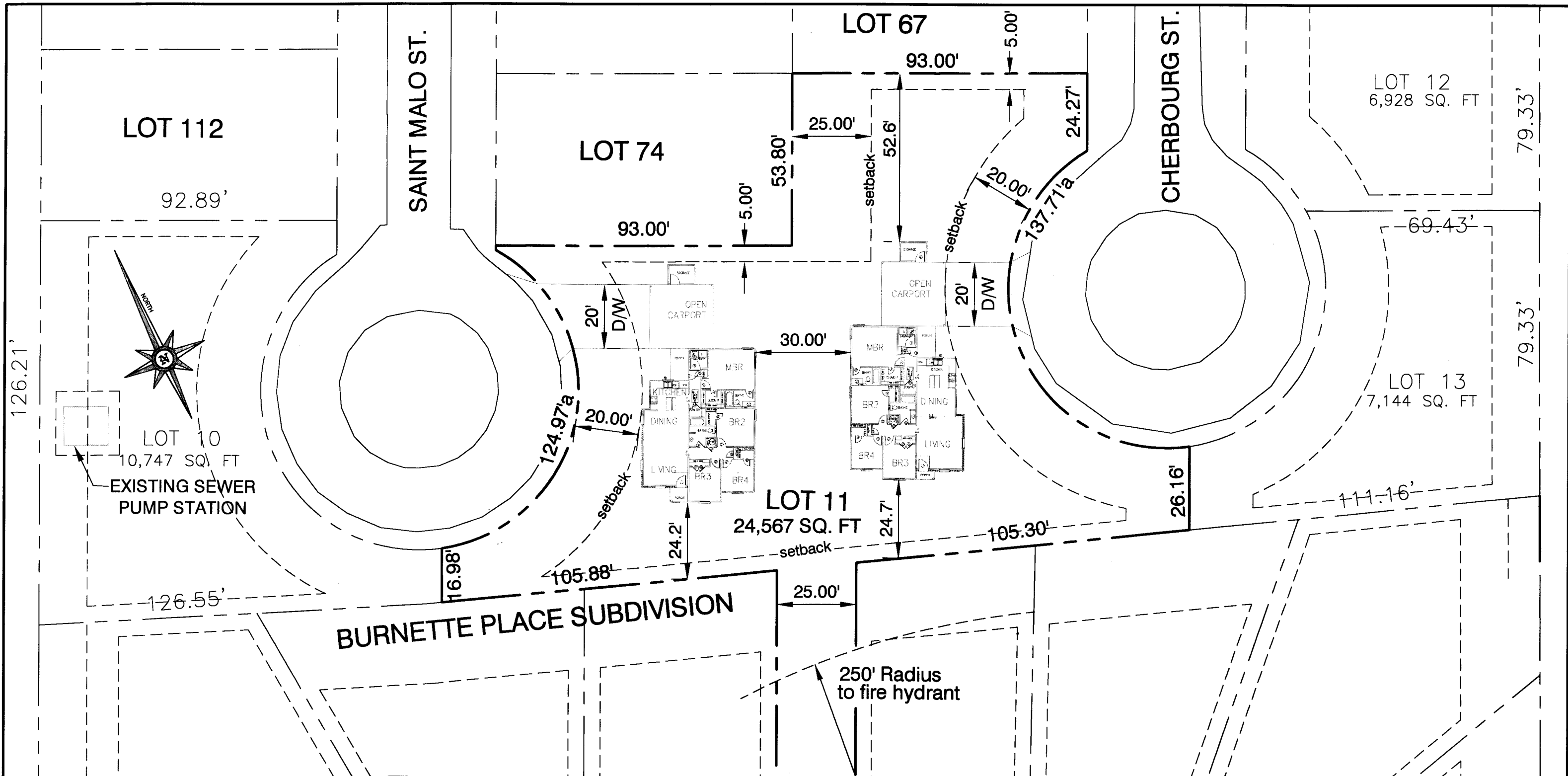
The City of Houma has adopted the following fee schedule:

- Maximum Charge - \$100.00**

I (We) own 0.564 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

Date _____

Date



**MAP SHOWING PROPOSED SINGLE FAMILY RESIDENTIAL
PLANNED BUILDING GROUP LAYOUT FOR LOT 11
BURNETTE PLACE SUBDIVISION**

Prepared By:

GSE Associates, LLC
 Engineers • Architects • Planners • Surveyors
 991 Grand Caillou Road 2315 North Woodlawn Avenue
 Houma, Louisiana 70363-5705 Suite 201
 Phone (985) 876-6380 Metairie, Louisiana 70002-7402
 Fax (985) 876-0621 Phone (504) 454-1710 Fax (504) 454-1781
 1201 Main Street Baton Rouge, LA 70802
 (225) 766-7400 Fax (225) 766-7440

LOCATED IN
 SECTION 105, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

DATE: JANUARY, 6, 2011

40' 0 40' 80' 120'



GRAPHIC SCALE 1" = 40'

SETBACK	
FRONT	20'
REAR	25'
SIDE	5'

2- 4 bedroom homes @ 2,000 gross sq.ft. each

**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

**Zoning & Land Use Commission
Application**

ZL11/2
Dist. 5

Name: Staci L. Authement
Address: 209 Central Ave
Phone: 985-868-8827 (cell → 985-8563610)

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

The premises affected are situated at 209 Central Ave in a
_____ Zoning District. The legal description of the property involved in this application
is: lot No. 17 of block 5 to Daigle Place

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

Applicant's interest in the premises affected: 1 chair salon

Approximate cost of work involved: about \$8,000

Explanation of property use: Provide Salon Services

Plot Plan attached: ☒ Yes _____ No Drainage Plan attached: _____ Yes _____ No

Ground Floor Plan and Elevations attached: ☒ Yes _____ No

Address of adjacent property owners:

1. David Richard 2. Bob Moat
205 Central 211 Central
Houma LA 70364 Houma LA 70364

3. John de la Brettonville
210 Central
Houma LA 70364

Staci L. Authement
Signature of Applicant or Agent

985-868-8827
985-856-3610
Phone Number

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

Staci L. Authement
Signature of Applicant or Agent

1-7-11
Date

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF DECEMBER 16, 2010

- A. The Chairman, Mr. Daniel Babin, called to order the regular meeting of December 16, 2010 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:34 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier and the Pledge of Allegiance led by Mrs. Beryl Amedée.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée, Mr. Daniel Babin, Chairman; Dr. L. Arnold “Budd” Cloutier, Vice-Chairman; Mr. Richard Elfert; Keith Kurtz, Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. James Erny. Also present was Pat Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 18, 2010.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. The Chairman questioned why they approve the Zoning and Land Use Minutes again at the Regional Planning Commission meeting.
 - a) Mr. Freeman stated he believed it was done as an extra precaution by this body. Mr. Gordon added that it was appropriate for the Regional Planning Commission to ratify the Zoning & Land Use minutes as suggested by their attorneys to help stay out of litigation.
 - b) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of November 18, 2010.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC emit payment for the December 16, 2010, approve the Treasurer’s Report of November 2010, and approve the Proposed 2011 Budget.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. ANNUAL ORGANIZATIONAL MEETING:
1. Ms. Williams informed the Commission that only one (1) firm, of three (3) solicited, submitted a bid in the amount of \$2,750.00 to perform the 2010 audit.
 - a) Ms. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC accept the bid in the amount of \$2,750.00 from Martin & Pellegrin to perform the 2010 audit.”

The Chairman called for a vote on the motion offered by Ms. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman stated the next item on the agenda was Election of Officers for 2011.
- a) Dr. Cloutier nominated Mr. Daniel Babin for the position of Chairman.
 - (1) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the nominations for the position of Chairman be closed and Mr. Daniel Babin be elected as Chairman by acclamation.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - b) Mr. Ostheimer nominated Dr. L.A. “Budd” Cloutier for the position of Vice-Chairman.
 - (1) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the nominations for the position of Vice-Chairman be closed and Dr. L.A. “Budd” Cloutier be elected as Vice-Chairman by acclamation.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - c) Dr. Cloutier nominated Mrs. Marsha Williams for the position of Secretary/Treasurer.
 - (1) Mr. Ostheimer moved, seconded by Mrs. Amedée: “THAT the nominations for the position of Secretary/Treasurer be closed and Mrs. Marsha Williams be elected as Secretary/Treasurer by acclamation.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. COMMUNICATIONS:

- 1. Mr. Gordon read a letter from Turner Surveys, LLC, dated December 16, 2010, requesting to table Item G1, Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon), as per the Developer’s request [See *ATTACHMENT A*].
 - a) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC table the application for Process D, Minor Subdivision for Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon) until the next regular meeting of January 27, 2011 as per the request of the Developer [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

- 1. Withdrawn [See *ATTACHMENT A*]. *Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon)*

H. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by Jerri Smitko requesting approval for Process D, Minor Subdivision for the Subdivision of Property belonging to Jerri Smitko.
 - a) Mr. Allen Woodard, representing Mrs. Smitko, discussed the location and division of property.
 - b) The Chairman recognized Ms. Marjorie P. Upshaw, 191 Alamo Drive, who expressed concerns of drainage.

- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the public hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the Board of Health submits a letter of approval for Lot 2 and Pollution Control submits a letter of approval for Lot 1.
- e) Mr. Woodard stated the drainage would be the same as the existing drainage.
- f) Discussion was held with regard to setbacks, permits, and zoning.
- g) Mr. Gordon revised his Staff Report and included submittal of a revised plat showing setbacks that meet the zoning requirements.
- h) Mr. Ostheimer moved, seconded by Mr. Navy: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Subdivision of Property belonging to Jerri Smitko conditioned the Board of Health submits a letter of approval for Lot 2 and Pollution Control submits a letter of approval for Lot 1 and a revised plat showing setbacks that meet the zoning requirements be submitted.”
- i) Discussion was held with regard to sewer and number of lots created.
- j) *Motion as amended:* Mr. Ostheimer moved, seconded by Mr. Navy: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Subdivision of Property belonging to Jerri Smitko conditioned the Board of Health submits a letter of approval for Lot 2 and Pollution Control submits a letter of approval for Lot 1, a revised plat showing setbacks that meet the zoning requirements be submitted, and the remaining property be labeled as Lot 3 and indicated on the plat.”

The Chairman called for a vote on the amended motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for the application by Sterling Authement requesting approval for Process D, Minor Subdivision for the Redivision of Lot C-1 being a part of Semple Plantation.

- a) Mr. Jamey Hebert, representing Mr. Authement, discussed the location and division of property.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided drainage calculations were provided to the Terrebonne Parish Engineering Division for review and/or approval.
- e) Discussion was held with regard to no houses being depicted on the plat.
- f) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Lot C-1 being a part of Semple Plantation conditioned upon the submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval and a revised plat to depict homes.”
- g) Discussion was held with regard to the proposed sewer servitude.

Note: Mr. Jim Erny arrived at this time – 7:08 p.m.

- h) Discussion ensued with regard to the homes not being shown on the plat as to whether they encroach on the servitude.
- i) *Motion as amended:* Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Lot C-1 being a part of Semple Plantation conditioned upon the submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval, a revised plat to depict homes and shown not to encroach on the servitude.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams. NAYS: None; ABSTAINING: Mr. Babin. ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Melinda L. Duncan requesting approval for Process D, Minor Subdivision for the Survey & Redesignation of Lot 3 of Michael Antee Subdivision being a Raw Land Tract into Lot 3-A, being a Public Tract.

- a) Mr. Brandon Arceneaux, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Mr. Lloyd Rideaux, 203 Waterplant Road, who stated he would not give up any of his property for utilities or servitudes of any kind.
- c) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams. NAYS: None; ABSTAINING: Mr. Babin. ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a waterline is extended in compliance with Waterworks, a fire hydrant is installed, drainage calculations are submitted to the Engineering Division for review and/or approval, and 15' and 20' servitudes to be added along Bayou Blue Canal if none existing. He stated more servitudes could be added without having to acquire any additional property from Mr. Rideaux
- e) Discussion was held with regard to servitudes and ownership of a portion of Butcher Road by Mr. Giardina blocked off by a gate.
- f) Mr. Ostheimer moved, seconded by Mr. Navy: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey & Redesignation of Lot 3 of Michael Antee Subdivision being a Raw Land Tract into Lot 3-A, being a Public Tract conditioned a waterline is extended in compliance with Waterworks, a fire hydrant is installed, drainage calculations are submitted to the Engineering Division for review and/or approval, and 15 and 20' servitudes to be added along Bayou Blue Canal if none existing.”
- g) Mr. Freeman stated it was possible Mr. Giardina owns the roadway but can be subject to servitudes. He also stated he had a problem with the title of the plat stating a “public tract” and requested it be amended. Mr. Arceneaux stated he would change it to a residential tract.
- h) *Motion as amended:* Mr. Ostheimer moved, seconded by Mr. Navy: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey & Redesignation of Lot 3 of Michael Antee Subdivision being a Raw Land Tract into Lot 3-A, being a Public Tract conditioned a waterline is extended in compliance with Waterworks, a fire hydrant is installed, drainage calculations are submitted to the Engineering Division for review and/or approval, 15' and 20' servitudes to be added along Bayou Blue Canal if none existing, and the plat be revised to depict a ‘residential tract’ rather than ‘public tract’.”

- i) Mr. Rideaux spoke of a gate on the roadway. Discussion ensued with regard to this as well as drainage calculations.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams. NAYS: None; ABSTAINING: Mr. Babin. ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the Public Hearing for an application by Linda Benoit requesting approval for Process D, Minor Subdivision for the Redivision of Tract "C" belonging to Linda Blanchard Benoit.

- a) Mr. Ken Rembert, on behalf of Charles L. McDonald Land Surveyors, representing the Developer, discussed the location and division of property.

- b) No one was present from the public to speak.

- c) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams. NAYS: None; ABSTAINING: Mr. Babin. ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated it was a poor configuration utilizing flag lots, there was a ditch through one of the properties, a letter of objection from the Board of Health, and no fire hydrant was shown in compliance with the regulations. He stated Staff would recommend denial.

- e) Discussion was held with regard to whether a 4x4 sign was posted as required, a better way to develop the property with proper infrastructure. Discussion ensued with regard to whether denying or tabling the application is appropriate.

- f) Mr. Gordon stated there was no 4x4 sign located on the property. He restated his recommendation of denying the application. He stated the application was deficient by no sign being erected on the property, no fire hydrant was depicted on the plat depicting service to Lots 6, 7, & 8, a ditch encroaches into the 25' of Lot 8, property is located within a forced drainage system and drainage calculations were not submitted.

- g) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC table the application for Process D, Minor Subdivision for Redivision of Tract "C" belonging to Linda Blanchard Benoit until the next regular meeting of January 27, 2011."

- h) Discussion was held with regard to another public hearing needing to be held due to there being no sign located on the property.

- i) *Motion as amended:* Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC table the application for Process D, Minor Subdivision for Redivision of Tract "C" belonging to Linda Blanchard Benoit until the next regular meeting of January 27, 2011 and include another public hearing."

- j) Discussion was held with regard to the property needing proper infrastructure.

- k) Mr. Elfert offered a substitute motion, seconded by Dr. Cloutier: "THAT the HTRCP deny the application for Process D, Minor Subdivision for Redivision of Tract "C" belonging to Linda Blanchard Benoit due to the deficient application with no required 4x4 signage; no fire hydrant on the plat to accommodate Lots 6, 7, & 8; ditch encroachment on Lot 8; and the property may be in a forced drainage area and drainage calculations have not been submitted."

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, and Mrs. Williams; NAYS: Mr. Babin, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer; ABSTAINING: None; ABSENT: None. The Chairman voted to break a tie. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Note: Mrs. Beryl Amedée left the meeting at this time – 7:48 p.m.

5. The Chairman called to order the Public Hearing for an application by Bernie Turner requesting approval for Process D, Minor Subdivision for Southern Comfort Harbor Waterfront Community.

- a) Mr. Ken Rembert, on behalf of Charles L. McDonald Land Surveyors, representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Mr. Bernie Turner, Developer, who discussed Corps of Engineers issues with the previous submittal and introduced a revised layout adding “harbor” to the title of the subdivision so that it would not be identified as an additional addendum to the original Southern Comfort Waterfront Community.
- c) Discussion was held with regard to bulkheading of the property.
- d) Dr. Cloutier moved, seconded by Mrs. Williams & Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams. NAYS: None; ABSTAINING: Mr. Babin. ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Gordon discussed the Staff Report and read a letter from Waterworks, dated December 13, 2010, regarding their concerns [See *ATTACHMENT B*]. He stated if the Developer would get together with Waterworks, a better letter could probably be issued. Staff recommended conditional approval provided the Planning Commission agrees with the fire hydrant setbacks and submittal of a letter of water availability from Waterworks after the sight is inspected.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for Southern Comfort Harbor Waterfront Community conditioned upon a letter from Waterworks indicating water availability.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams. NAYS: None; ABSTAINING: Mr. Babin. ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. The Chairman called to order the Public Hearing for an application by Matherne Realty Partnership requesting conceptual and preliminary approval for Process C, Major Subdivision for Tract “B” belonging to Matherne Realty Partnership.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He stated Milford & Associates would address the engineering stage.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams. NAYS: None; ABSTAINING: Mr. Babin. ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conceptual and preliminary approval with no conditions.
- e) Discussion was held with regard to the agenda depicting a Process D, Minor Subdivision when the application stated a Process C, Major Subdivision for conceptual and preliminary. It was determined there was an error on the agenda.

Note: Mrs. Marsha Williams left the meeting at this time – 7:58 p.m.

- f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant conceptual and preliminary approval for an application for Process C, Major Subdivision for Tract “B” belonging to Matherne Realty Partnership.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer. NAYS: None; ABSTAINING: Mr. Babin. ABSENT: Mrs. Amedée and Mrs. Williams. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 7. The Chairman stated the next item on the agenda was for an application by Aries Builders, Inc. requesting engineering approval for Process C, Major Subdivision for Capital Commercial Development, Phase 4A & 4B.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated December 14, 2010 regarding punch list items for the development [See *ATTACHMENT C*].
- b) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, stated they would resolve/comply with all punch list items.
- c) Mr. Ostheimer moved, seconded by Mr. Erny & Dr. Cloutier: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision for Capital Commercial Development, Phase 4A & 4B conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated December 14, 2010 [See *ATTACHMENT C*].”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer. NAYS: None; ABSTAINING: Mr. Babin. ABSENT: Mrs. Amedée and Mrs. Williams. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

- 1. Mr. Gordon stated Mr. Al Levron, Parish Manager, gave a presentation to incorporate reservoir areas with recreation. He stated a \$100,000 grant was awarded for bike trails in the parish. He stated more plans are anticipated to incorporate more recreation and more grants will be applied for. He stated Mr. Levron encouraged the Planning Commission to look for opportunities to incorporate more recreation into our retention areas that the Parish has authority over.
 - a) Dr. Cloutier added that Councilwoman Cavalier had spoken about money allocated to purchase property from Valhi to Savanne and may be another area to look at applying for grants to set aside property for recreation/drainage issues. He stated it would also be wise to engineer where, during rain events, water can be forced and held into these recreational areas and let gravity flow it out naturally.
 - b) Mr. Ostheimer discussed previous situations where particular areas could not be dedicated to the Parish for maintenance and responsibility because the Recreation Boards felt they weren’t in the business of creating parks and maintaining the same. Mr. Gordon clarified the difference with regard to drainage matters.
- 2. Mr. Gordon stated the Louisiana APA State Conference was going to be held January 19-22, 2011 and the deadline to register was December 28th. He stated that he and Jennifer Robinson were already registered.
 - a) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC authorize up to six (6) members to attend the Louisiana APA State Conference along with expense reimbursement of the same.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer. NAYS: None; ABSTAINING: Mr. Babin. ABSENT: Mrs. Amedée and Mrs. Williams. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- J. Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”
1. Survey of Tract J-L-M-K-J being a portion of Property of Walter Land Company, Section 1, T18S-R17E, Terrebonne Parish, LA
 2. Shift of Lot Line belonging to Rodney Huffaker, et ux, Section 72, T17S-R16E, Terrebonne Parish, LA
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer. NAYS: None; ABSTAINING: Mr. Babin. ABSENT: Mrs. Amedée and Mrs. Williams. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- K. COMMITTEE REPORTS:
1. Subdivision Regulations Review Committee: None.
 2. Comprehensive Master Plan Update:
 - a) The Chairman stated presentations were given from the five (5) candidates who submitted proposals to work on the Comprehensive Master Plan Update, but a final decision was not made yet as to who would be awarded the contract.
- L. COMMISSION COMMENTS:
1. Planning Commissioners’ Comments:
 - a) Upon questioning by Mr. Erny, Mr. Gordon stated the National APA Conference would be held in March in Boston, Massachusetts.
 2. Chairman’s Comments:
 - a) The Chairman thanked everyone for the elections and wished everyone a Merry Christmas.
 - b) Mr. Gordon congratulated the new officers and wished everyone a Merry Christmas.
- M. PUBLIC COMMENTS:
1. Mr. Brandon Arceneaux stated there has been progress with the current drainage regulations that were accepted in May 2009 with provisions to setup the acceptance of impact fees and encourages regional detention facilities.
- N. Dr. Cloutier moved, seconded by Mr. Erny: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:26 p.m.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer. NAYS: None; ABSTAINING: Mr. Babin. ABSENT: Mrs. Amedée and Mrs. Williams. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
- C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- D. ☒ Minor Subdivision

 Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: "A Resubdivision of Tracts 1-4 & 6 Belonging to"
2. Developer's Name & Address: Same as owner Mobiletel (Verizon)
- *Owner's Name & Address: Verizon Wireless c/o Rash & Assoc. L.P.
[* All owners must be listed, attach additional sheet if necessary] P.O. Box 260888
Plano TX 75026
3. Name of Surveyor, Engineer, or Architect: Dennis L. Gowin
Turner Surveys, LLC

SITE INFORMATION:

4. Physical Address: 1200 & 1208 Barataria Ave.
5. Location by Section, Township, Range: Sec. 101, T17S - R17E
6. Purpose of Development: To Separate Commercial & Residential
uses.
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 7/13/10 1"=30'
11. Council District: 2 Houma/Bayou Cane
12. Number of Lots: 2
13. Filing Fees: \$ 174.95

I, Dennis L. Gowin, certify this application including the attached date to be true and correct.

Dennis L. Gowin
Print Applicant or Agent

Date

10/29/10

Dennis L. Gowin
Signature of Applicant or Agent

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or DG 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Dennis L. Gowin
Print Name of Signature

Date

10/29/10

Dennis L. Gowin
Signature

PC10/ 11 - 2 - 64

Record # 65

VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 08°34'15" W	8.38'
L2	S 10°25'43" W	13.07'
L3	S 10°25'43" W	39.76'
L4	N 72°13'36" W	41.50'
L5	N 70°58'39" W	49.85'
L6	S 10°50'13" W	94.83'
L7	S 74°06'42" E	43.77'
L8	S 14°24'26" W	34.91'
L9	N 73°49'41" W	20.20'

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

CERTIFICATION:

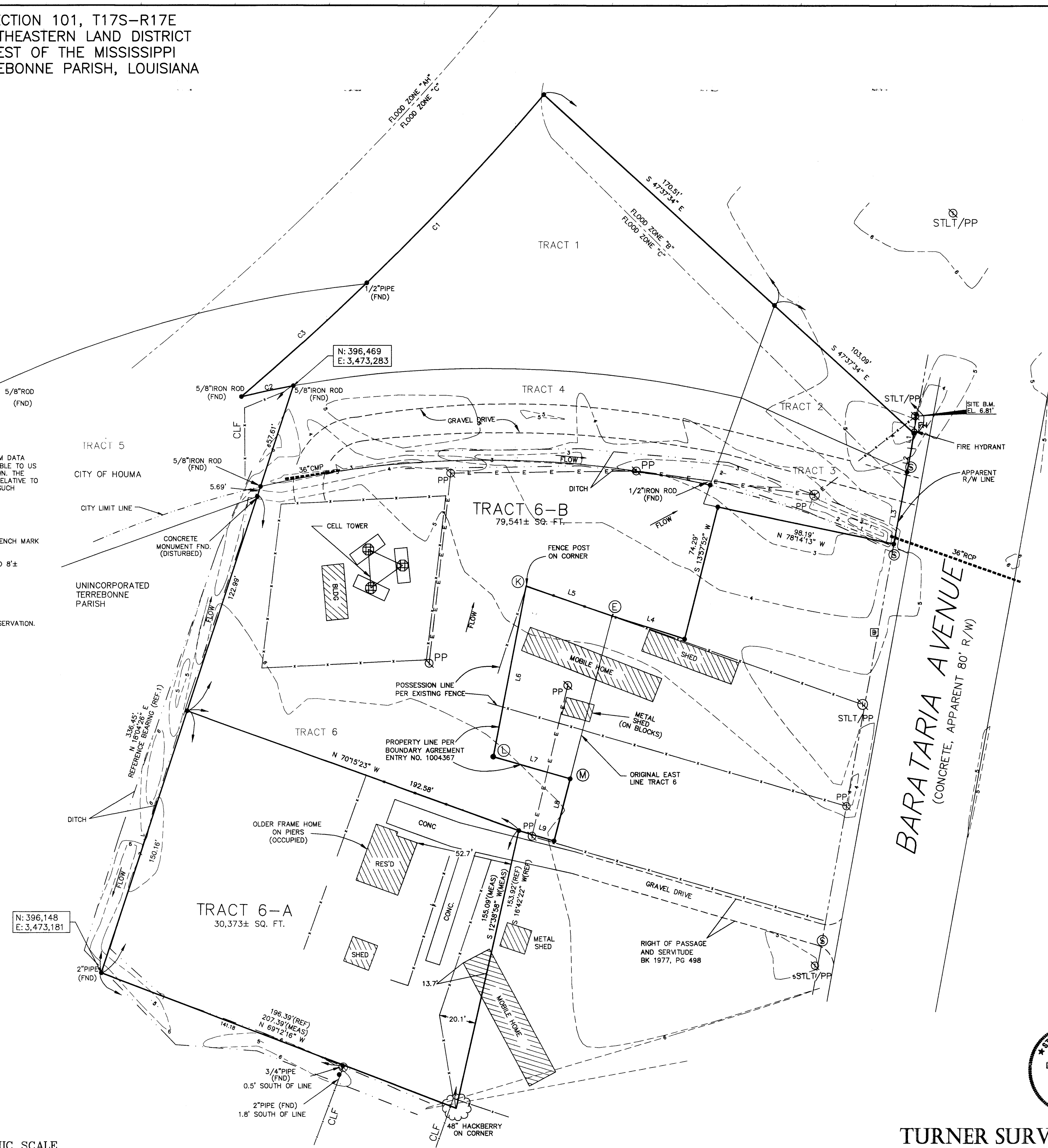
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY
MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM
TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE
46: LXI, CHAPTER 25 FOR A CLASS "B" SURVEY.







Dennis L. Gown
DENNIS L. GOWN P.L.S.; LA. REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEY OF TRACTS 6A & 6B
A REDIVISION OF TRACTS 1-4, & 6
BELONGING TO MOBILETEL (VERIZON)

DATE: 07/13/10	DRAWN BY: ANF/DLG	JOB NO.	DRAWING NO. 1
SCALE: 1" = 30'	CHECKED BY: ANF/DLG	10-0392	

15732 E. HOFFMAN ROAD
PONCHATOULA, LA 70454
Phone: (985)386-2358
Fax: (985)386-2359
Turnersurveys@turnersurveys.net



LEGEND	
	FENCE (CLF) CHAIN LINK FENCE (WW) WOVEN WIRE FENCE
	POWER POLE / OVERHEAD LINES ELECTRIC, TELEPHONE, CABLE TV
	1/2" IRON ROD SET UNLESS OTHERWISE NOTED
	FIRE HYDRANT
	STREET LIGHT ON POWER POLE
	DRAIN INLET

-GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 88).

B.M. = BENCH MARK, EL. = ELEVATION

REFERENCE BENCH MARKS = LMCN, DSTR & LWES CONTINUOUS OPERATING REFERENCE STATIONS (CORS). SITE BENCH MARK ELEVATION DETERMINED BY GPS OBSERVATION USING OPUS SOLUTION.

SITE BENCH MARK = RAILROAD SPIKE IN SOUTH FACE OF POWER POLE ON WEST SIDE OF BARATARIA AVENUE AND 8'± NORTH OF NORTHEAST CORNER OF TRACT 6-B.

EL. 6.81' N.A.V.D.

ALL BEARINGS ARE BASED ON REFERENCE SURVEY 1.

COORDINATES SHOWN ARE LOUISIANA STATE PLANE SOUTH ZONE EXPRESSED IN FEET AS DETERMINED BY GPS OBSERVATION.

REFERENCES:

- 1.) SURVEY PLAT BY KENETH L. REMBERT TITLED "SURVEY OF TRACTS 1 THROUGH 6, PROPERTY BELONGING TO MELVIN'S RESTAURANT OF HOUMA, INC.", DATED: JULY 3, 1996, REVISED ON 11/11/96
- 2.) SURVEY PLAT BY KENETH L. REMBERT DATED: JULY 17, 1997, SHOWING A PROPOSED BOUNDARY AGREEMENT
- 3.) PLAT OF ADDENDUM NO. 1 TO MADISON PARK SUBDIVISION BY S.A. MUNSON, JR., DATED AUGUST 28, 1948.
- 4.) REPORT OF TITLE BY LAWYERS TITLE INSURANCE CORPORATION FILE NO 11948676, ISSUE DATE 6/07/2010.

NOTE:

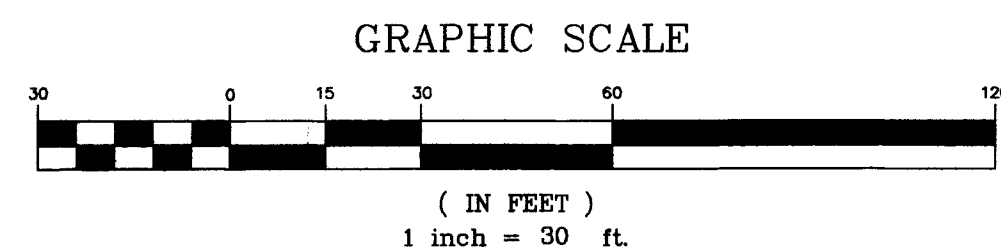
STORM WATER RUNOFF FROM THIS PROPERTY SURFACE DRAINS TO THE SUBSURFACE DRAINAGE SYSTEM ALONG BARATARIA AVENUE, MAINTAINED BY THE T.P.C.G.. IT THEN DRAINS TO BAYOU BLACK.

EXISTING LAND USE:

TRACT 6-A - RESIDENTIAL
TRACT 6-B - COMMERCIAL (CELL TOWER)

OWNER AND SUBDIVIDER:

VERIZON WIRELESS (FORMERLY MOBILTEL, INC.)
SOURCE OF TITLE: BOOK 1569/PAGE 705

[illegible]

Houma- Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☒ Major Subdivision
☐ Conceptual
☐ Preliminary
☒ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☐ Minor Subdivision

☐ Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: HIGH LAND DEVELOPMENT
- Developer's Name & Address: LOW LAND INVESTORS, L.L.C.
*Owner's Name & Address: 946 LEFORT BY PASS ROAD, THIBODAUX, LA. 70301
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Eugene P. Robichaux, P.E.
SITE INFORMATION: Surveyor - T. Baker Smith, Inc. - Prosper Troups, III
- Physical Address: East of Industrial Ave. C, Industrial Ave. A Ext.
- Location by Section, Township, Range: Section 2, 22 & 27, T17S - R18E
- Purpose of Development: Continuing East Houma Industrial Park Development
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
- Sewerage Type: LaTerre Dev. Corp.
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: 10/28/10 1" = 200'
- Council District: #5 / Village East Fire
- Number of Lots: 14
- Filing Fees: \$860.00

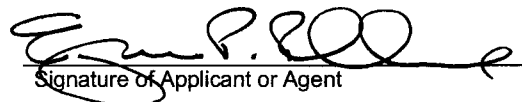
I, Eugene P. Robichaux, certify this application including the attached date to be true and correct.

Low Land Investors, LLC

Print Applicant or Agent

01/07/2011

Date


Signature of Applicant or Agent

The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Print Name of Signature

Signature

Date

*Low Land Investors, L.L.C.
946 Lefort By Pass Road
Thibodaux, Louisiana 70301
(985) 446-1314
(985) 446-3456 - Fax*

David J. Robichaux, Jr.
Leona G. Robichaux
David C. Robichaux
Dionne M. Robichaux
Don Robichaux
Eugene P. Robichaux
Clement J. Robichaux
Harvey J. Robichaux
Lorna R. Gaubert

Mailing address:

946 Lefort By Pass Road
Thibodaux, Louisiana 70301

General Notes:

- 1) Square feet & acres are land only, slip excluded.
- 2) Lot sizes subject to changes per agreement between lessor and lessee.

LEGEND:

- DENOTES SURVEY CORNER
- DENOTES 3/4" G.I.P.
- DENOTES PROPOSED SURVEY MARKER
- DENOTES PROPOSED SURVEY MARKER
- DENOTES 3/4" FIRE HYDRANT

- 1.) THIS DEVELOPMENT IS LOCATED IN ZONE C AS SHOWN ON THE F.E.M.A. MAP COMMUNITY PANEL NO. 220220 0005 C MAY 19, 1981
- 2.) ON CORNER LOTS, ADDRESS IS DETERMINED BY THE LOCATION OF FRONT ENTRANCE OF RESIDENCE.
- 3.) ALL TREATED EFFLUENT WILL BE DISCHARGED INTO EXISTING ROADSIDE DITCHES AND/OR BAYOU LACARPE
- 4.) ALL DISTANCES SHOWN ARE IN FEET AND TENTHS OF A FOOT
- 5.) PERMANENT BOUNDARY CORNERS WILL BE SET UPON FINAL APPROVAL OF THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

SCALE IN FEET



NOTES:

DATE	REVISIONS	DRAWN BY	APPROVED BY
	REVISIONS		



FILE NAME: 100380PC3.dwg
TBS NO.: 2009.0380
DATE: 01/10/11
PLOT SCALE: 1:200'
DRAWN BY: PJT
APPROVED: PJT
MAP NO.

FINAL APPROVAL
COMMERCIAL / INDUSTRIAL DEVELOPMENT
HIGH LAND DEVELOPMENT
COMMERCIAL LOTS LOCATED ALONG THE
GULF INTRACOASTAL WATERWAY
LOCATED IN SECTIONS 2,3,22,27 & 28, T17S-R18E
TERREBONNE PARISH, LOUISIANA

SHEET NO.

1
OF
1



VICINITY MAP

SCALE: 1" = 200'

REFERENCE BEARINGS TAKEN FROM MAPS ENTITLED:

"SERVITUDE MAP, MAP SHOWING ACCESS TO A 84.776 ACRE TRACT BELONGING TO C.S. & E. PROPERTIES, L.L.C. LOCATED IN SECTIONS 2, 3, 22, 27 & 28, T17S-R18E TERREBONNE PARISH, LOUISIANA" BY: T. BAKER SMITH, INC DATED MAY 21, 2007.

"RAW LAND DIVISION ADMINISTRATIVE APPROVAL, CREATION OF A 14.469 ACRE TRACT ALONG THE GULF INTRACOASTAL WATERWAY BELONGING TO C.S.&E. PROPERTIES, L.L.C. LOCATED IN SECTION 27, T17S-R18E TERREBONNE PARISH, LOUISIANA" BY: T. BAKER SMITH, INC DATED 11/13/09.

CERTIFICATION:

APPROVED AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED: _____

FOR: _____

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARD.

APPROVED: _____
PROSPER J. TOUPS, III
LOUISIANA PROFESSIONAL LAND SURVEYOR REG. NO. 4967

