

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 21, 2010, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

Revised 1/20/2010

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 17, 2009

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Rezone from C-2 (General Commercial District) to I-1 (Light Industrial District) Tract consisting of 0.24469 acres, 5357 Hwy. 311 and Tract A as shown on map "Survey of Tract A, Property belonging to Kenneth Barrilleaux, Section 102, T17S-R17E," 5351 Hwy. 311; Alex Wheelock & Andrée Buquet-Casey, applicants

F. NEW BUSINESS:

1. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Parcel S-1, Property belonging to the Estate of Carroll J. & Remedie T. Matherne, 4615 Highway 311; Matherne Realty Partnership, L.L.C., applicant; calling a public hearing on said matter for February 25, 2010 at 6:00 p.m.

G. STAFF REPORT

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 17, 2009
2. Zoning & Land Use Commission Minutes for the Regular Meeting of December 17, 2009

D. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 21, 2010 INVOICES AND TREASURER'S REPORT OF DECEMBER 2009

E. COMMUNICATIONS

F. OLD BUSINESS:

- 1. a) Subdivision: Wallace J. Thibodaux Estates, Addendum No. 4, Phase A
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Sections 6 & 82, T16S-R17E, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Teuton-Caro Developments, L.L.C., % Mr. Jerry Caro
 Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

G. APPLICATIONS:

- 1. a) Subdivision: Survey of Lots 11-A, 11-B & 12-A, A Redivision of Lots 11 & 12 of Block 2, Voisin Place Subdivision
 Approval Requested: Process D, Minor Subdivision
 Location: Sections 39 & 105, T17S-R17E, Terrebonne Parish, LA
 Government Districts: Council District 5 / City of Houma Fire District
 Developer: Jeanne P. Bray
 Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing

c) Consider Approval of Said Application

- 2. a) Subdivision: Redivision of Lot 8, Block 4, Park View Subdivision
 Approval Requested: Process D, Minor Subdivision
 Location: Section 96, T17S-R17E, Terrebonne Parish, LA
 Government Districts: Council District 5 / City of Houma Fire District
 Developer: Marcel P. Fournier
 Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing

c) Consider Approval of Said Application

- 3. a) Subdivision: Survey of Tracts "A" and "B", A Redivision of Property belonging to Motivaitit Seafood, Inc.
 Approval Requested: Process D, Minor Subdivision
 Location: Section 96, T17S-R17E, Terrebonne Parish, LA
 Government Districts: Council District 5 / City of Houma & Coteau Fire District
 Developer: Motivatit Seafood, Inc.
 Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing

c) Consider Approval of Said Application

H. STAFF REPORT

- 1. Presentation by the Terrebonne Parish Public Works Department with regard to the 1-1B Forced Drainage District (*no action required*)
- 2. Discussion and possible action to consider a policy change with regard to proposed development signs
- 3. Discussion and possible action regarding the ratification of the 2009 Houma-Terrebonne Regional Planning Commission Annual Report
- 4. Discussion and possible action regarding the Planning Commission's existing bank account with Capital One

I. ADMINISTRATIVE APPROVALS:

- 1. Redivision of Lots 10-1 & 10-A1, Block 1 of Medical Services Complex and Tract "B" & "B-2" being a Redivision of Property belonging to Walter Land Company, Section 12, T17S-R17E, Terrebonne Parish, LA
- 2. Survey of Tract "A", Robert R. Wright, et ux & Thomas E. Wright, III, Section 7, T16S-R17E, Terrebonne Parish, Louisiana
- 3. Survey of Property belonging to D.C. Walther, Sections 56, 57, & 11, T16S-R16E, Terrebonne Parish, LA
- 4. Survey of Tracts "A" & "B", A Redivision of Property belonging to Carl Heck, L.L.C., Sections 40 & 51, T17S-R18E, Terrebonne Parish, LA
- 5. Survey of Revised Tracts 20 & 21, Reeves Campsites, Section 94, T20S-R18E, 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
 - a) Reschedule next regular meeting to February 25, 2010 due to the Mardi Gras Holidays

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF DECEMBER 17, 2009

- A. The Chairman called the meeting of December 17, 2009 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:07 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "Budd" Cloutier, Jr. and the Pledge of Allegiance led by Mrs. Marsha Williams.
- B. Upon Roll Call, present were: Daniel Babin, Chairman; Dr. L.A. "Budd" Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. John Navy; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mrs. Beryl Amedée and Mr. Alex Ostheimer. Also present were Patrick Gordon, Director and Jennifer Robinson, Senior Planner, Department of Planning & Zoning; and Laddie Freeman, Legal Advisor.
- C. Mr. Kurtz 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 19, 2009."

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

D. COMMUNICATIONS:

1. Mrs. Robinson informed the Commission that the Terrebonne Parish Council concurred with their recommendation to approve the rezoning requests for 6548 Main Street and 272 Pontiff Street.

E. NEW BUSINESS:

1. Planned Building Group:

- a) The Chairman called to order the application by The Courier requesting planned building group approval for the placement of an additional building to accommodate a printing press at 3030 Barrow Street.
- b) The Chairman recognized Mr. Miles Forrest who requested approval of their planned building group application.
- c) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the request subject to the applicant receiving the necessary variance from the Board of Adjustments.
- d) Discussion was held with regard to the placement of the building and garbage bins as to not cause a nuisance to the neighboring property owners. Discussion ensued with regard to parking spaces.
- e) Mr. Elfert moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the planned building group application for the placement of an additional building to accommodate a printing press at 3030 Barrow Street subject to the applicant receiving the necessary variance from the Board of Adjustments."

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

2. Preliminary Hearing:

- a) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a public hearing to rezone from C-2 (General Commercial District) to I-1 (Light Industrial District) Tract consisting of 0.24469 acres, 5357 Hwy. 311 and Tract A as shown on map “Survey of Tract A, Property belonging to Kenneth Barrilleaux, Section 102, T17S-R17E,” 5351 Hwy. 311; Alex Wheelock & Andree Buquet-Casey, applicants; and call a public hearing on said matter for Thursday, January 21, 2010 at 6:00 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 Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée and Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Note: Mrs. Beryl Amedée arrived at the meeting at this time – 6:12 p.m.

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS: None.

- I. Dr. Cloutier moved, seconded by Mrs. Williams and Mr. Kurtz: “THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 6:14 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. 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 17, 2009.

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

Dist 6

**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

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: 11/20/09

Alex Wheelock, Andrée Buquet-Casey
Applicant's Name

1425 W. Tunnel Blvd Suite G. Houma LA. 70360
Address City State Zip

985-876-8100 985-688-8787
Telephone Number (Home) (Work)

Connector Specialist, Buquet Realty Inc.
Interest in Ownership (Owner, etc.)

Tract consisting of 0.24469 Acres situated in section 102 T17S R17E

#1) 5357 Hwy 311 Houma, LA. 70360
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

#2) 5351 Hwy 311 Houma, LA. 70360

Tract A as shown on map "survey of Tract A in Section 102 T17S-R17E"

Zoning Classification Request:

From: C2 To: I1

Previous Zoning History: ✓ No _____ Yes

If Yes, Date of Last Application: _____

Dist. 6

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:

Construction upon approval of ReZoning

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:

Buguet Realty Inc : 5357 Hwy 311 Andre'e Buguet-Casey
Houma, LA. 70360

Connector Specialist: 5351 Hwy 311 Alex Wheelock
Houma, LA. 70360

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

x Andre'e Buguet-Casey, Vice President of Buguet Realty
x Alex Wheelock

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:

x Andre'e Buguet-Casey, Vice President of Buguet Realty
x Alex Wheelock

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 under 1 acres. A sum of \$ 25.00 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.

x Michael Heck
Signature of Owner or Authorized Agent
MICHAEL HECK

BE IT KNOWN, that on this 22nd day of June in the year of our Lord One Thousand Nine Hundred and Seventy-one;

BEFORE ME, ASHBY W. PETTIGREW, JR., a Notary Public duly commissioned and qualified in and for the Parish of Terrebonne, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

BRENT S. WOMACK, a man of full age of majority, married to the former Miss Kathleen Pettigrew, with whom he resides in Terrebonne Parish, State of Louisiana;

hereinafter called the vendor, who declared that he has sold and by these presents he does hereby sell, cede, transfer, assign, convey, set over, abandon and deliver unto

BUQUET REALTY CO. INC., a corporation organized and existing under the laws of the State of Louisiana, with legal domicile and residence in the Parish of Terrebonne, State of Louisiana, the address of which is 103 Mike Street, P. O. Box 892, Houma, Louisiana; herein represented by James J. Buquet, Jr., its duly authorized President;

said corporation hereinafter sometimes called the vendee, here present and accepting and purchasing for the said vendee and the said vendee's successors and assigns, and acknowledges due delivery and possession thereof, all and singular, the following described property to-wit:

A certain tract or parcel of land consisting of 0.24469 acres, situated in Section 102 of Township 17 South, Range 17 East, Terrebonne Parish, Louisiana, which tract of land is located between Little Bayou Black and Louisiana Highway No. 311 and more particularly described as that certain tract of 0.24469 acres located between the outline designated H-R-S-T-I-H on a

728

Sale - 2

plat of survey by DeFraitas Associates, Inc., Architects-Engineers, Houma, Louisiana, dated April 28, 1969, made by Bernard B. Davis, Civil Engineer, which is filed in the Conveyance Records of Terrebonne Parish under Entry No. 362086, made a part hereof and incorporated herein in full by reference; together with all of the buildings and improvements thereon and with all rights, ways, privileges and servitudes thereto belonging or in anywise appertaining.

Being the same property acquired by the vendor from Southdown, Inc. by deed dated May 20, 1969, filed of record and recorded in the Conveyance Records of Terrebonne Parish under Entry No. 362086.

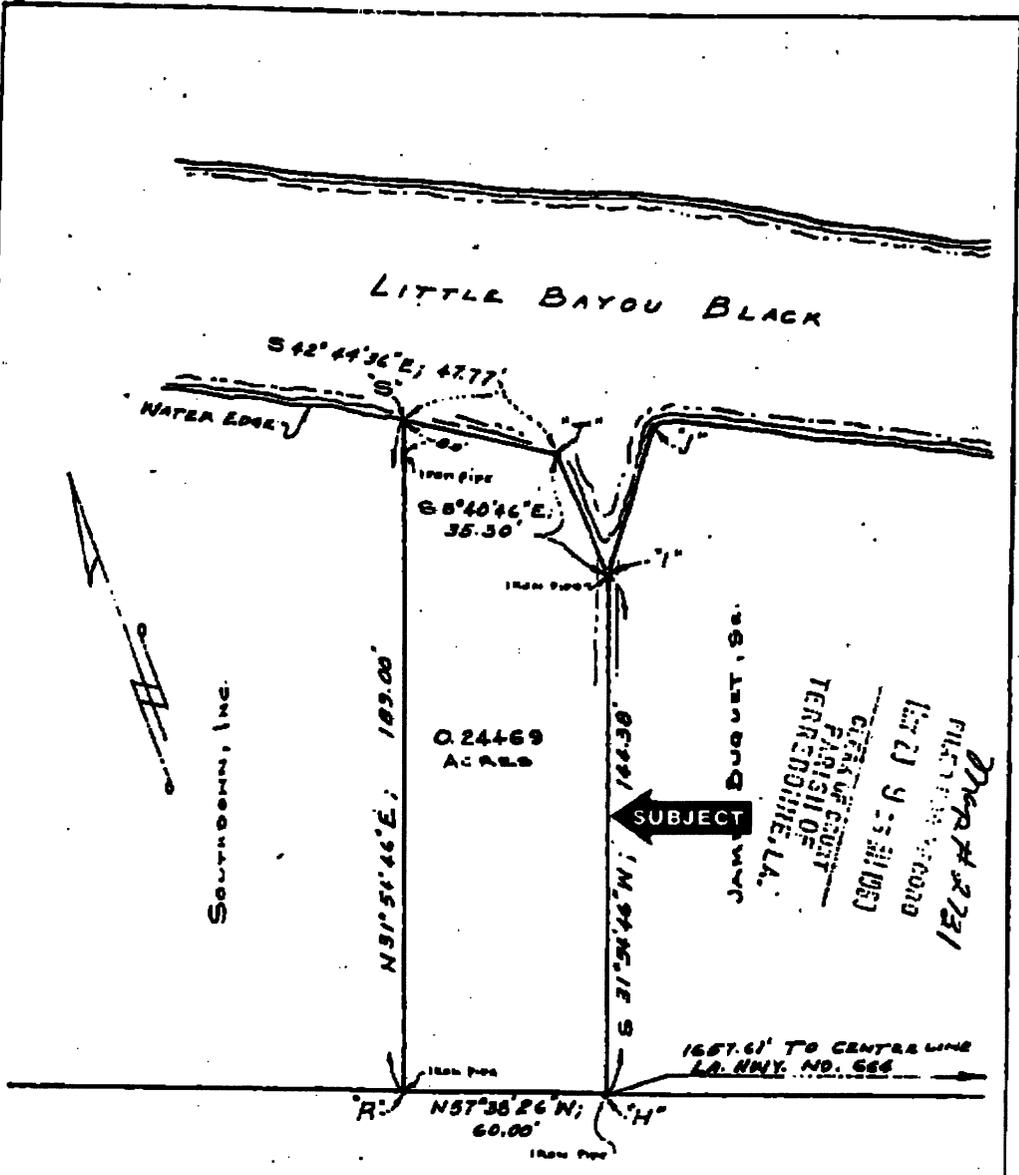
This sale is made subject to and there is less and excepting and excepted from this sale the following reservations, limitations, exceptions and stipulations as contained in the above said act of purchase by the vendor from Southdown, Inc. dated May 20, 1969, filed of record in the Conveyance Records of Terrebonne Parish under Entry No. 362086, which are quoted as follows:

"All minerals and all of the mineral rights in, on and under the above described property are not conveyed hereby and are specifically reserved to the Vendor, Southdown, Inc.

"Vendor further reserves the right to collect all bonuses, rentals, royalties and all other income from any mineral lease or leases which may now affect the above described property or which may hereafter affect the same, and Vendor reserves the right to grant future mineral leases on the said property, which said lease or leases shall contain a provision restricting the surface use of said property as more particularly set forth hereinafter.

"It is expressly understood by and between the Vendor and Vendee that this sale is made with legal warranties only to the extent of any monies paid hereunder and no further, but with full substitution and subrogation and in and to all rights and actions of warranty which Vendor has or may have against all preceding owners. It is further understood and agreed that the above described property is sold subject to any and all oil, gas and mineral leases, rights-of-way, servitudes and any other encumbrances appearing of record which may in any way affect the said property or any portion thereof, and especially subject to that certain Oil, Gas and Mineral lease dated January 3, 1949, in favor of Tidewater Associated Oil Company.

Calley W. Posty
NOTARY PUBLIC.



Southdown, Inc.

SUBJECT

MAP # 2281
 FILED IN RECORD
 LIB 21 9 53 AM 1969
 OFFICE OF CLERK
 PARISH OF
 TERREBONNE, LA.
 JAN DUGNET, Sr.

LA. Hwy. No. 311

SURVEY OF BATTURE LOT
 BELONGING TO SOUTHDOWN, INC.
 LOCATED IN SECTION 102, T17S, R17E,
 TERREBONNE PARISH, LOUISIANA.
 SCALE: 1"=40'

APRIL 20, 1969

DE FRATES ASSOCIATES, INC.
 ARCHITECTS-ENGINEERS
 HOUMA, LOUISIANA

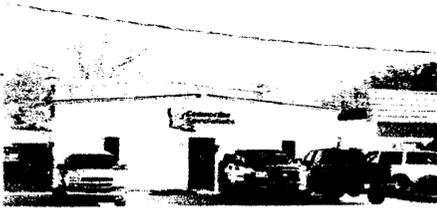
STATE OF LOUISIANA
 BERNARD J. DEFRATE
 REG. NO. 8
 CIVIL ENGINEER
 LIC. NO. C.E. 875

APPROVED: *Amos B. Davis*
 CIVIL ENGINEER

Connector Specialist Property

MLS #: C101726A (Active) List Price: \$325,000

5351 HWY 311 HOUMA, LA 70360



STORIES: One Story
#STORIES: 1
CURRENT USE: Business Service
PRESENT USE: CONNECTOR SPECIALIST
LOCATION: General Business District
TOTAL SQFT: 4300
RESTROOMS: 2
PARKING SPACES: 13
PARKING: Private 1-10
AGE: 30
APX AGE SCALE: 20+

RENTAL PRICE: \$0.00
AVAILABLE DATE:
AREA: 20
AREA/SUBDIVISION: 20/ALL OTHERS
PARISH: TERREBONNE

LEGAL DESCRIPTION: TRACT A AS SHOWN ON MAP SURVEY OF TRACT A PROP.
LOT SIZE: 70.5' x 207'
ZONING: GENERAL COMMERCIAL

MINERAL RIGHTS RESERVED: Yes
FLOOD ZONE: Unknown

TERMITE CONTR: Yes

APX ACRES: 0.34
FEET ON WATER: 70.5
INVENTORY INCLUDED: No
OFFICE SQFT: 1600
COOLED SQFT: 1600

TAXES: 1300

INSURANCE: 0

TRAFFIC COUNT: 45000

EQUIPMENT: None

ACCESSIBLE BY: US Highway, Paved Road

WAREHOUSE SQFT: 2700

HEATED SQFT: 1600

OTHER SQFT: 0

OVERHEAD DOORS: 0
CEILING HEIGHT: 18

DOOR SIZE: 11'

DOCK: 0

BAYS: 0

EVE HEIGHT: 22

SPAN DISTANCE: 0

CRANES: 0

LEASED: No
RENEWAL: No

LEASE EXPIRES: 0

AMOUNT/MO: 0

SALE INCLUDES: Building & Land

CONSTRUCTION: Aluminum, Stucco
ROOF: Metal

MISCELLANEOUS 1: 220 Wiring, Outside Storage, Terrebonne Parish

FOUNDATION: Concrete/Slab

MISCELLANEOUS 2: Office <2000 SqFt, Warehouse <5000 SqFt

FLOORING: Ceramic Tile, Carpet

COMM AMENITIES: Security System, Carpeting

ELECTRIC/GAS: Entergy Electric, Atmos Entergy Gas

HEATING/COOLING: Central Heating, Central Air

WATER/SEWER: Parish Water, Approved Septic

DIRECTIONS: HWY 311 ACROSS FROM TRUCK STOP ADJACENT TO GLOBAL OIL TOOLS.

REMARKS: RENOVATED. SELLER MUST HAVE A PLACE TO CONDUCT BUSINESS BEFORE ACT OF SALE OR OWNER WILLING TO LEASE BACK PROP. 5 OFFICES, HIS/HER SEPERATE BATH, CONF. ROOM, BREAK ROOM, COPY/STORAGE ROOM, TWO ADDITIONAL STORAGE SHEDS, LOFT IN WAREHOUSE.

EXCLUSIONS: No

SELLER: No

VAR COMM: No

LOCKBOX: NO

ASIS/WVR: Yes

RELO: No

REPO: No

EXMPTD SCL: Yes

COOP BROKER FEE %: 2%

COMP MAY BE REDUCED IN THE EVENT OF SHORT SALE: No

SHOWING INSTRUCTIONS: Call LO for Appointment

POSSESSION: Settlement

DOCSFILE: None

OWNR FIN: No

TRMS LSE: None

RENTED PRICE: \$0.00

RENTED DATE:

PENDING DATE:

DAYS ON MARKET: 55

ORIGINAL LIST PRICE: \$325,000

PUBLIC REMARKS: RENOVATED. SELLER MUST HAVE A PLACE TO CONDUCT BUSINESS BEFORE ACT OF SALE OR OWNER WILLING TO LEASE BACK PROP. 5 OFFICES, HIS/HER SEPERATE BATH, CONF. ROOM, BREAK ROOM, COPY/STORAGE ROOM, TWO ADDITIONAL STORAGE SHEDS, LOFT IN WAREHOUSE.

OFFICE NAME: HECK REALTY, INC./U.S.A. (#29)

LISTING AGENT: Mike Heck (#1)

MAIN: (985) 876-8100

AGENT EMAIL:

FAX: (985) 851-0593

CELL: (985) 688-8787

Information Herein Deemed Reliable but Not Guaranteed



Corporate Headquarters
175 James Drive East
St. Rose, LA 70087
Phone: (504) 469-1659
Fax: (504) 469-8545
connector-specialists.com

St. Rose • Lafayette • Baton Rouge • Jackson, MS • Houma • Sulphur

November 19, 2009

Southern Comfort Realty

ATTN: Mike Heck

1425 W Tunnel Blvd.

Houma, LA 70360

Mr. Heck

Connector Specialists is a Wholesale Distributor of hose, tube fittings, gauges, quick couplers, and valves. We buy from manufacturers located throughout the USA and sell to customers throughout the bayou region. We do not manufacture any of these products.

We do assemble some components per our customers' need. Examples of this include: inserting hose fittings onto hoses and screwing couplers onto the end of hose assemblies. However, all of these components are manufactured elsewhere and NOT in any of our facilities located throughout South Louisiana and Mississippi.

Comparable business entities would be distributors of electrical parts or plumbing supply houses (ie, Grainger, Oliver Van Horn, Wilson Supply). Our business corresponds to NAICS code: 423840 - Industrial Supplies Merchant Wholesalers.

Please feel free to contact me if you have further questions regarding this matter.

Thank You,

Alex Wheelock

Vice President



YOUR SOLUTIONS PARTNER

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, February 25, 2010

@ 6:00 p.m.

Z&LU / F1

***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

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: 1-5-2010

Remedia M. Broussard / Matherne Realty Partnership, LLC
Applicant's Name

P.O. Box 763 Houma LA 70361
Address City State Zip

(985) 876-5308
Telephone Number (Home) (Work)

Owner
Interest in Ownership (Owner, etc.)

4615 Highway 311 Houma, LA 70360
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

attached

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: X 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:

Family Compound

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

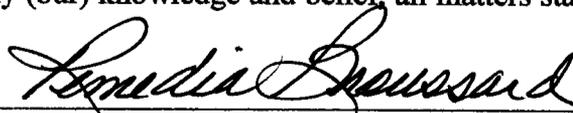
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

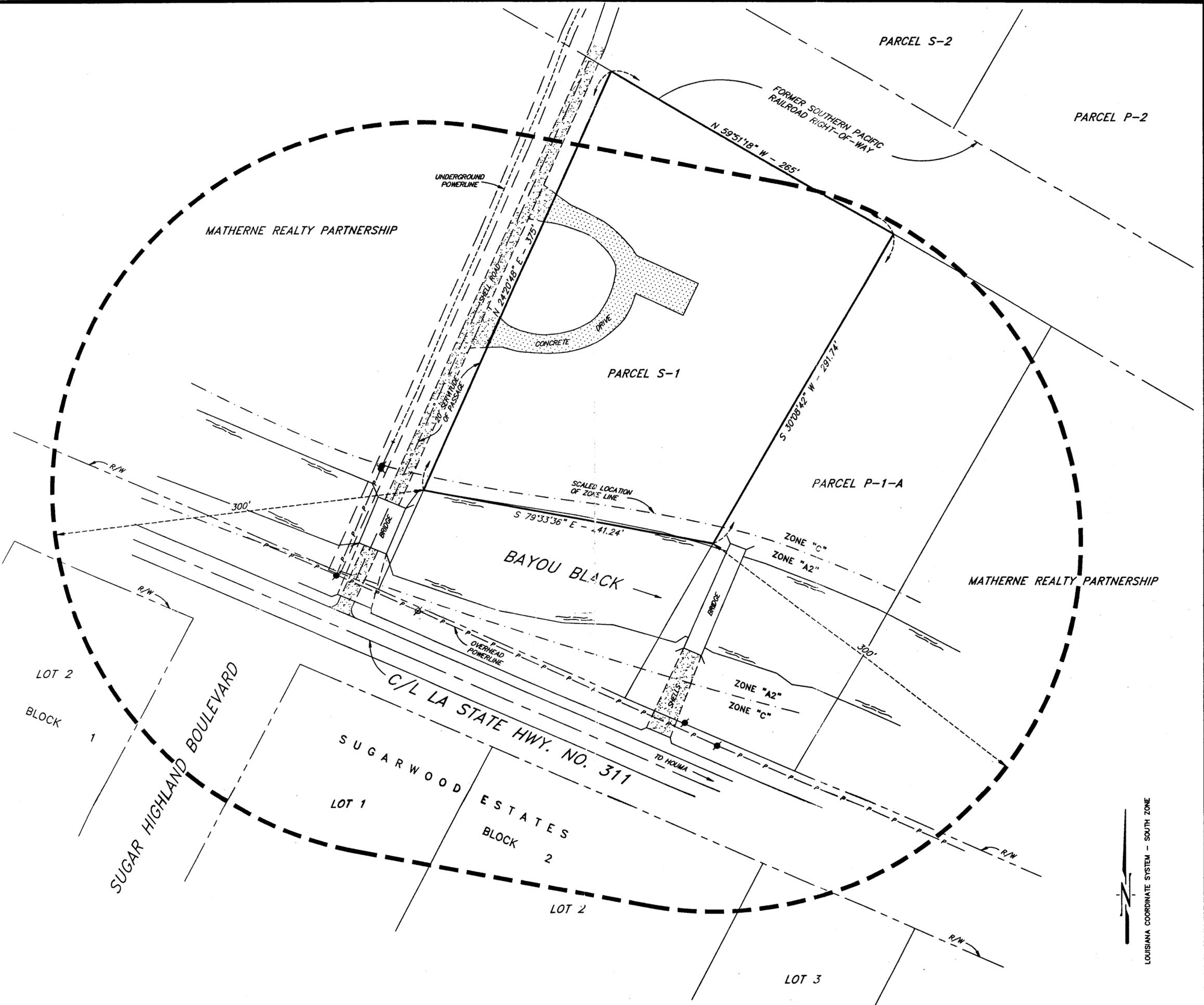
I (We) own _____ acres. A sum of _____ dollars is enclosed and made a part of this application.

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



PLAN SHOWING PARCEL S-1 TO BE REZONED
 FROM ZONE R-1 TO ZONE R-3
 LOCATED IN SECTION 101, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

JANUARY 7, 2010 SCALE: 1" = 60'

Keneth L. Rembert
 KENETH L. REMBERT, SURVEYOR
 635 SCHOOL ST., HOUMA, LA.



THIS MAP DOES NOT PURPORT TO SHOW ALL
 SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR
 OTHER PHYSICAL OBJECTS THAT MAY AFFECT
 THE TRACT SURVEYED.

THIS PLAN BASED ON MAP RECORDED UNDER ENTRY NO'S. 786582 & 895761
 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL
 TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY
 AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS
 FOR PROPERTY BOUNDARY SURVEYS. DIMENSIONS MAY VARY
 SLIGHTLY WHEN SURVEYED.

JOB NO. : 715 FIELD BOOK : LOOSE ADDRESS : LA 311 CAD NAME : MATHERNE-PARCEL-S1-REZONE
 DRAWN BY : KK PAGES : LEAF SURVEY FILE : PARCELS1.TXT FOLDER :

LOUISIANA COORDINATE SYSTEM - SOUTH ZONE

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF DECEMBER 17, 2009

- A. The Chairman, Daniel Babin, called to order the regular meeting of December 17, 2009 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Alex Ostheimer 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; Mr. Richard Elfert; Mr. Erny; Mr. Kurtz; Mr. John Navy; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. Alex Ostheimer. Also present were 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 19, 2009."

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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of November 19, 2009."

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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the December 17, 2009 invoices and approve the Treasurer's Report of November 2009."

The Chairman called for a vote on the motion offered by Mrs. Williams. 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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC approve the proposed budget for 2010."
 - a) Discussion was held with regard to there being no more charges incurred in 2010 for the Comprehensive Plan Update. Mr. Gordon informed the Commission that they would not be responsible for Phase III of the update.
 - b) Discussion ensued with regard to insurance and if there was a need for insurance.

The Chairman called for a vote on the motion offered by Ms. Williams. 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. Ostheimer. 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 of \$2,500.00 to perform the 2009 audit.
 - a) Ms. Williams moved, seconded by Mr. Erny: "THAT the HTRPC accept the bid in the amount of \$2,500.00 from Martin & Pellegrin to perform the 2009 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. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman stated the next item on the agenda was Election of Officers for 2010.
 - a) Mr. Erny nominated Mr. Daniel Babin for the position of Chairman.
 - (1) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the nominations for the position of Chairman 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - (2) The Chairman called for a vote of the election of himself, Daniel Babin, as Chairman of the HTRPC for 2010.

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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - b) Mr. Erny nominated Dr. L.A. “Budd” Cloutier for the position of Vice-Chairman.
 - (1) Mrs. Williams moved, seconded by Mr. Kurtz: “THAT the nominations for the position of Vice-Chairman be closed.”

The Chairman called for a vote on the motion offered by Mrs. Williams. 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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - (2) The Chairman called for a vote of the election of Dr. L.A. “Budd” Cloutier as Vice-Chairman of the HTRPC for 2010.

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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - c) Mr. Erny nominated Mrs. Marsha Williams for the position of Secretary/Treasurer.
 - (1) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the nominations for the position of Secretary/Treasurer 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - (2) The Chairman called for a vote of the election of Mrs. Marsha Williams as Secretary/Treasurer of the HTRPC for 2010.

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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. COMMUNICATIONS:

1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors requesting to withdraw Item G1 with regard to the Survey of Lots 1-A-1 & 1-A-2 in LaCarpe Industrial Park Subdivision, Section 101, T17S-R17E, Terrebonne Parish, LA [See *ATTACHMENT A*].
 - a) Mr. Navy moved, seconded by Dr. Cloutier: “THAT the HTRPC remove agenda item G1 with regard to the Survey of Lots 1-A-1 & 1-A-2 in LaCarpe Industrial Park Subdivision, Section 101, T17S-R17E, Terrebonne Parish, LA [See *ATTACHMENT A*] as per the Developer’s request.”

The Chairman called for a vote on the motion offered by Mr. Navy. 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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

The Chairman recognized Councilwoman Teri Cavalier in the audience at this time.

G. OLD BUSINESS:

1. WITHDRAWN Survey of Lots 1-A-1 and 1-A-2, A Redivision of Revised Lot 1-A, Block 2, LaCarpe Industrial Park Subdivision [See *ATTACHMENT A*]
2. The Chairman called to order the Public Hearing for an application by Coastal Phoenix Investments/Affordable Housing Services, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision for Three Oaks.
 - a) The Chairman recognized Franklin Kyle, Kyle & Associates, representing the Developer, who noted several changes to the layout of Three Oaks to include the main road being changed to a boulevard, a golf hole moved from near the corner of Sugar Creek, added a 15' drainage buffer along Sugar Trail back property line which will be maintained by the development, and 30' rear setbacks rather than 15'.
 - b) The Chairman recognized Matt Whitney, 498 Sugar Trail Street, who expressed concerns of the golf course, sizes of homes/apartments, and requested at least a 30' buffer, allow a variance from the cross street requirement, and for the Commission to pay particular attention to the drainage as to not add to the existing drainage issues.
 - c) The Chairman recognized Deryle Bourgeois, Developer of Southern Estates, representing himself and Mrs. Robert Wright, who questioned developing in the rear of a line that he was refused to develop on. Upon questioning about the previous denial, Mr. Gene Milford, Milford & Associates, Inc., stated the matter was denied but not appealed. Discussion ensued with regard to the development possibly being too cost prohibitive to bring fill in to develop the property and moved further along. He stated he was against the development because of the density and the flow of streets.
 - d) The Chairman recognized David Bergeron, 4588 Sugar Bend Street, who requested the Planning Commission to deny the development based on the drainage issues and offered recommendations to start over and come up with a better plan everyone could agree on. He submitted a packet of information to the Commission [See *ATTACHMENT B*].
 - e) The Chairman recognized Jennifer Goulas, 432 Sugar Cane Street, who questioned the size of the sign on the property notifying of the public hearing, the list of owners, and expressed concerns of safety if the streets connect.
 - f) The Chairman recognized Duffy Duplantis, 260 Sugar Land Street, who expressed concerns of existing traffic issues and the dredging of Bayou Terrebonne.
 - g) The Chairman recognized Debbie Vaughn, 525 Marietta Place, who expressed concerns of drainage. Upon questioning as to why she wasn't notified, it was determined that she was not within 250' of the development.
 - h) The Chairman recognized Selena Richard, 4630 Sugar Bend Street, who expressed concerns of safety if the streets will connect to the proposed development.
 - i) The Chairman recognized Barbara Larpenter, 301 Horseshoe Road, who expressed concern of the recent flooding and adding more to the existing drainage woes.
 - j) The Chairman recognized Councilwoman Teri Cavalier, District 4, who requested the Commission to grant a variance for the stub-outs due to the proposed boulevards being adequate enough for the proposed development and the mixed uses between developments. She stated that no new development should change an existing development. She discussed existing drainage and traffic issues that would only worsen and her intentions to request the de-dedication of the stub-outs at the next Council meeting.
 - k) 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: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- l) Discussion was held with regard to the process of notification to the adjacent property owners.
- m) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the designs are changed to reflect the subdivision regulations for the street construction.
- n) Discussion was held with regard to the regulations concerning the notification sign on the property, proposed golf course and the Developer's flexibility to omit the connectivity of cross streets.
- o) Mr. Kyle stated they would exceed the regulations required by them.
- p) Discussion was held with regard to cross streets being required in order to provide multiple outlets for emergency vehicles and reasons to not connect due to mixed uses. Discussion ensued with regard to the possibility of the stub-outs being de-dedicated by the Parish Council and the connectivity being a mute point.
- q) Mr. Elfert moved, seconded by Dr. Cloutier: "THAT the HTRPC grant conceptual and preliminary approval for the application for Process C, Major Subdivision for Three Oaks conditioned the designs are changed to reflect the subdivision regulations for the street construction."

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

- 3. The Chairman called to order the Public Hearing for an application by Kevin & Jenny Do requesting approval for Process B, Mobile Home Park for Four Seasons Mobile Home Park.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, representing the Developer, discussed the location and request. He stated that this mobile home park was denied by the Commission previously but they would comply with the setback requirements and he requested conditional approval.
- b) The Chairman recognized Adeline Pellegrin, 3115 Betty Ann Street, who expressed opposition of the mobile home park and there not being enough space for their trash.
- c) The Chairman recognized Nancy Wilson, 318 Marie Louise Street, who expressed concern of there being no room for emergency vehicles to access, it being too close to her home, and drainage.
- d) The Chairman recognized Harold Monnier, 164 Oscar Court, who expressed concern of flooding. He submitted photos of the flooding.
- e) The Chairman recognized Councilwoman Teri Cavalier, District 4, who stated she was against the mobile home park due to it being too dense for the property.
- f) Dr. Cloutier discussed the proposed mobile home park regulations and requested the Council's support on helping in order to stop mobile home parks such as these.
- g) 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- h) Mr. Gordon discussed the Staff Report and stated Staff recommended denial due to it not being adequate for emergency vehicles, etc. and it not complying with the regulations.

- i) Mr. Navy moved, seconded by Dr. Cloutier: “THAT the HTRPC deny the application for Process B, Mobile Home Park for Four Seasons Mobile Home Park due to it not conforming to the regulations.”

The Chairman called for a vote on the motion offered by Mr. Navy. 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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman stated the next item on the agenda was an application by Hollygrove, L.L.C. requesting engineering approval for Process C, Major Subdivision for Hollygrove.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT C*].
- b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, stated they would comply with all items on the punch list. He stated a meeting took place with some of the residents and administration and explained the process of a better level of protection for the residents by the Developers and the Parish.
- c) Mr. Gordon read a letter from Councilman Kevin Voisin, District 6, indicating his support on the compromise and concept of a better project with regard to the proposed development [See *ATTACHMENT D*].
- d) Discussion was held with regard to protection for Mulberry School, existing elevations, servitude, the impact of the slip to the residents, the levee, and maintenance of the levee.
- e) Mr. Elfert moved, seconded by Mr. Erny & Mrs. Amedée: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for Hollygrove conditioned upon the Developer complying with all punch list items per the Terrebonne Parish Engineering Division’s memo dated December 17, 2009.”
- f) The Chairman recognized a public speaker card from Gerald Giroir, 410 Fern Street, read a memo addressed to the Chairman with regard to the meeting held on December 2, 2009 [See *ATTACHMENT E*]. He expressed concerns of bulk heading and the insurance that they are built correctly as well as following through with the commitments made at the meeting.
- g) Mr. Waitz stated he believed each resident would be required to install their own bulkheads per the covenant restrictions.
- h) Mr. Gordon suggested notifying the residents at the final stage to ensure their concerns have been addressed.
- i) The Chairman recognized a public speaker card from Jon Prejeant, 112 Tulip Drive, who thanked the Commission for their concern and passion in helping them through the process.
- j) Discussion was held with regard to the bulk heading/bank stabilization, the application to the Corps of Engineers which is needed before construction is started, contact with the School Board and it’s affect on Mulberry School, and the encouragement of establishing no wake zones.

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; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by Tony Michael Deroche requesting approval for Process D, Minor Subdivision for the Redivision of Lot 15, Aragon Acres Subdivision on Property belonging to Tony Michael & Annabelle Grant Deroche.
 - a) Mr. Terral Martin, GSE Associates, Inc., representing the Developer, discussed the location and division of property. He stated the property on the batture was for mooring purposes only.
 - 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided upon an approval letter from the Board of Health and that Lot 15-B, the lot itself, be depicted as “mooring purposes only.”
- e) Discussion was held with regard to the necessity of a fire hydrant for Lot 15-A if one wasn’t available or a letter from the fire chief allowing a dry hydrant.
- f) Dr. Cloutier moved, seconded by Mr. Navy: “THAT the HTRPC grant approval for Process D, Minor Subdivision for the Redivision of Lot 15, Aragon Acres Subdivision on Property belonging to Tony Michael & Annabelle Grant Deroche conditioned upon the installation of a fire hydrant or a letter from the fire chief allowing a dry hydrant unless there is an existing one within the required setbacks, an approval letter from the Board of Health, and Lot 15-B be depicted as ‘For Mooring Purposes Only.’”

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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for the application by Zeboria & Glenn Short requesting approval for Process D, Minor Subdivision for the Survey of Tracts “A” & “B”, Redivision belonging to G&H Construction Co., Inc.

- a) Mr. Ken Rembert, Keneth L. Rembert 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 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a fire hydrant, or a dry hydrant with the fire chief’s approval, is installed for Tract “A”.
- e) Discussion was held with regard to a regular fire hydrant being comparable to a dry hydrant for simple divisions.
- f) Dr. Cloutier moved, seconded by Mrs. Williams & Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Tracts “A” & “B”, Redivision belonging to G&H Construction Co., Inc. conditioned upon the installation of a fire hydrant or a letter from the fire chief allowing a dry hydrant.”

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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for the application by Legrace Properties, LLC requesting approval for Process D, Minor Subdivision for the Survey of Revised Tracts A & B in Houma Development Tract 1 belonging to Legrace Properties, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of utility letters and that drainage calculations are submitted to the Engineering Division for review and/or approval.
- e) Discussion was held with regard to an error on the application. The land use for the property will be commercial rather than single-family residential use and requested Mr. Rembert to correct the application.
- f) Mr. Navy moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Revised Tracts A & B in Houma Development Tract 1 belonging to Legrace Properties, LLC conditioned upon the submittal of utility letters, submittal of engineering calculations to the Terrebonne Parish Engineering Division for review and/or approval, and a revised application depicting commercial land use.”

The Chairman called for a vote on the motion offered by Mr. Navy. 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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the Public Hearing for the application by Greg LeBlanc requesting approval for Process D, Minor Subdivision for the Resubdivision of the Greg LeBlanc Nissan Property being a portion of a 9.39 acre tract formerly being a portion of the Henry J. Cambron Frost into Lots 1-A & 1-B.

- a) Mr. Michael Blanchard, Acadia Land Surveying, 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 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, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon the installation of fire hydrants within the required setbacks and the submittal of utility letters.
- e) Mrs. Amedée moved, seconded by Dr. Cloutier & Mrs. Williams: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Resubdivision of the Greg LeBlanc Nissan Property being a portion of a 9.39 acre tract formerly being a portion of the Henry J. Cambron Frost into Lots 1-A & 1-B conditioned upon the installation of fire hydrants within the required 300' setbacks and submittal of all utility letters.”

The Chairman called for a vote on the motion offered by Mrs. Amedee. 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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman stated the next item on the agenda was an application by Teuton-Caro Developments requesting engineering approval for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A.
 - a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT F*].
 - b) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, stated they would request a variance for items 1 and 2a and that they would comply/resolve items 2b, 3 & 4.
 - c) Discussion was held with regard to the water/flooding in the area from the recent rain and what was needed by the Engineer and/or parish to resolve some of those issues. Discussion ensued with regard to obstructions in Little Bayou Blue and St. Louis Canal that the Public Works Department should be working on.
 - d) Discussion was held with regard to increasing the elevation of the land to alleviate the flooding.
 - e) The Chairman recognized Councilwoman Teri Cavalier, District 4, who discussed the flooding in the area and the drainage needing to be designed according to the existing conditions in the area. She stated that when Bayou Blue's water level is high, it backs up into the subdivision because the streets in the subdivision are lower.
 - f) Ms. Schexnayder stated this particular addendum does not drain into Bayou Blue and discussed rain events and specifications.
 - g) Discussion was held with regard to addressing the existing flooding issues in the subdivision before moving forward with more addendums.
 - h) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC table the engineering approval for the application for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A until the next regular meeting of January 21, 2010."
 - i) Discussion was held with regard the flooding and the elevation of the streets.

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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. Mr. Gordon stated he would have guidelines prepared for the next meeting for consideration with regard to proposed development signs notifying residents of public hearings.
2. Mr. Gordon encouraged all Commissioners to hold the dates for the upcoming 2010 National Planning Conference to be held on April 10-13, 2010 in New Orleans, Louisiana.
 - a) Mr. Mart Black, member of the local host committee for the conference, stated there would be (2) mobile workshops, one in downtown Houma and one at Lumcon.

J. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6."

1. Division of ±69.58 acres of raw land along LA Hwy. 311 and Weatherford Road within the Rebecca Plantation, Sections 10, T16S-R16E, Terrebonne Parish, LA
2. Survey and Division of Property belonging to L-M Limited Partnership, Sections 16, 17, 18, 19, 20, & 21, T16S-R14E, Terrebonne Parish, LA (Raw Land Division)
3. Creation of 14.469 acre tract along Gulf Intracoastal Waterway belonging to CS&E Properties, LLC
4. Survey of Revised Lot 10 of Block 4 comprised of Revised Lot 10 and Lot 11 of Block 4, Mulberry Estates Subdivision, Phase "A", Section 104, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Tracts 3 & 6, Property belonging to Henry J. Richard, et al, Sections 2 & 4, T17S-R17E, Terrebonne Parish, LA
6. Survey of Lots 15A & 17A, Block 3, The Parks at Southern Estates Subdivision, Sections 7 & 82, T16S-R17E, Terrebonne Parish, LA

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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mrs. Robinson discussed a memo from Paul Labat, Parish Council Clerk, with regard to recent action concerning amendments to the subdivision regulations [See *ATTACHMENT G*]. She stated that a public hearing was called for January for the ordinance for altering drainage plans after development as well as for residential building parks. She also stated that the ordinance dealing with the electronic submittal of information was adopted at the Council meeting the night before.
- b) Mr. Erny requested looking into the matter with regard to varying on the connecting of streets between subdivisions and leeway of the same. Discussion ensued with regard to stub-out streets, paving, etc.

2. The Chairman recognized Mr. Mart Black, Providence Engineering, who gave a presentation on the outcome of Phases 1 and 2 of the Update to the Comprehensive Plan.

L. COMMISSION COMMENTS:

1. PLANNING COMMISSIONERS' COMMENTS: None.
2. CHAIRMAN'S COMMENTS: None.

M. PUBLIC COMMENTS: None.

N. Mr. Erny moved, seconded by Mrs. Williams: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 10:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Erny. 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. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

Kenneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST HOUMA, LA. 70360
504-879-2782 (FAX) 504-879-1641

Item G1

December 14, 2009

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Pat Gordon:

Re: OLD BUSINESS: SURVEY OF LOTS 1-A-1 & 1-A-2, A REDIVISION OF LOT 1-A,
BLOCK 2, LACARPE INDUSTRIAL PARK SUBDIVISION, SECTION 101, T17S-R17E,
TERREBONNE PARISH, LA

Dear Pat:

Please remove the above referenced item on the planning commission agenda on the night of
12/17/09. At this time the owners have not reached an agreement on the transfer of a portion of
the subject property.

Thank you.

Sincerely,


Kenneth L. Rembert

KLR/apr

Houma-Terrebonne Regional Planning Commission

**DECEMBER 17, 2009, THURSDAY
6:00 P.M.**

I ask that this commission reject the Three Oaks proposal tonight. Your 60 day clock is ticking for automatic approval. And approval to proceed to engineering would be a grave disservice to your Parish and Coastal Phoenix. It is a disservice because even if Coastal Phoenix does everything you ask, they will still flood us because the water has nowhere to go. I know that cleaning the CCC ditch and Saint Louis Bayou are planned but these solutions are not in place, much less tested. We should wait until we have a working solution for drainage before planning to add more problems to an already swamped area. The results of the downstream cleaning will alter the final plan that should be finally built.

Also, little input from residents has been incorporated into the existing plan. Your rejection tonight will give time and motivation to all parties to come together in a meaningful way and develop a workable plan. I commit to you tonight that I will work to devise an acceptable solution that everyone can live with. All we need is the time to do it!

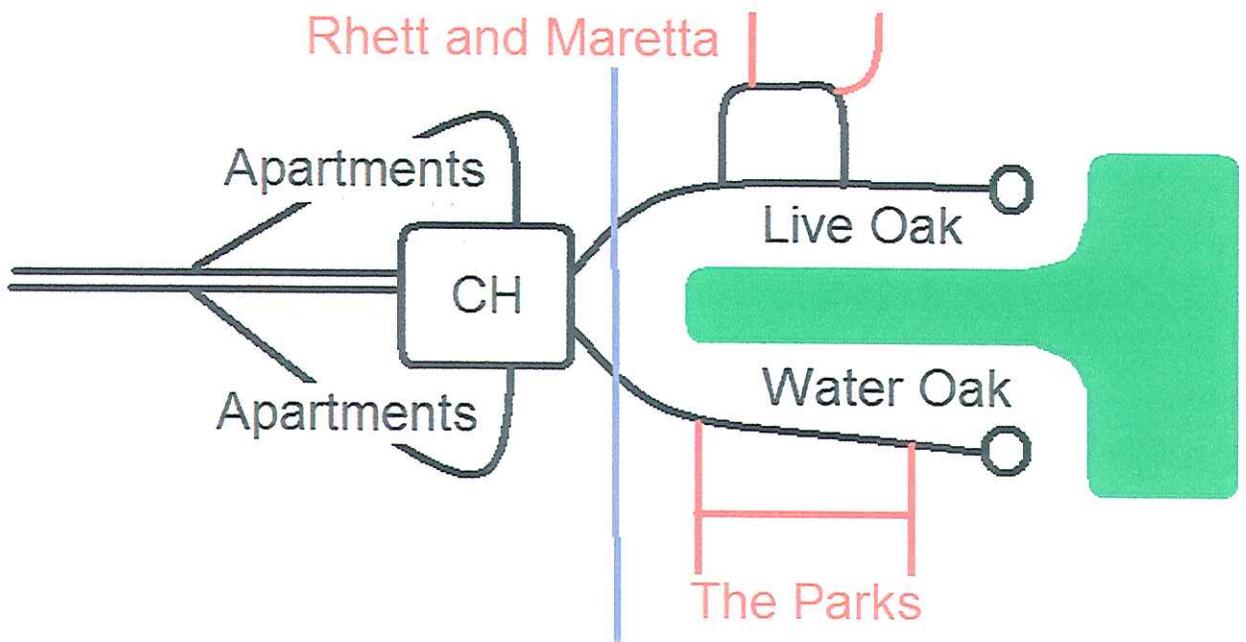
Three Oaks design modifications submitted to Jeff Simmons 15 December.

From: David.m.bergeron@comcast.net
To: "Jeff Simmons" <jeffs@cpiahs.com>
Sent: Tuesday, December 15, 2009 12:02:41 PM GMT -06:00 US/Canada Central
Subject: suggested changes to Three Oaks

Jeff I have been thinking about what bothers me about Three Oaks, from a design perspective, and want to share some suggestions with you.

1. We should not be building homes in flood zone A so don't. Move the golf course to the rear of the property and keep all homes above the flood boundary line.
2. Golf holes are removed from Live Oak Loop and a small park is added along with more lots.
3. Traffic flow is a real issue. I think planning will make you tie the streets into stub-outs so control of traffic is needed to protect existing residents. The traffic design needs to discourage cross flow but not eliminate it.
4. Use the Clubhouse roundabout as the central crossover point from one side of the development to the other. All streets connect to it and no cross street exist in the rear of the property.
5. From the clubhouse have Three Oaks Blvd and Water Oak Drive end in cul-du-sacs with no North and South connection between them.
6. Water Oak Drive functions as the transition between developments where the lots match the size of lots in The Parks and the homes mimic the style.
7. Water Oak Drive has 80 x 160 lots. Three Oaks Blvd and North Oak Loop has 60 x 120 lots.
8. Consider farming out the build out of Water Oak Drive to local builders. Just sell the lots and let them build to suite.

Revised Three Oaks design by David Bergeron



Drainage Servitudes

The present Three Oaks plan list 15 feet drainage servitude between adjoining properties. This does not seem to comply with Appendix A – Stormwater Drainage and Detention (Design Manual) section 8.1 – Servitude.

Servitudes for ditches not adjacent to a roadway shall adhere to the following:

- (1) Fifteen (15) feet on both sides of a ditch, that is less than or equal to four (4) feet in depth and less than or equal to eighteen (18) feet in width, plus the width between top banks of the ditch.
- (2) Fifteen (15) feet on one (1) side of the ditch and twenty (20) feet on the other side of the ditch, for ditches greater than four (4) feet in depth and/or greater than eighteen (18) feet in width, plus the width between top banks of the ditch.
- (3) Whenever an existing ditch along a property line is to be widened because of a new development, all widening will be on the side to be developed. The widening shall include providing the necessary land and servitudes for the final ditch to meet the requirements of this section. Parallel ditches shall have a minimum 20-foot crown access between ditches. It is desirable to incorporate parallel ditches into one (1) when possible and practical.
- (4) No ditch adjacent to roadway which is to be dedicated to the Terrebonne Parish Consolidated Government shall be greater than three and five-tenths (3.5) feet deep and twenty-three (23) feet wide.
- (5) The minimum width of servitude for drain pipes outside of road right-of-way and less than forty-two (42) inches diameter shall be fifteen (15) feet. Pipe diameters forty-two (42) inches and greater shall be twenty (20) feet wide.

Preservation of Trees

The Parks has placed great value on the preservation of trees. Our covenants place a \$5000 fine on the unauthorized destruction of a mature tree. The proposed Three Oaks development will destroy many mature trees with the alignment more focused on maximizing the number of lots. With the Three Oaks lots adjacent to The Parks and no real buffer between the two developments acres of mature trees will be destroyed.





P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

**TERREBONNE PARISH
CONSOLIDATED GOVERNMENT**

December 17, 2009
3rd Review

TO: Pat Gordon

**FROM: Gregory E. Bush, LTC, USA, Retired
Director of Public Works**

**SUBJECT: Hollygrove;
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.2.6 Does not conform to SDDM:
 - a. V.C.18. Calculations should be provided for the culvert sizes in the ditch along Beauregard Street.
 - b. VIII.C. A Letter of No Objection is required for work inside a parish right-of-way.
2. The Drainage Servitude for the ditch along Beauregard Street should be a minimum of 20 feet from the top bank of the ditch.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

GEB/lmm

cc: Tom Bourg (w/attachment)
Philip Liner (w/attachment)
Brandon Arceneaux, P.E. (w/attachment)
Planning Commission (w/attachment)
Reading File (w/attachment)
Council Reading File (w/attachment)

DISTRICT 6

MR. KEVIN M. VOISIN
101 ANGELLE CIRCLE
HOUMA, LA 70360
CELL: (985) 665-8495
FAX: (866) 419-5763
kevin@kevinvoisin.com

PARISH COUNCIL

PARISH OF TERREBONNE

POST OFFICE BOX 2768

HOUMA, LOUISIANA 70361

(985) 873-6428

FAX (985) 873-6521

December 17, 2009

Mr. Danny Babin, Chairman and Members
Houma Regional Planning & Zoning Commission
342 Tulip Drive
Houma, LA 70360

RE: Proposed Hollygrove Development

Ladies and Gentlemen:

Although I wanted to attend the Planning Commission meeting tonight to discuss the above referenced issue, a family commitment has prevented me from being with you. I do ask that you read my letter into the record.

A very cordial meeting with representatives of WHEW, the project developers and representatives of Parish Government was held on December 2 to discuss the proposed Hollygrove Project. Both sides seemed to open to ideas that helped the residents of Barrios Subdivision and the surrounding area, while allowing development to continue. One of the main points of agreement was the commitment of raising the levee protection from 6 ½ feet to 10 feet. Naturally, this concession will assure greater protection to area property owners and residents. I fully support this compromise and this concept of a better project.

Thank you for taking my point of view into consideration during tonight's deliberations.

Sincerely,


KEVIN M. VOISIN, District 6
Terrebonne Parish Council

KMV/pal
cc: Mr. Pat Gordon

December 17, 2009

Memorandum

To: Danny Babin, Chairman
Houma-Terrebonne Parish Regional Planning Commission

The Planning Commission is well aware of our organization's (WHEW, LLC) opposition to the dredging of a large slip on the property behind Barrios Subdivision. In light of that fact and in fairness to the members of the Commission, particularly those of you who have supported our position based on concerns that the slip would increase the likelihood of flooding from a storm surge should one occur, we would like to bring to your attention certain facts that you may or may not be aware of.

On Wednesday December 2, 2009, a meeting was held in Parish President Michel Claudet's, having been arranged and facilitated by Councilman Kevin Voisin. The idea was to bring all parties of interest together to seek common ground for dialog concerning the development.

The developers of Hollygrove, LLC and their Engineer/Agent David Waitz were present, as were Councilman Voisin, President Claudet, Public Works Director Greg Bush and members of his Engineering staff, Martin Folse and four members of WHEW, including myself.

The developers presented a comprehensive plan to address the concerns that everyone has regarding the potential flooding prospect. It is assumed that this is the same plan which they will present to the Commission tonight for tentative approval.

While we listened to their presentation with an open mind and consider it to be a reasonable one, WHEW made no commitment to accept their proposal, but instead have taken it under advisement.

We are here to observe and monitor the proceedings tonight in hopes that the developers will present the same comprehensive plan to the Commission for approval and that all aspects of the plan will be carefully considered to insure compliance with all pertinent codes and standard parish development requirements, as well as any and all necessary permitting.

The concerned residents of the surrounding area can only consider an alternative to the slip being constructed, if they are assured that the developers will do what they have proposed to do by

providing the maximum protection from flooding. We have requested and the developers have agreed to allow our ongoing monitoring of the development process, by prior arrangement, should a amicable agreement be achieved.

Gerald J. Giroir, Chairman

WHEW, LLC



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

December 17, 2009
2nd Review

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**
Director of Public Works

SUBJECT: **Wallace J. Thibodaux Estates, Add 4;**
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.1.6. Temporary turnarounds were not provided.
2. 24.7.6.2.6 Does not conform to SDDM:
 - a. V.A.6, 24.7.1.2.6. All lots are not graded to drain to the street or to a major drainage artery as defined by the S.D.D.M. HTRPC is authorized to allowed up to 60% of the total lots to drain to the rear. Lots 31-36 on Block 11 have less than 60% of the lots draining to the rear.
 - b. V.B.12. The maximum allowable hydraulic clearance of 0.2 feet above the gutter grade was exceeded at the gutter line.
3. 24.5.4.6.7 An approval letter from the Department of Health and Hospitals has not been received.
4. 22-353(d) Copy of the Notice of Intent (NOI) must be submitted.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

cc: Tom Bourg (w/attachment)
Philip Liner (w/attachment)
Gene Milford, III, P.E. (w/attachment)
Planning Commission (w/attachment)
Engineering Division (w/attachment)
Reading File (w/attachment)
Council Reading File (w/attachment)

ARLANDA J. WILLIAMS, CHAIRWOMAN
JOHNNY PIZZOLATTO, VICE-CHAIRMAN
DISTRICT 1
ALVIN TILLMAN, SR.
DISTRICT 2
ARLANDA J. WILLIAMS
DISTRICT 3
BILLY HEBERT
DISTRICT 4
TERI CAVALIER

PARISH COUNCIL
PARISH OF TERREBONNE
POST OFFICE BOX 2768 - HOUMA, LOUISIANA 70361
Government Towers, 8026 Main Street, Suite 600
Houma, Louisiana 70360
PHONE (985) 873-6519 - FAX (985) 873-6521
plabat@tpcg.org www.tpcg.org

PAUL A. LABAT, CLERK
DISTRICT 5
JOHNNY PIZZOLATTO
DISTRICT 6
KEVIN VOISIN
DISTRICT 7
CLAYTON J. VOISIN
DISTRICT 8
JOEY CEHAN
DISTRICT 9
PETE LAMBERT

December 3, 2009

MEMO TO: Michel H. Claudet,
Parish President
FROM: Paul A. Labat
Council Clerk 
RE: Subdivision Regulations

Please allow this memo to serve as a reminder that the Council adopted and you ratified two ordinances that deal with subdivision regulations. One other ordinance was continued to the December 16 meeting (hearing not closed). A fourth ordinance dealing with regulations was not adopted, but is being referred back to committee. The action of each of the four proposed ordinances is as follows:

- Ordinance to amend Chapter 24, Section 24-2 General (altering drainage plan after development is approved). WAS NOT ADOPTED
- Ordinance to amend Chapter 24, Sections 5.1 (item 9), 5.2 (item 9), 5.3.1 (paragraph 4), 5.4.2 (item 13), 5.4.3 (item 8), 5.4.4 (item 11), 5.4.6 (item 9), 5.5 (item 10), 5.6 (item 9) – change to “submitted by any electronic method accepted by the Planning Director. CONTINUED (due to lack of hearing closure) until public hearings on December 16 at 6:30 PM.
- Ordinance to amend Chapter 24, Section 24.5.3.3 Process C: Engineering Approval (lapse between Conceptual//Preliminary and Engineering Approval. ADOPTED.
- Ordinance to amend Chapter 24, Section 24.7.1.2.4 Minimum residential Lot Size and Section 24.7.1.5 Residential Lot Frontage (Access) (development on rights-of-way). ADOPTED

By copy of this memo, the appropriate individuals are being advised of the Council’s decision.

Feel free to call me if you have any questions regarding this matter.

/pal

Attachments

cc: Mr. Pat Gordon (with attachment)
Mrs. Jennifer Robinson (with attachment)
Mr. Geoffrey Large (with attachment)
Community Development & Planning Committee (with attachment)

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
- B. _____ Mobile Home Park
- C. _____ Major Subdivision
_____ Conceptual
_____ Preliminary
_____ Engineering
_____ Final
- D. x Minor Subdivision

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: LOTS 11-A, 11-B & 12-A, BLOCK 2, VOISIN PLACE SUBDIVISION
2. Developer's Name & Address: JEANNE P. BRAY, 669 MAHLER STREET, HOUMA, LA 70363
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

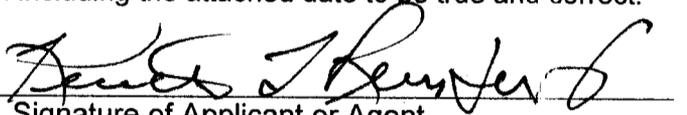
SITE INFORMATION:

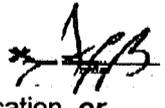
4. Physical Address: 669, 671 AND 673 MAHLER STREET, HOUMA, LA
5. Location by Section, Township, Range: SECTION 39 & 105, T17S-R17E
6. Purpose of Development: MS. BRAY WANTS TO HAVE EACH HOUSE ON A SEPARATE LOT
7. Land Use:
 X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
8. Sewerage Type:
 X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
 X Curb & Gutter
_____ Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
10. Date and Scale of Map:
4/30/09 SCALE: 1"=20'
11. Council District:
5 - Pizzolatto / COH Zone
12. Number of Lots: 3
13. Filing Fees: \$152.75

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

KENETH L. REMBERT
Print Applicant or Agent

12/31/09
Date


Signature of Applicant or Agent

The undersigned certifies: X  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.

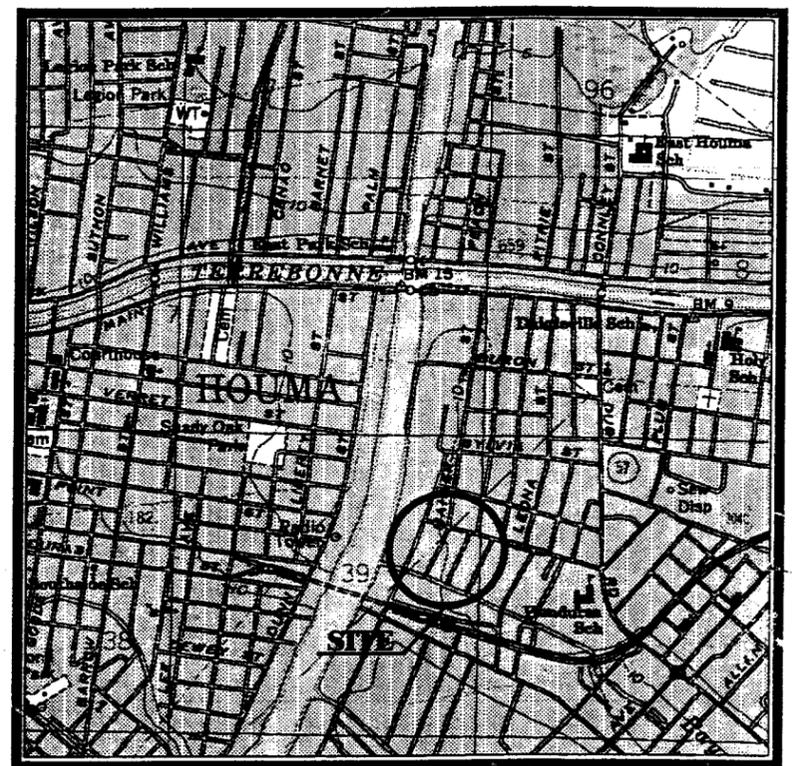
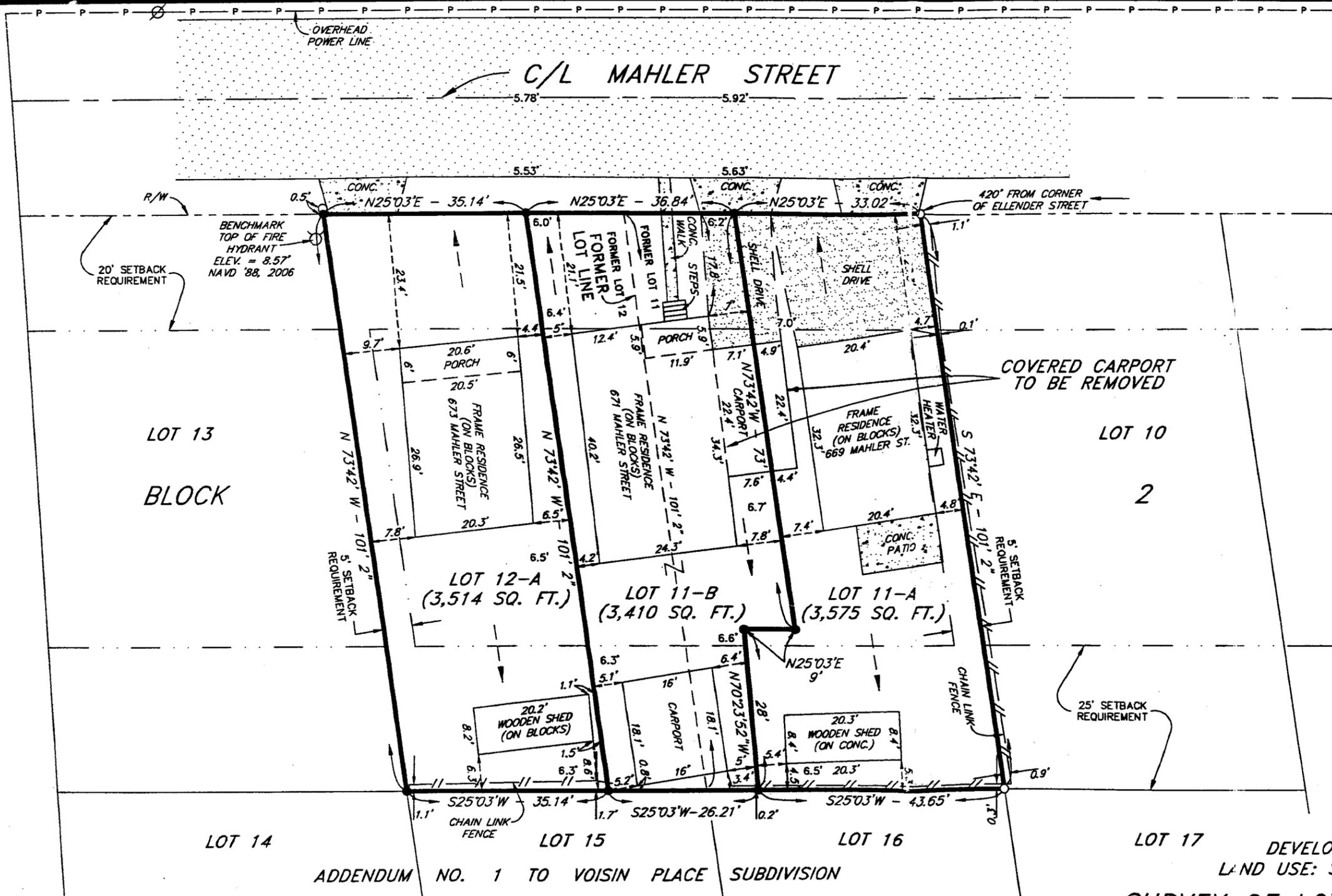
JEANNE P. BRAY
Print Name

12/31/09
Date

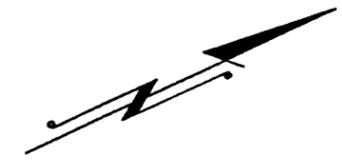
 X 
Signature

PC10/ 1 - 1 - 1

Record # 2



VICINITY MAP



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

BY _____ FOR _____

LOT 17 DEVELOPER: JEANNE P. BRAY
 LAND USE: SINGLE-FAMILY RESIDENTIAL
SURVEY OF LOTS 11-A, 11-B & 12-A
A REDIVISION OF LOTS 11 & 12 OF BLOCK 2
VOISIN PLACE SUBDIVISION
LOCATED IN SECTIONS 39 & 105, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

APRIL 30, 2009

SCALE: 1" = 20'

Keneth L. Rembert
 KENETH L. REMBERT, SURVEYOR
 635 SCHOOL ST., HOUMA, LA.



THIS PROPERTY DRAINS TOWARDS A SUBSURFACE DRAINAGE SYSTEM WHICH IS MAINTAINED BY THE T.P.C.G. AND THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY IS BASED ON MAP RECORDED UNDER ENTRY NO. 45340 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT, SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q103 DOES NOT AFFECT THIS PROPERTY.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ EXISTING POWER POLE
 - ⊙ EXISTING POWER POLE WITH LIGHT
 - ⊙ EXISTING FIRE HYDRANT
 - 4.6' SPOT ELEVATION (BASED ON NAVD '88, 2006)
 - INDICATES DRAINAGE ARROWS

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 878-6798 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
- C. Major Subdivision
 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: LOTS 8-A & 8-B, BLOCK 4, PARK VIEW SUBDIVISION
2. Developer's Name & Address: MARCEL P. FOURNIER, 476 SIXTH STREET, HOUMA, LA 70364
*Owner's Name & Address: SAME PLUS JUSTIN BUQUET, 480 SIXTH STREET, HOUMA, LA "
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 480 SIXTH ST. AND 907 WILLIAMS AVE.
5. Location by Section, Township, Range: SECTION 96, T17S-R17E
6. Purpose of Development: LOTS PREVIOUSLY DIVIDED BY JUDICIAL PARTITION NOT P.C.
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: 1/04/10 SCALE: 1"=20'
11. Council District: 5-Pinopolatto / COH Five
12. Number of Lots: 2
13. Filing Fees: \$147.20

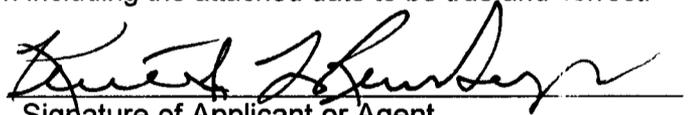
I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

1/04/10

Date

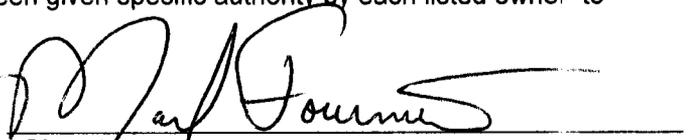

Signature of Applicant or Agent

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 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.

MARCEL P. FOURNIER

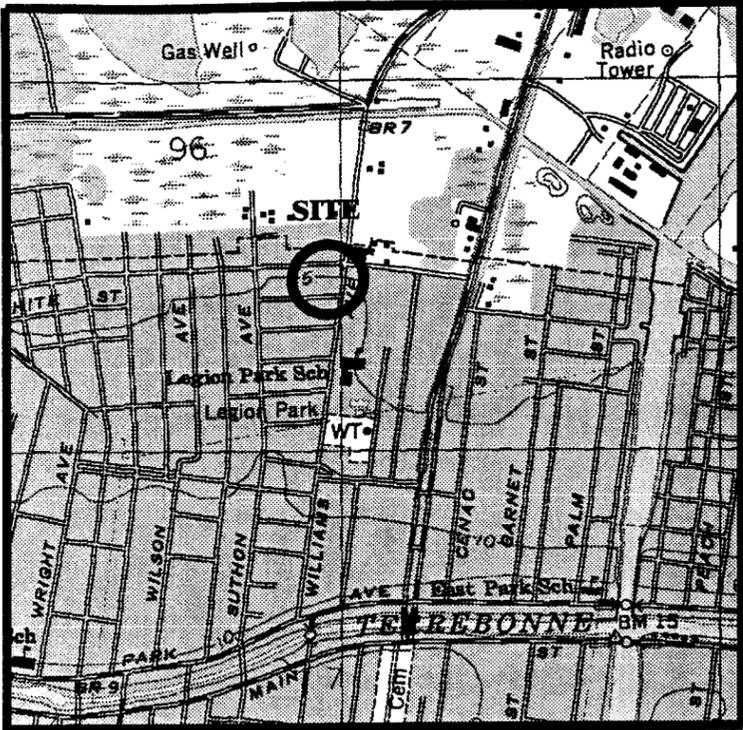
Print Name

1-04-10
Date

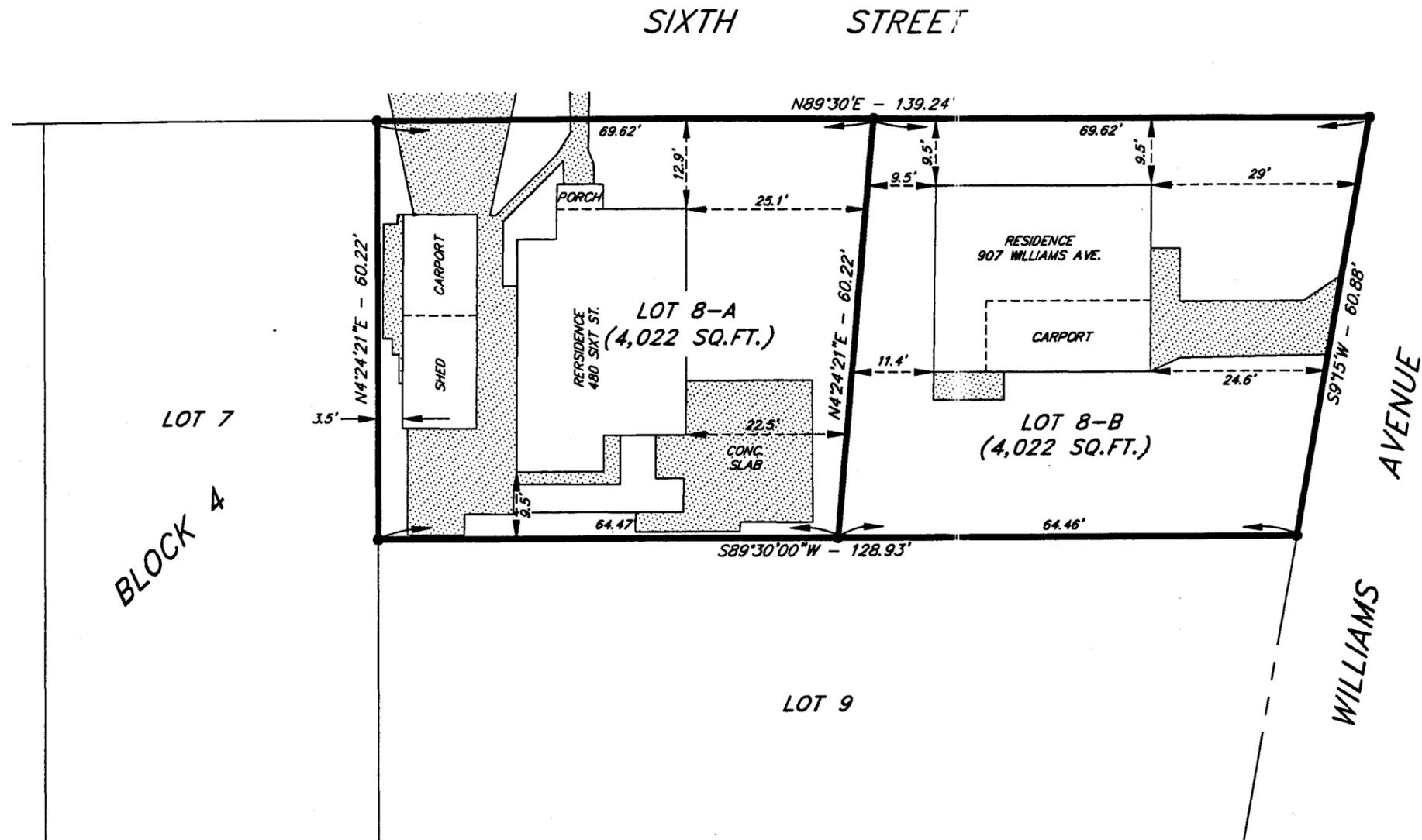

Signature

PC10/ 1 - 2 - 2

Record # 3



VICINITY MAP



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

BY _____ FOR _____

THIS LOT IS LOCATED IN ZONE "B" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED APRIL 15, 1986. (ZONE "B" IS A UNDETERMINED FLOOD ZONE AREA). F.E.M.A. ADVISORY PANEL NO. LA-R103 PLACES THIS PROPERTY IN ZONE "AH" WITH A BASE FLOOD REQUIREMENT OF 6'.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 28852 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

LEGEND:

- X CHISELED "X" SET IN CONCRETE
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
- 3.3' SPOT ELEVATION (NAVD 88 EPOCH 2004 DATUM)
- - - INDICATES DRAINAGE ARROW
- 484 INDICATES MUNICIPAL ADDRESS

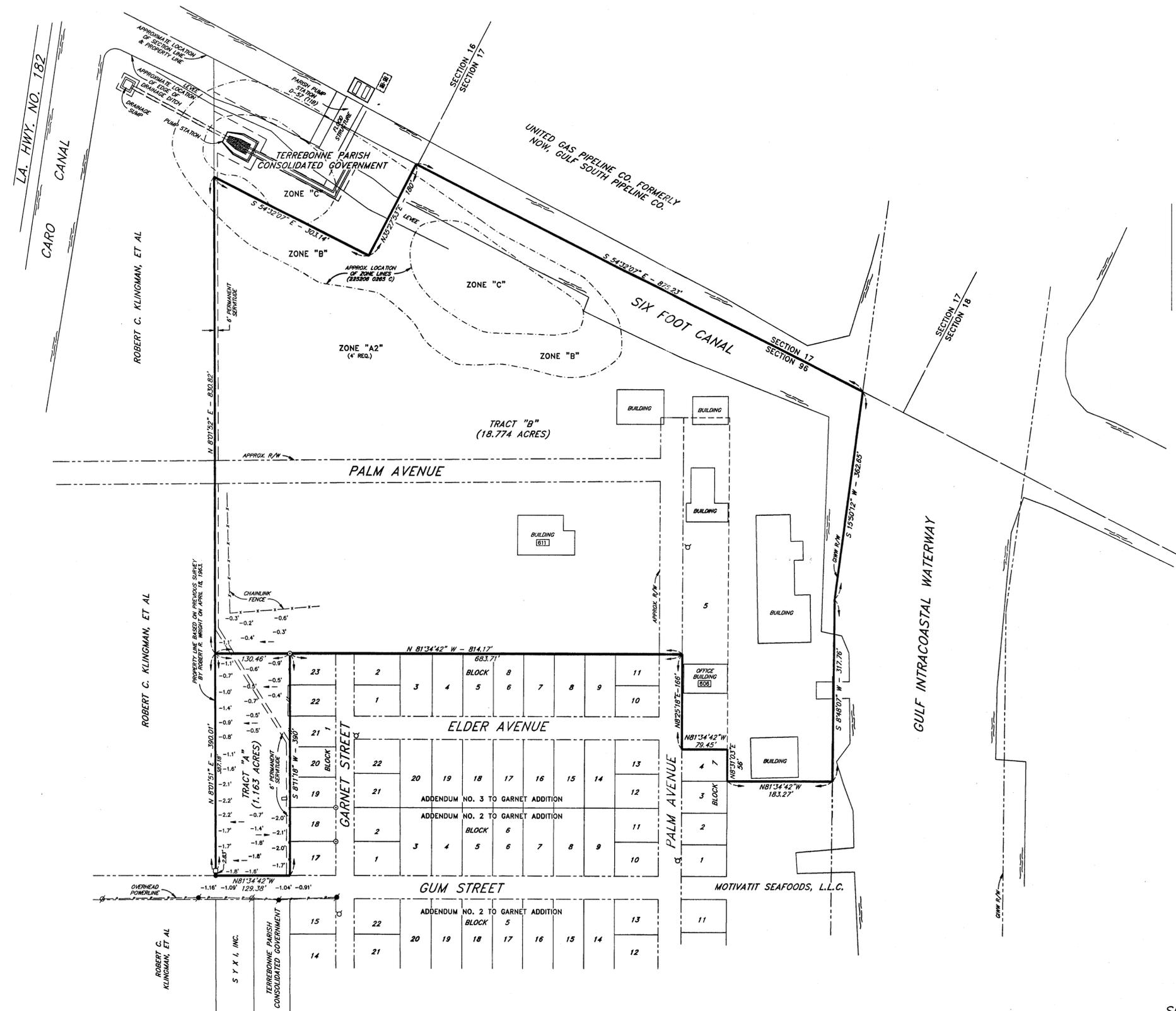
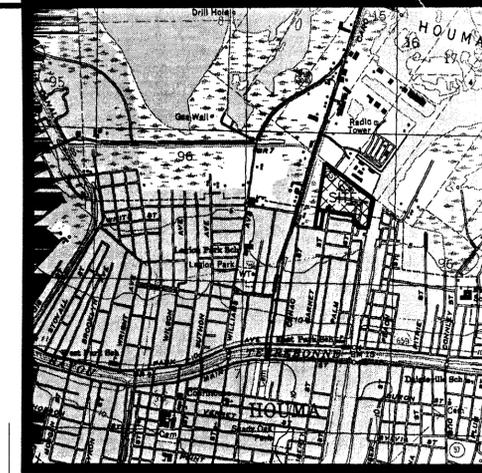


REDIVISION OF LOT 8 BLOCK 4
 PARK VIEW SUBDIVISION
 SECTION 96, T17S - R17E
 TERREBONNE PARISH, LOUISIANA

DECEMBER 29, 2009

SCALE: 1" = 20'

Kenneth L. Rembert
 KENETH L. REMBERT, SURVEYOR
 635 SCHOOL ST., HOUMA, LA.



LOUISIANA COORDINATE SYSTEM - SOUTH ZONE

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

THIS PROPERTY IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING), ZONE "B1" AND ZONE "A2" (BASE FLOOD REQUIREMENT OF 4') AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985 AND ON COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981, F.E.M.A. 2006 ADVISORY PANEL NO. LA-RI03 PLACES THIS PROPERTY IN ZONE "A1" WITH A BASE FLOOD REQUIREMENT OF 5'.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS, LEASES, OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS PROPERTY DRAINS TO SUBSURFACE DRAINAGE, SIX FOOT CANAL, AND TO INTRACOASTAL CANAL WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NO.S 30465, 33635, 46148 AND 711048 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

- LEGEND:
- INDICATES CONCRETE POST FOUND
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES 5/8" IRON ROD SET
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - 3.3' SPOT ELEVATION (NAVD 88 2006 DATUM)
 - INDICATES DRAINAGE ARROW
 - 608 INDICATES MUNICIPAL ADDRESS

DEVELOPER: MOTIVATIT SEAFOODS, L.L.C.
 LAND USE: COMMERCIAL & PLAYGROUND

SURVEY OF TRACTS "A" AND "B"
 A REDIVISION OF PROPERTY BELONGING TO
 MOTIVATIT SEAFOODS, L.L.C.
 LOCATED IN SECTION 96, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

DECEMBER 31, 2009 SCALE: 1" = 100'



Kenneth L. Rembert
 KENNETH L. REMBERT, SURVEYOR
 635 SCHOOL ST., HOUMA, LA.