

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Richard Elfert.....	Member
James A. Erny.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

**MARCH 15, 2012, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor**

**A • G • E • N • D • A**

**I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of February 16, 2012

**D. COMMUNICATIONS**

**E. PUBLIC HEARING:**

1. Rezone from C-2 (General Commercial District) to R-1 (Single-Family Residential District); Batture of Lots 2-6 of Matherne Realty Partnership, LLC along Highway 311, 4649, 4661, 4673, 4685, & 4697 Highway 311; T.P.C.G. Planning & Zoning Department, applicant (*Council Districts 2/6*)
2. Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District); Lot 4, Square 7, Barrowtown, 2609 Truman Street; Janice Owens, applicant (*Council District 1*)

**F. NEW BUSINESS:**

1. Preliminary Hearing:
  - a) Adjust C-2 (General Commercial District), C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District) zoning boundaries; Tract 1 and Tracts 2-A thru 2-E; 1214 & 1258 Valhi Boulevard and 628-700 South Hollywood Road; Dove Development & Land, L.L.C., applicant; and call a Public Hearing on said matter for Thursday, April 19, 2012 at 6:00 p.m. (*Council District 6*)
  - b) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lots 7 & 8, Block 2, Elardo Subdivision; 233 & 239 St. Peter Street; Christopher P. DuBois & Bobby J. DuBois, applicants; and call a Public Hearing on said matter for Thursday, April 19, 2012 at 6:00 p.m. (*Council District 8*)

**G. STAFF REPORT:**

1. Presentation by Anne Picou, Main Street Manager, concerning the overall Master Plan for Downtown and how the Planning Commission could possibly assist
2. Discussion and possible action concerning the creation of a policy to allow for the approval of accessory structures prior to the main structure completion with written plan of action submitted to the Planning Director
3. Discussion and possible action regarding adding the Extension of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District Regulations

**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 February 16, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of February 16, 2012

### **D. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 15, 2012 INVOICES and TREASURER'S REPORT OF FEBRUARY 2012**

### **E. COMMUNICATIONS**

### **F. OLD BUSINESS:**

1. a) Subdivision: D & G Estates  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: 2923 Bayou Blue Road, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Blue Fire District  
Developer: D & G Rentals, L.L.C., c/o Gwendolyn L. Cavaness  
Engineer: Leonard Chauvin, P.E., P.L.S., Inc.  
  
b) Consider Approval of Said Application

### **G. APPLICATIONS:**

1. a) Subdivision: Redivision of Property belonging to the Estate of Corbett P. Richard  
Approval Requested: Process D, Minor Subdivision  
Location: 531 & 533 St. George Road, Terrebonne Parish, LA  
Government Districts: Council District 6 / Schriever Fire District  
Developer: Janice Benoit  
Surveyor: Charles L. McDonald Land Surveyors, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Tract B & Lot Extension Tract A1 belonging to Rickie & Gwynne Pitre  
Approval Requested: Process D, Minor Subdivision  
Location: 3333 Hwy. 316, Gray, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Rickie & Gwynne Pitre  
Surveyor: Charles L. McDonald Land Surveyors, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application

### **H. STAFF REPORT**

1. Discussion and possible action with regard to proposed changes to the HTRPC By-Laws

### **I. ADMINISTRATIVE APPROVALS:**

1. Line shift between property belonging to Nolan Wesley, Sr. and Christy & Keith LeBlanc, Section 2, T16S-R17E, Terrebonne Parish, LA
2. Redivision of Property belonging to D.C. Walther, Sections 56, 57, & 11, T16S-R16E, Terrebonne Parish, LA
3. Revised Lot 19 & Revised Lot 20 of Block 3, Addendum No. 1 to Petit Caillou Estates Subdivision, Section 63, T19S0R18E, Terrebonne Parish, LA
4. Revised Lot 22R & Revised Lots 15R-18R of Norby Estates Subdivision belonging to Patrick J. Duplantis, et al, Section 18, T18S-R18E and Section 48, T18S-R19E, Terrebonne Parish, LA
5. Tract A-B-C-D-A to be acquired by and made part of D O C Rentals, Inc., Section 12, T17S-R17E, Terrebonne Parish, LA
6. Lot Line Shift for Property belonging to Richard J. Boudreaux, III, Sections 4 & 5, T16S-R15E, Terrebonne Parish, LA
7. Survey of Tract A-E-F-D-A and Tract E-B-C-F-E, A Redivision of Property belonging to Rickie Breaux, et al, Sections 8, 9, & 17, T18S-R19E, Terrebonne Parish, LA
8. Survey of Tract "A", A Redivision of a portion of property belonging to Ellendale Development Corporation, Sections 14 & 15, T16S-R16E and Section 80, T17S-R16E, Terrebonne Parish, LA (Raw Land)
9. Revised Lots 37 & 38-B, A Redivision of Lot 37 & 38-B of Greenwood Plantation Estates Subdivision, Sections 6, 7, 8, 9, 10, 11, & 13, T17S-R15E, Terrebonne Parish, LA
10. Survey of Revised Lots 1, 3, 4, & 6 of Block 1, A Redivision of Lots 1, 3, 4, 5, & 6, Terrebonne Industrial Park, Property belonging to Lynn B. Dean, Sections 12, 47, 101, & 104, T17S-R17E, Terrebonne Parish, LA

11. Survey of Revised Lot 22R & Revised Lots 19R & 20R of Norby Chabert Estates Subdivision belonging to Patrick J. Duplantis, et al, Section, 18, T18S-R18E, and Section 48, T18S-R19E, Terrebonne Parish, LA
12. Survey and Redivision of Tract 7-A belonging to Joshua J. Fanguy and Lot 8-A belonging to Kevin John Fanguy into Tract 7-A-1 and Lot 8-A-1, Section 57, T16S-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 FEBRUARY 16, 2012**

- A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., called the meeting of February 16, 2012 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 him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Dr. L.A. "Budd" Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: None. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Erny moved, seconded by Mr. Schouest & Mr. Thibodeaux: "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 January 19, 2012."
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by Circle H, Inc. requesting to rezone from R-1 (Single-Family Residential District) to C-2 (General Commercial District) 7401 Park Avenue.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the applicant, discussed the rezoning request.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- c) Discussion was held with regard to rezoning C-2 versus C-3.
- d) Discussion ensued with regard to Mr. Gil Hebert being the owner of Circle H, Inc.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential District) to C-2 (General Commercial District) 7401 Park Avenue, and forward to the Terrebonne Parish Council for final consideration."
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. NEW BUSINESS:
1. Planned Business Group:
- a) The Chairman stated the next item on the agenda was a planned building group application by Archer Construction, LLC for the placement of an additional commercial structure, Max Foods Warehouse, at 167 Equity Boulevard.
- (1) Joe Boudreaux, 444 Magnolia Street, applicant, stated they wished to construct another building on the property for additional storage.
- (2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the planned building group request.
- (3) Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant planned

building group approval for the placement of an additional commercial structure, Max Foods Warehouse, at 167 Equity Boulevard.”

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

b) The Chairman stated the next item on the agenda was a planned building group application by Filemon Saldana Salas for the placement of an additional mobile home at 2004 Slatter Street (Lot 29, Block 3, Residence Subdivision, Addendum No. 1).

(1) The Chairman recognized the applicant, 2004 Slatter Street, applicant, who stated they wished to place an additional mobile home (14' x 40') on their property for her brother who is from Mexico and working here.

(2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the planned building group request provided no commercial activity be allowed at the said location. He also read an email discussing a conversation with Mr. J.B. Breaux, an adjacent property owner [See *ATTACHMENT A*].

(3) Discussion was held with regard to the additional mobile home changing the density of the area as existing and it not meeting the requirements due to it having to go to the Board of Adjustments.

(4) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, deny the planned building group request for the placement of an additional mobile home at 2004 Slatter Street.”

(5) Discussion was held with regard to clarification on a previous rezoning request on 2007 Slatter Street, small size of the proposed mobile home, Staff’s recommendation of approval, history of the request, setting a precedence so to not see more and more lots with two (2) mobile homes on the lots, and the obligation to the existing neighbors to not allow two (2) structures on one lot.

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

## 2. Preliminary Hearings:

a) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from C-2 (General Commercial District) to R-1 (Single-Family Residential District) Batture of Lots 2-6 of Matherne Realty Partnership, LLC along Highway 311, 4649, 4661, 4673, 4685, & 4697 Highway 311; T.P.C.G. Planning & Zoning Department, applicant for Thursday, March 15, 2012 at 6:00 p.m.”

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

b) Mr. Kurtz moved, seconded by Mr. Ostheimer & Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 4, Square 7, Barrowtown, 2609 Truman Street; Janice Owens, applicant for Thursday, March 15, 2012 at 6:00 p.m.”

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

G. STAFF REPORT:

1. Mr. Gordon discussed recent situations with permits for accessory structures without main structures being built. In particular, he spoke of property off of Acadian Drive. He stated Courtney Alcock, Parish Attorney, suggested a policy allowing accessory structures to be built with a plan to build the main structure within a one (1) year time frame, etc. He stated a policy was drafted for their review [See *ATTACHMENT B*] in order to then send to Council.
  - a) Discussion was held with regard to policies assisting in consistency, the time limit in order to build the main structure, and extensions.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS:

1. The Chairman recognized Mr. Brian Becker, owner of Renata Lakes Apartments, 100 Chateau Court, whose property is adjacent to the property on Acadian Drive discussed under Staff Reports. Mr. Becker presented a packet of information pertaining to his objection of the accessory structures located on Acadian Drive, the regulations, and the intent of the property owner.

- J. Mrs. Williams moved, seconded by Mr. Erny: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 7:00 p.m."

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

L.A. "Budd" Cloutier, Jr., O.D., 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 FEBRUARY 16, 2012.**

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

**Christopher Pulaski**

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**From:** Pat Gordon  
**Sent:** Wednesday, February 08, 2012 12:37 PM  
**To:** Christopher Pulaski  
**Cc:** Becky Becnel  
**Subject:** RE: 2004 Slatter Street and Mr. JB Breaux

Please make sure this is read at the meeting.

Thanks

Patrick Gordon Sr.  
Director, Planning and Zoning  
Terrebonne Parish Consolidated Gov.  
[pgordon@tpcg.org](mailto:pgordon@tpcg.org)  
Work: (985) 873-6569  
Fax: (985) 580-8141

*"Saltwater Fishing Capital of the World"*

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**From:** Christopher Pulaski  
**Sent:** Wednesday, February 08, 2012 11:58 AM  
**To:** Pat Gordon  
**Cc:** Becky Becnel  
**Subject:** 2004 Slatter Street and Mr. JB Breaux

Pat,

I received a call this morning from Mr. JB Breaux who informed me that he has spoken with Mrs. Reuben Bonvillain and Mr. Ray Pitre and all of them are opposed to the placement of a second mobile home at 2004 Slatter Street. They all received public notices about the upcoming Planning Commission hearing. While they do not oppose the current mobile home on the subject property, they feel that the current mobile home should be of sufficient size for the lot. Mr. Breaux also added that the property owners should be happy with what they bought and should not try to engage in placing something that would require them to not follow the rules (also referring to the need for a 10' rear setback variance and special exception from the BOA).

He added that they are not sure why the applicant replaced a new cyclone fence with a 8' wood fence which he stated is beginning to fall over.

I explained the process – Planned Building Group followed by the BOA hearing. He mentioned that the neighbors he spoke with are elderly and unable to make the public meetings. I told him that we would be able to add his statements above to the public record at the time of the meeting.

He asked me to let you know that he appreciates you allowing them an opportunity to be heard.

Let me know if you have any questions. I will place a copy of this email in the file.

Christopher M. Pulaski, RLA  
Terrebonne Parish Planning & Zoning  
(985) 873-6568



# Terrebonne Parish

## Accessory Structure Policy

### Purpose:

To establish a consistent criteria for permitting, plan review, and inspecting for residential accessory structures used as tool or storage sheds, playhouses, and similar uses prior to the actual construction of the main structure.

### Definition of an Accessory Structure:

A detached subordinate building located on the same building site with the main building, the use of which is incidental to that of the main building.

### Policy Recommendation:

To permit accessory structures, when the main structure does not exist, conditioned that the Planning and Zoning Department receives a written acknowledgement that the permit for the main structure will be issued within 365 days of the issuance for the ~~accessor~~-accessory structure. All accessory structure setbacks, structural area, and height requirements must be depicted on a site plan inclusive of the proposed main structure and approved with the permit for the accessory structure.

***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: 1/30/2012

T.P.C.G. Planning & Zoning Department

Applicant's Name

<u>P.O. Box 2768</u>	<u>Houma</u>	<u>LA</u>	<u>70361</u>
Address	City	State	Zip

(985) 873-6569

Telephone Number (Home) (Work)

None

Interest in Ownership (Owner, etc.)

Batture lots of Lots 2-6 of Matherne Realty Partnership, LLC

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

along LA Hwy. 311, Section 5, 101, 102, T17S-R17E; 4649, 4661, 4673, 4685, & 4697 Hwy. 311

**Zoning Classification Request:**

From: C-2 To: R-1

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.

X \_\_\_\_\_ **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:

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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:

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

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

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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:

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**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

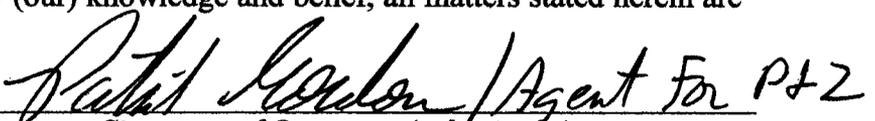
Minimum Charge - \$25.00;

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.

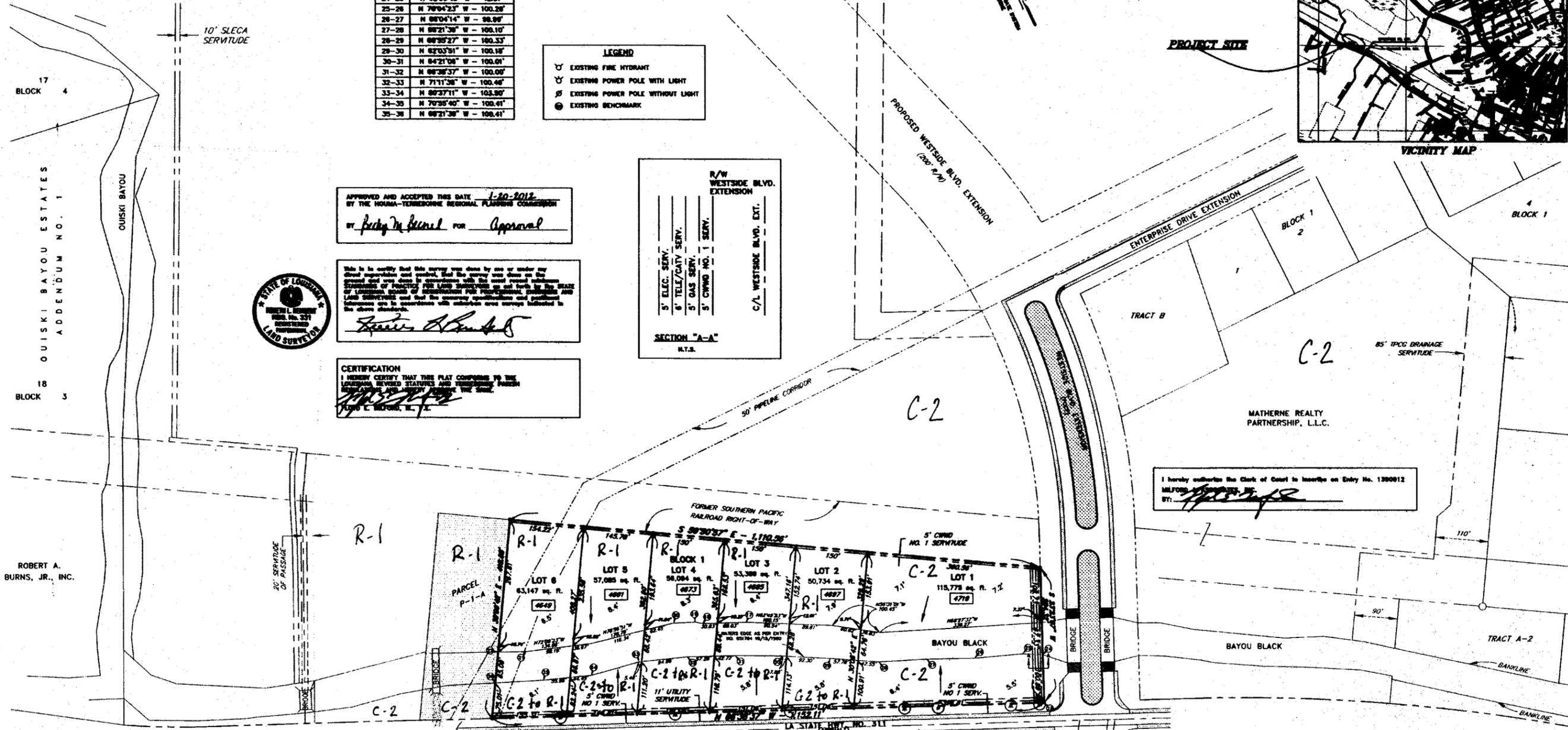
  
Signature of Owner or Authorized Agent

THIS MAP BASED ON MAPS RECORDED UNDER ENTRY NOS. 44337, 81783 & 88704 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND REFERENCE MAPS AS LISTED BELOW. NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

COURSE	BEARING AND DISTANCE
17-18	N 69°32'34" W - 80.88'
18-19	N 84°02'10" W - 15.85'
19-20	N 67°21'47" W - 45.01'
21-22	N 68°12'08" W - 58.64'
23-24	N 27°37'07" E - 100.88'
24-25	N 62°36'48" W - 42.87'
25-26	N 70°04'23" W - 100.28'
26-27	N 68°04'14" W - 88.98'
27-28	N 68°21'38" W - 100.10'
28-29	N 68°35'27" W - 100.33'
29-30	N 62°03'51" W - 100.18'
30-31	N 64°21'08" W - 100.01'
31-32	N 68°38'37" W - 100.00'
32-33	N 71°11'38" W - 100.48'
33-34	N 68°37'11" W - 103.89'
34-35	N 70°38'40" W - 100.61'
35-36	N 68°21'38" W - 100.41'

**LEGEND**  
 ⚡ EXISTING FIRE HYDRANT  
 ⚡ EXISTING POWER POLE WITH LIGHT  
 ⚡ EXISTING POWER POLE WITHOUT LIGHT  
 ⊕ EXISTING BENCHMARK

PROJECT NO.	PARISH	SHEET NO.
11-28	TERREBONNE	1



APPROVED AND ACCEPTED THIS DATE 1-30-2012  
 BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
 BY Fredy De Beaulieu FOR Approval



This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done in full compliance of the laws of the State of Louisiana, and that the survey was done in accordance with the laws and regulations of the State of Louisiana, and that the survey was done in accordance with the laws and regulations of the State of Louisiana, and that the survey was done in accordance with the laws and regulations of the State of Louisiana.

R/W WESTSIDE BLVD. EXTENSION  
 5' ELEC. SERV.  
 5' TELE/CAV. SERV.  
 5' GAS SERV.  
 5' C/WVD NO. 1 SERV.  
 C/L WESTSIDE BLVD. EXT.  
 SECTION "A-A"  
 N.T.S.

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE LAWS, REVENUE STATUTES AND REGULATIONS OF THE STATE OF LOUISIANA, AND THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE LAWS AND REGULATIONS OF THE STATE OF LOUISIANA.  
 KENNETH L. REMBERT, S.L.S.  
 1100 E. BAYOU, N.E.

I hereby authorize the Clerk of Court to inscribe on Entry No. 1390012  
 MILFORD & ASSOCIATES, INC.  
 BY: [Signature]

LOT NO.	LAND AREA SOUTH OF BAYOU BLACK	LAND AREA NORTH OF BAYOU BLACK	TOTAL LAND AREA
1	36,798 SQ. FT.	52,795 SQ. FT.	91,583 SQ. FT.
2	16,180 SQ. FT.	24,330 SQ. FT.	40,810 SQ. FT.
3	17,583 SQ. FT.	25,424 SQ. FT.	43,007 SQ. FT.
4	17,485 SQ. FT.	27,931 SQ. FT.	45,396 SQ. FT.
5	13,750 SQ. FT.	33,522 SQ. FT.	47,281 SQ. FT.
6	12,000 SQ. FT.	41,144 SQ. FT.	53,144 SQ. FT.



LAND USE: SINGLE FAMILY RESIDENTIAL  
 SEWER: INDIVIDUAL  
 MINOR SUBDIVISION  
 SUBDIVISION PLAN

BAYOUSIDE LOTS  
 ALONG 311  
 MATHERNE REALTY PARTNERSHIP, L.L.C.  
 IN SECTIONS 5, 101 & 102, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
 CONSULTING ENGINEERS HOUMA, LOUISIANA  
 APPROVED BY: [Signature]  
 JOB # 11-28 CAD # 1126-L0T311\_FINAL FILE #

DATE	REVISION	BY
18JAN12	ADDED ADDITIONAL DIMENSIONS	LAT

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.  
 THESE PARCELS ARE LOCATED IN ZONE "C" (AN AREA OF ANNUAL FLOODING), ZONE "B" AND ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 28388, PANEL NO. 0402, SHEET "C" AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 2' F.E.M.A. 2006 ADVISORY PANEL NO. LA-R01 DOES NOT AFFECT THIS PROPERTY.)

REFERENCE MAPS:  
 1) MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "HOUMA DEVELOPMENT TRACT 3 WITH PORTIONS OF SECTIONS 5, 31, 33, 35 & 36, T17S-R17E, TERREBONNE PARISH, LOUISIANA, DATED SEPTEMBER 28, 1971 AND LAST REVISION MAY 7, 1974.  
 2) MAP PREPARED BY T. BAKER SMITH ENTITLED "ALTA/ACM LAND TITLE SURVEY TRACT C-10-3 BELONGING TO MATHERNE REALTY PARTNERSHIP LOCATED IN SECTIONS 5 & 101, T17S-R17E, TERREBONNE, LOUISIANA" DATED JULY 26, 2008.



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 21 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.

Jarvis Owens  
Signature of Owner or Authorized Agent



mobile home - 150' permit

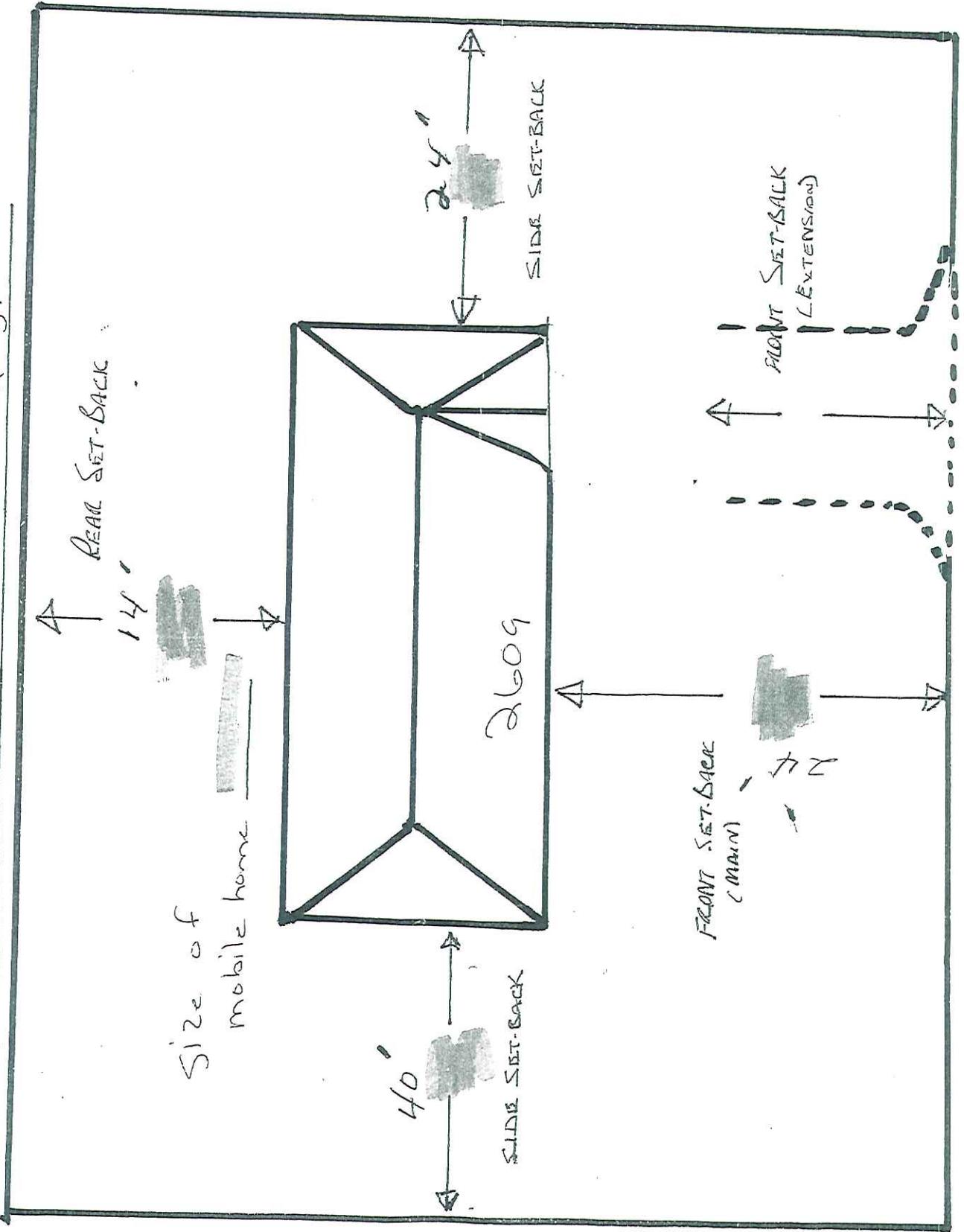
# SITE PLAN FOR

**ADDRESS:** 2609 Truman St.

Zone 0005  
Zone Q103

FRONT

TRUMAN ST



BACK

S JOSEPH ST

**PRELIMINARY  
HEARING  
ONLY**

**PUBLIC HEARING**  
scheduled for:

*Thursday, April 19, 2012*

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*@ 6:00 p.m.*

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*ZLU/F1(a)*



**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.

X **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.

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- c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

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

UNKNOWN AT THIS TIME

---

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:

100% OWNER

---

**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

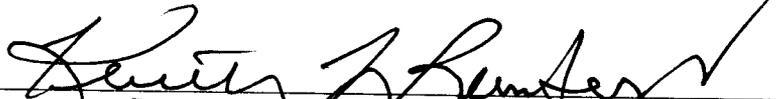
Minimum Charge - \$25.00;

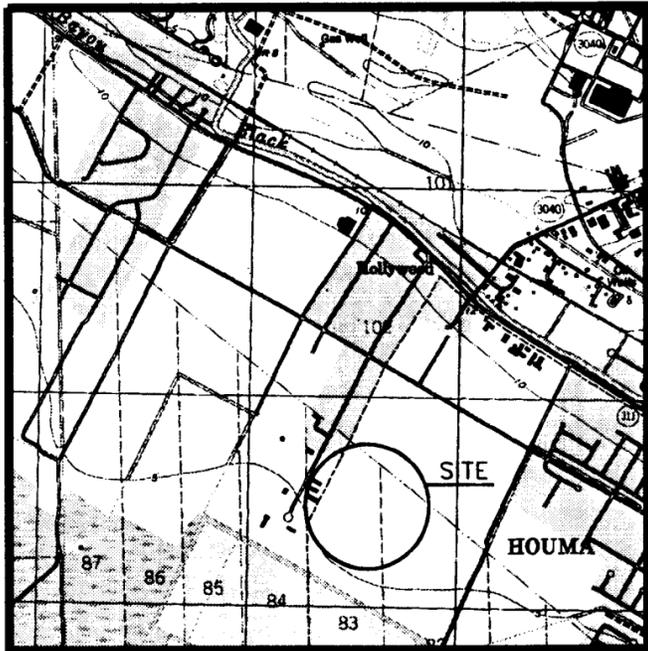
Maximum Charge - \$100.00

I (We) own 28.776 acres. A sum of \$100 dollars is enclosed and made a part of this application.

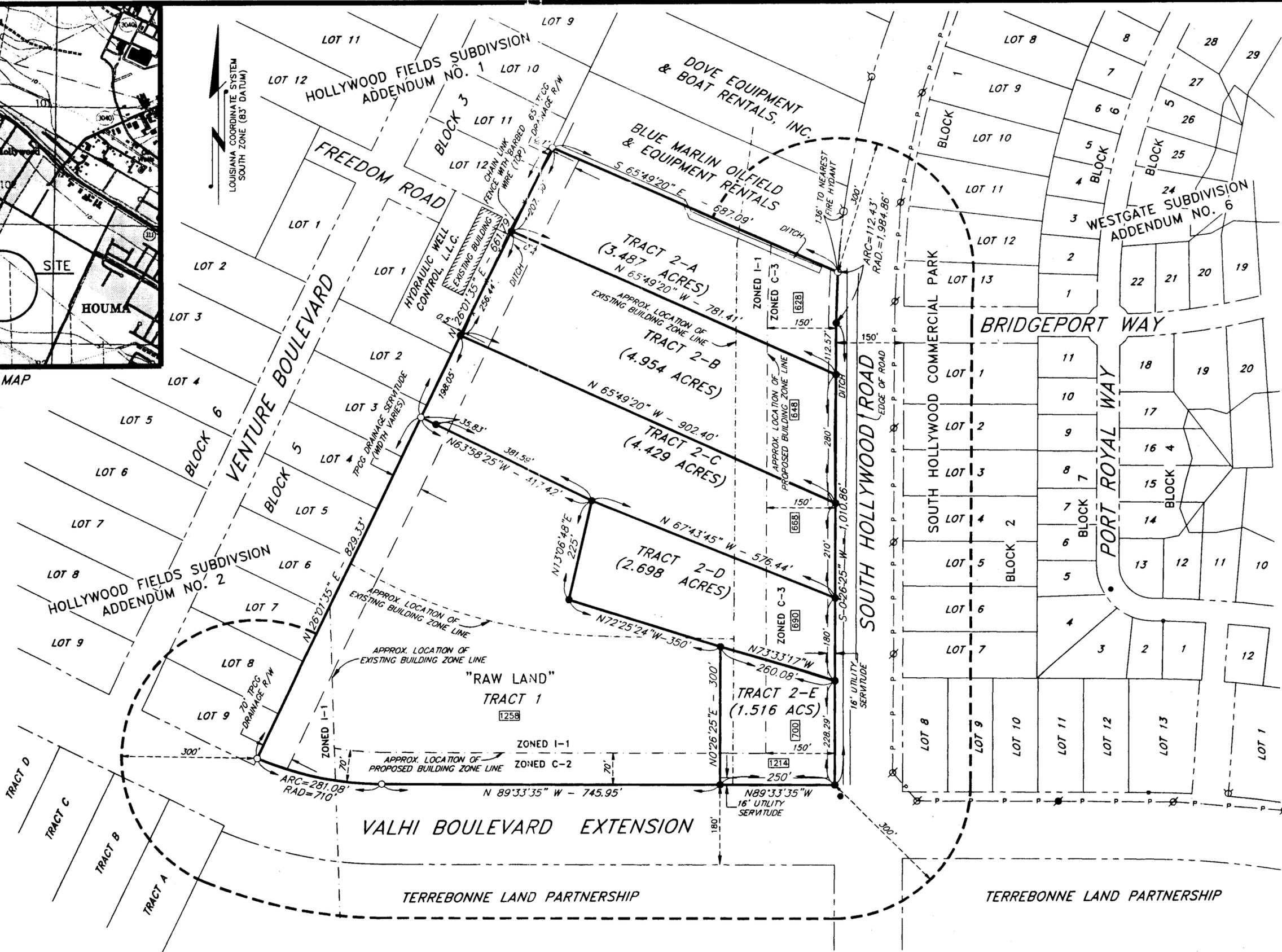
**DECLARATION**

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



VICINITY MAP



THIS PLAN BASED ON MAPS RECORDED UNDER ENTRY NO. 683425 & 1280664 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985, AND COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 18, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-0101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

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.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - 1214 INDICATES MUNICIPAL ADDRESS

PLAN PREPARED FOR REZONING A PORTION OF TRACTS 1, 2-A, 2-B, 2-C, 2-D & 2-E PROPERTY BELONGING TO TERREBONNE LAND PARTNERSHIP IN SECTIONS 82 & 102, T17S-R17E TERREBONNE PARISH, LOUISIANA

FEBRUARY 28, 2012 SCALE: 1" = 200'

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



**PRELIMINARY  
HEARING  
ONLY**

**PUBLIC HEARING**  
scheduled for:

*Thursday, April 19, 2012*

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*@ 6:00 p.m.*

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*ZLU/F1(b)*

ZLU12/8  
Dist. 8

**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: 2/27/12

CHRISTOPHER P. DUBOIS & BOBBY JAMES DUBOIS

Applicant's Name

<u>284 ST. PETER STREET</u>	<u>HOUMA</u>	<u>LA</u>	<u>70363</u>
Address	City	State	Zip

<u>873-5893</u>	<u>873-58933</u>
Telephone Number (Home)	(Work)

100%  
Interest in Ownership (Owner, etc.)

233 AND 239 ST. PETER STREET  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

LOTS 7 & 8, BLOCK 2, ELARDO SUBD.

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: R-1 No Yes

**AMENDMENT POLICY**

1. **REASONS FOR THIS AMENDMENT:**

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

UNKNOWN AT THIS TIME

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:

100% OWNERS

**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

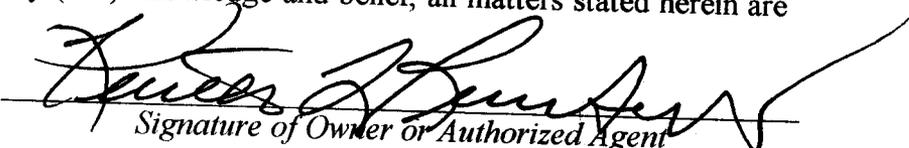
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.33 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.

  
Signature of Owner or Authorized Agent



## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF FEBRUARY 16, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of February 16, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:06 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mrs. Marsha Williams.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Jeremy Kelley; Mr. Keith Kurtz; Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: None. Also present were Patrick Gordon, Director, and Chris Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of January 19, 2012.”  
  
The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mrs. Williams moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of January 19, 2012.”  
  
The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Thibodeaux: “THAT the HTRPC emit payment for the February 16, 2012 invoices and approve the Treasurer’s Report of January 2012.”  
  
The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. PLANNING:
1. Planning Commissioners’ Comments:
    - a) Mr. Schouest discussed clearances of 5 on the sides of buildings and houses giving no access to the rear of the yard to place boats, campers, etc. and the desire to increase to 10’.
    - b) Mr. Thibodeaux discussed parishwide sewer and requested thought and consideration for the need and urgency of the same and make it a priority due to our health and safety.
    - c) Mr. Ostheimer discussed little input of the capital budget and projects being done by Administration and Council and requested quarterly updates to enable better planning on the Planning Commission’s part.
    - d) Mr. Erny discussed reservoir areas and getting the Parish Council to create a Master Plan to develop existing reservoir areas and creating new one utilizing flood gates and trying to eliminate ponds that are being put in all over the parish.
    - e) Mr. Kurtz discussed minimum lot size requirements in larger subdivisions that are designed for small lots, homes, and driveways.
  2. Administration’s Comments:
    - a) Mr. Gordon stated these types of planning efforts can be included into the Comprehensive Plan, Vision 2030. He stated the first community meeting would be held on February 28<sup>th</sup> in Montegut and encouraged Planning Commissioner’s to attend to add some recommendations.

- b) Mr. Gordon stated they were working on a Flood Ordinance by way of a \$20,000 grant to do so as well as to reach out to the public. He expressed the importance of the Flood Ordinance to educate the public on flood protection in the Parish. It will also enable the Parish to gain more points from the Community Rating System (CRS) which gets discounts on flood insurance for homeowners. He stated Terrebonne Parish was currently at a 6 which gets a 20% discount for homeowners and is the lowest in the state and anticipates a score of a 5 next year.
- c) Mr. Gordon also stated they were working hard on the pedestrian bike paths that is important to Terrebonne Parish and more sidewalks, bike paths, etc. were needed as another means of transportation as well as for recreation.

3. Chairman's Comments:

- a) The Chairman addressed more parks and common ground areas in the newly developed subdivisions that have smaller lot sizes and be done by Developers where they would see a need for it by making their developments friendlier to the people and a sense of community.
- b) The Chairman stated he would like to see Valhi Extension completed to Highway 90/I-49 as soon as possible as well as coming from I-49 back towards town where there is a large commercial presence and working in both directions.
- c) The Chairman also stated he would like to see new elementary/secondary schools in the Highway 311 corridor to handle the growing area and future growth.

F. COMMUNICATIONS: None.

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Gary Trahan for Process D, Minor Subdivision for the Subdivision of Property belonging to Nelson P. Trahan.

- a) Mr. Alex Teague, Morris P. Hebert, Inc., discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that addresses are depicted on the plat and all utility letters are submitted.
- e) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Subdivision of Property belonging to Nelson P. Trahan conditioned addresses were depicted on the plat and all utility letters were submitted."

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

2. The Chairman called to order the Public Hearing for an application by Lee Morrison for Process D, Minor Subdivision for Revised Tract 1A-1 and Tract 1A-3, A Redivision of Tract 1A-1, Property belonging to Ridge Oaks, L.L.C.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) No one from the public was present to speak.

c) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the Public Hearing be closed.”  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that addresses are depicted on the plat for each lot as approved by the 911 Communications District.

e) Mr. Erny moved, seconded by Mr. Schouest: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Revised Tract 1A-1 and Tract 1A-3, A Redivision of Tract 1A-1, Property belonging to Ridge Oaks, L.L.C. conditioned addresses are depicted on the plat for each lot as approved by the 911 Communications District.”

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

3. The Chairman stated the next item on the agenda was an application by D & G Rentals, L.L.C. requesting engineering approval for Process C, Major Subdivision for D & G Estates.

a) Ms. Mary Lou Davis, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT A*].

b) Mr. Leonard Chauvin, Leonard Chauvin, P.E., P.L.S., Inc., representing the Developer, stated he would need more guidance with Item No. 4 regarding density and would have to further discuss with Engineering.

(1) Mr. Gordon stated there seemed to be a discrepancy with acreage and it would have to be resolved between Mr. Chauvin and Engineering.

(2) Mr. Chauvin stated they would comply/resolve with all items on the punch list.

c) The Chairman recognized a Public Speaker Card from Kelly Rodrigue, 202 Country Estates Drive, who expressed concerns of drainage, detention pond, green space, and the possible intent for mobile homes.

(1) Mr. Gordon stated the property was not zoned and clarified Planned Unit Developments (PUDs) and architectural renderings that are submitted. Ms. David indicated they were not received for this development. Mr. Gordon further discussed an adjacent approved mobile home park and that this would be a better designed development.

d) The Chairman recognized a Public Speaker Card from Robert Reaves, 203 Hamner Drive, who stated he was opposed to the development and expressed concerns of it being too dense, whether home would be sold or rented, parking, and drainage.

e) Discussion was held with regard to off-street parking, parking requirements, importance of architectural control and re-submittal of the engineering application due to it not being submitted.

f) Discussion ensued with regard to Engineering being able to re-review the application once architectural renderings are submitted.

g) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC table the application requesting engineering approval Process C, Major Subdivision for D & G Estates until the next regular meeting of March 15, 2012.”

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

H. STAFF REPORT:

1. Mr. Gordon stated he would get back with the Commissioners regarding the possible APA Commissioner Trainings.
2. Mr. Gordon discussed the proposed changes to the HTRPC By-Laws with regard to a change in State law that was not reflected in the by-laws as well as tie votes [See *ATTACHMENT B*].
  - (1) Mr. Freeman further clarified the proposed changes. He stated that when the State law changed indicating add-ons to the agenda would require a unanimous vote and a public comment period, the Commission did practice the new requirements because State Law takes precedent over the by-laws but were never changed to state the same in the by-laws.
  - (2) In the other issue, Mr. Freeman stated the By-Laws indicate *Robert's Rules of Order* as the method of conducting meetings and is indicated in the by-laws that the Chairman can break a tie vote. Mr. Freeman stated as his interpretation of *Robert's Rules*, the Chairman can also make a tie vote. He stated that this has never become a real issue but should be changed in the by-laws for clarification.
  - (3) Mr. Freeman also stated that the By-Laws require 30-day notification to the members in order for amending which is why the matter will be voted on at the next meeting.
  - (4) Further clarification was given that if the Chairman makes a tie, it kills the motion and no action is taken. He further stated that no action taken then allows the matter to be approved.
  - (5) There were no comments on Amendment No. 1 regarding the change to the By-Laws concerning the unanimous vote.
  - (6) Concerning Amendment No. 2 with regard to the Chairman making a tie vote, Mr. Ostheimer stated he favored prohibiting the Chairman from voting except to break a tie and the Chairman's obligation is for the Commission to make a decision and not to stop a decision that has been made by the Commission. He requested the Chairman to be allowed to only break a tie vote and not to make a tie vote.
  - (7) Mr. Thibodeaux stated Mr. Ostheimer was imposing stricter requirements versus Robert's Rules and if we run our meetings using Robert's Rules, we should accept that.
  - (8) Mr. Elfert agreed with Mr. Thibodeaux and supported the amendment as written.
3. Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC ratify, accept, and present the 2011 HTRPC Annual Report to Parish President Michel Claudet and to the Terrebonne Parish Council and instruct the Chairman to be a the meeting when it is presented to answer any questions."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
4. Mr. Gordon discussed the Master Thoroughfare Plan with regard to Hollywood Road Extension from Valhi Boulevard to Bayou Black Drive which runs along Summerfield Place, Addendum No. 17. He stated the Developer inquired as to whether the Parish and Planning Commission still wanted the alignment because he was in the process of doing the last phase of his development and whether he could move forward.
  - a) Mr. Ostheimer moved, seconded by Mr. Kurtz: "THAT the HTRPC make no modifications to the Master Thoroughfare Plan as indicated and as it pertains to the proposed Hollywood Road Extension from Valhi Boulevard to Bayou Black Drive at this time."

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

5. Mr. Gordon discussed Sugarwood Subdivision with regard to its intersection upon completion of Valhi Boulevard Extension. He stated Ravensaide Drive, Sugarwood, Addendum No. 5, was approved to be extended to Valhi once completed. Now the Developers have come and requested that Sugarwood Boulevard be extended rather than Ravensaide. Mr. Gordon stated all three streets eventually have to be extended but the first would be Ravensaide as agreed. Discussion was held with regard to leaving everything as is. No action was taken.

I. ADMINISTRATIVE APPROVALS:

Mr. Ostheimer moved, seconded by Mr. Schouest: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3."

1. Revised Lot 5, Block 1 of North Terrebonne Commercial Park & Revised Lot 1 of Addendum No. 1 to North Terrebonne Commercial Park, Section 4, T16S-R16E & Section 4, T16S-R17E, Terrebonne Parish, LA
2. Survey of Revised Lot 4-B and Revised Lot 5 of Block 1, Marcel Place Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
3. Redivision of Property belonging to Walter Harvey, or assigns, Section 86, T15S-R16E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
  - a) Mr. Ostheimer stated the Council Subdivision Regulations Review Committee met and agreed to send to the whole Council the standardization of the lots to 6,000 sq. ft. He also stated the Fire Chief's Association are working up a proposal to come up with standards on fire hydrants and intended to be a parish-wide standard and will be sent to the Review Committee as well as the Planning Commissioners. He also stated the mobile home regulations are still under review.
2. Comprehensive Master Plan Update:
  - a) Mr. Pulaski stated the last Steering Committee meeting was this past Tuesday, February 14, 2012 and the second round of public input meetings will begin on February 28, 2012 and will continue throughout the end of March. He stated he would send a list of all the meetings and locations to them. He further stated another steering committee meeting would be held in April, hopefully to have some recommendations from the Planners in early summer which would then go to the Planning Commission, then Council by the end of the year.
  - b) The Chairman encouraged all Commissioners to pick at least three meetings to actually attend two of those meetings and encouraged presence at said meetings.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
  - a) Mr. Ostheimer encouraged Commissioners to find the time to attend the National APA Conference.
2. Chairman's Comments: None.

L. PUBLIC COMMENTS:

1. Councilman Danny Babin, District 7, 347 Tulip Drive, commended the Commission on the job they have to do that he sees from the other side. He stated he was the Chairman of the Council's Subdivision Regulations Review Sub-Committee and they were waiting for the Update to the Comprehensive Plan to proceed in order to eliminate a duplication of efforts. He stated he was also the Chairman of the MPO dealing with the roads of the tri-parish area and would help in whatever way he can.

M. Mr. Ostheimer moved, seconded Mrs. Williams: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:20 p.m.”

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

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



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



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

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

February 16, 2012  
1st Review  
Item G-3

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**

SUBJECT: **D & G Estates Subdivision  
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. 24.5.4.6.5 R.S.33:5051 Plat should state for Engineering Phase and should show location of bench mark and drainage servitude for pond.
2. 24.5.3.3 Specifications were not provided.
3. 24.5.4.7.6 Block number not shown on plat.
4. 24.7.1.4.6.3.d Density should not exceed 8 residential units per 1 acre.
5. 24.7.6.2.6 Does not conform to the SDDM:
  - a. IV.A. Discharge was not limited to the 10 year pre development rate.
  - b. IV.D.1 DOTD HYDRO6020 and HYDRO6000 should used for storm drain and inlet spacing.
  - c. V.A.2 Grading plan was not provided.
  - d. V.A.3 Roadway Stations and dimensions of servitudes should be provided on profile of Plan/Profile Sheets
  - e. V.A.8 Cross Sections at a maximum of 100' intervals should be provided showing the roadway, ditch, and lot grades.
  - f. V.B.8 All drainpipes under roadway should be joined in conformance with LADOTD Type 3 joints.
  - g. V.C.3 Profile of Bayou Blue was not provided.
  - h. VI.A.4 Detailed Plan and Cross Section need to be provided for Detention Pond.
  - i. VII.A-C Erosion Control details should be provided.

5. 24.5.4.6.7 No approval letter from the following:
  - a. Waterworks
  - b. Gas Utility
  - c. Department of Health and Hospitals
  - d. TPCG Pollution Control
  - e. Electric Utility
  
7. 24.7.5.4.2 Gas main servitude shall be provided.
  
8. 24.7.5.2 Street light spacing exceeds minimum spacing requirement with the maximum deviation being 10 feet less than the allowed 150 ft spacing.
  
9. 24.7.5.2 No specifications were provided showing street lights to latest code.
  
10. 24.7.6.5 Sidewalks shall be a minimum of 4" thick and be made of concrete with a minimum compressive strength of 4000 psi.
  
11. DOTD Permit was not provided.
  
12. Servitude for waterline along Bayou Blue should be labeled and bearings/distances should be provided.

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

GEB/mld

cc: Tom Bourg  
Philip Liner  
Leonard J. Chauvin, Jr., P.E., P.L.S.  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File

**Proposed Amendments**  
**Houma-Terrebonne Regional Planning Commission By-Laws**

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**Amendment #1**

Changes were made to RS 42:14 and RS 42:19, and the Houma-Terrebonne Regional Planning Commission By-Laws were not amended to reflect these changes. For your review, RS 42:14 and RS 42:19 are as follows:

§14. Meetings of public bodies to be open to the public  
D. Except school boards, which shall be subject to R.S. 42:15, **each public body conducting a meeting which is subject to the notice requirements of R.S. 42:19(A) shall allow a public comment period at any point in the meeting prior to action on an agenda item upon which a vote is to be taken.** The governing body may adopt reasonable rules and restrictions regarding such comment period.

§19. Notice of meetings  
(ii) Such notice shall include the agenda, date, time, and place of the meeting, provided that **upon unanimous approval of the members present at a meeting of a public body, the public body may take up a matter not on the agenda.** Any such matter shall be identified in the motion to take up the matter not on the agenda with reasonable specificity, including the purpose for the addition to the agenda, and entered into the minutes of the meeting. **Prior to any vote on the motion to take up a matter not on the agenda by the public body, there shall be an opportunity for public comment on any such motion in accordance with R.S. 42:14 or 15.** The public body shall not use its authority to take up a matter not on the agenda as a subterfuge to defeat the purposes of this Chapter.

The proposed amendment to the Houma-Terrebonne Regional Planning Commission By-Laws, Section 8.8 as warranted by RS 42:14 and RS 42:19:

8.8 Order of Business. Prior to each regular or special meeting, the Chairman and the Planning Department staff shall prepare an agenda of all matters to be considered at the meeting. Said agenda should be published according to law. By majority vote of the members present the order of the agenda items may be rearranged. Unless applicable law requires prior and/or public notice, items may be added to the agenda by the affirmative unanimous vote of two-thirds (2/3) of the quorum present after first allowing the opportunity for public comment on any such motion.

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**Amendment #2**

Another amendment for consideration is regarding Section 7.6.d of the By-Laws as it pertains to tie votes. As per Mr. Laddie Freeman, *Robert's Rules* allows the Chairman to break a tie vote as well as make a tie vote. The proposed amendment as suggested by Mr. Freeman:

7.6.d In the event of a tie vote on any official issue, the Chairman may exercise his prerogative under *Robert's Rules of Order Newly Revised* to break a tie vote or to make a tie vote. The Chairman may exercise his right as a Commission member to debate on a motion only after relinquishing the chair to the Vice-Chairman.

*February 1, 2012*

# 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: Redivision of property belonging to the Est. of Corbett P. Richard
2. Developer's Name & Address: Janice Benoit 406 Main Project Road Schriever, LA 70395  
\*Owner's Name & Address: Janice Benoit  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

### SITE INFORMATION:

4. Physical Address: 531 & 533 St. George Road
5. Location by Section, Township, Range: Section 84, T15S-R16E
6. Purpose of Development: Creates 2 Parcels from Former Parcel 6
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: 27 February 2012 1"=100'
11. Council District: 6 Hornsby / Schriever
12. Number of Lots: 2
13. Filing Fees: \$ 153<sup>15</sup>

I, Galen Bollinger, certify this application including the attached date to be true and correct.

Galen Bollinger  
Print Applicant or Agent

  
Signature of Applicant or Agent

27 February 2012  
Date

The undersigned certifies: JB 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.

JANICE BENOIT  
Print Name of Signature

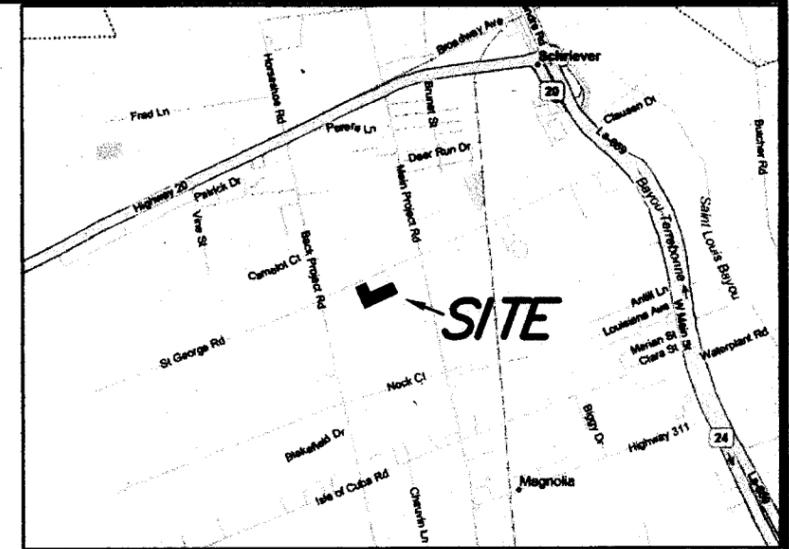
Janice Benoit  
Signature

3/06/12  
Date

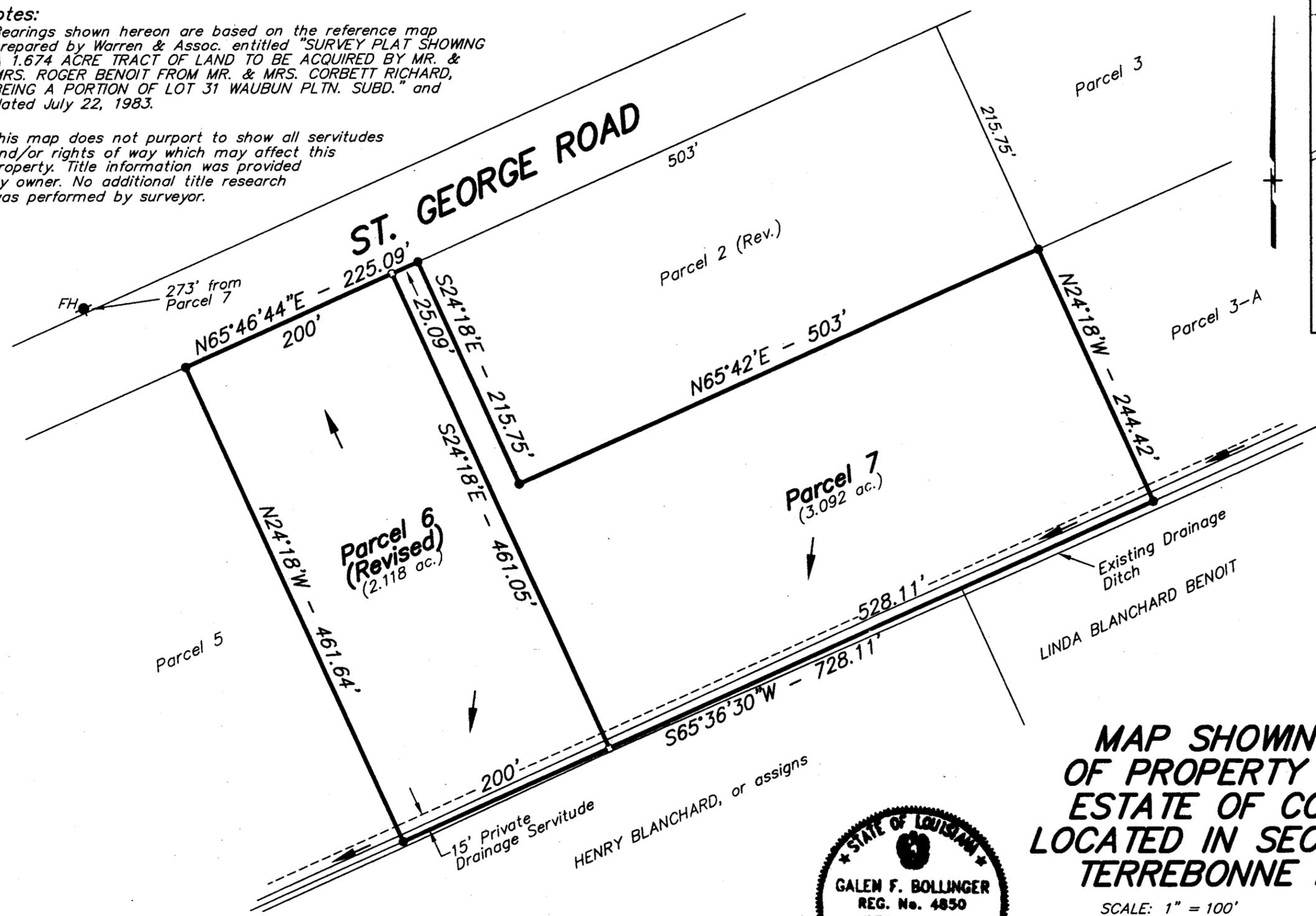
**Notes:**

Bearings shown hereon are based on the reference map prepared by Warren & Assoc. entitled "SURVEY PLAT SHOWING A 1.674 ACRE TRACT OF LAND TO BE ACQUIRED BY MR. & MRS. ROGER BENOIT FROM MR. & MRS. CORBETT RICHARD, BEING A PORTION OF LOT 31 WAUBUN PLTN. SUBD." and dated July 22, 1983.

This map does not purport to show all servitudes and/or rights of way which may affect this property. Title information was provided by owner. No additional title research was performed by surveyor.



Vicinity Map



Approved administratively by the Terrebonne Parish Planning Department this date: \_\_\_\_\_

PATRICK GORDON, Planning Director

L.A. "Budd" Cloutier, O.D., Planning Comm. Chairman

**MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO THE ESTATE OF CORBETT P. RICHARD LOCATED IN SECTION 84, T15S-R16E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100' 27 FEBRUARY 2012

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



- Legend:**
- Indicates 1/2" iron rod set
  - Indicates 3/4" iron pipe found
  - ← Indicates drainage flow direction

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

APPROVED:  REG. P.L.S. No. 4850

**Municipal Address:**  
Parcel 6: 533 St. George Road  
Parcel 7: 531 St. George Road

**Flood Zone Information:**  
This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0415 C) The FEMA Advisory Base Flood Elevation Map (ABFE) shows this property to be outside of the limits of the ABFE's (Map No. LA-V99)

HENRY BLANCHARD, or assigns

# 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: Tract B & Lot Extension Tract A1 belonging to Rickie & Gwynne Pitre
- Developer's Name & Address: Rickie & Gwynne Pitre 3333 Hwy. 316 Gray, LA 70359  
\*Owner's Name & Address: Rickie & Gwynne Pitre  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

### SITE INFORMATION:

- Physical Address: 3333 Hwy. 316 Gray, LA 70359
- Location by Section, Township, Range: Section 4, T16S-R17E
- Purpose of Development: Creates Tract B and Lot extension A1
- 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: 27 February 2012 1"=100'
11. Council District: 4 Amedee / Schriever Fire
12. Number of Lots: 2
13. Filing Fees: \$130.<sup>55</sup>

I, Galen Bollinger, certify this application including the attached data to be true and correct.

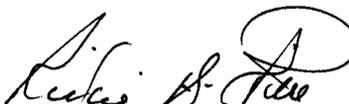
Galen Bollinger  
Print Applicant or Agent

  
Signature of Applicant or Agent

27 February 2012  
Date

The undersigned certifies: RAS 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.

Rickie A. Pitre  
Print Name of Signature

  
Signature

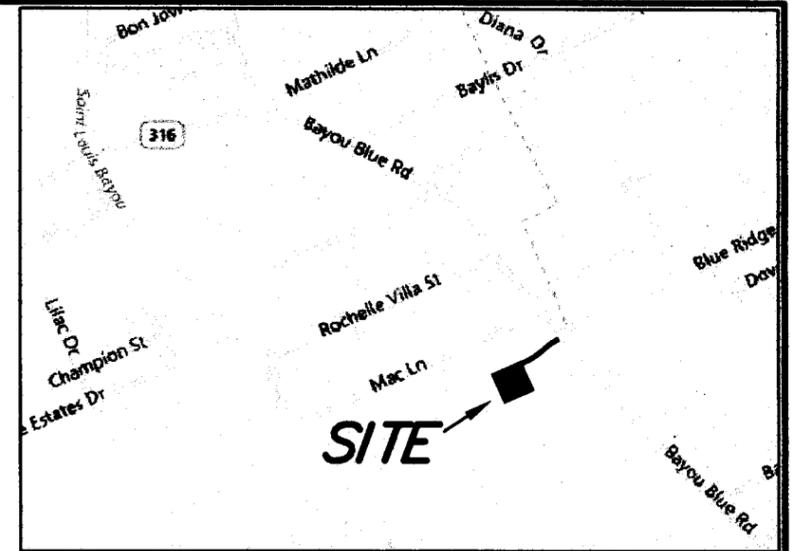
3/5/12  
Date

**Notes:**

Bearings shown hereon are based on the reference map prepared by David A. Waitz, entitled "SURVEY OF TRACT A, TRACT B1, AND TRACT B2 BELONGING TO FARREL JAMES ROBERTSON" and dated 8/26/2006.

This map does not purport to show all servitudes and/or rights of way which may affect this property. Title information was provided by owner. No additional title research was performed by the surveyor.

Tract A1 shown hereon is a "lot extension" only and shall be permanently attached to the adjacent Tract A.

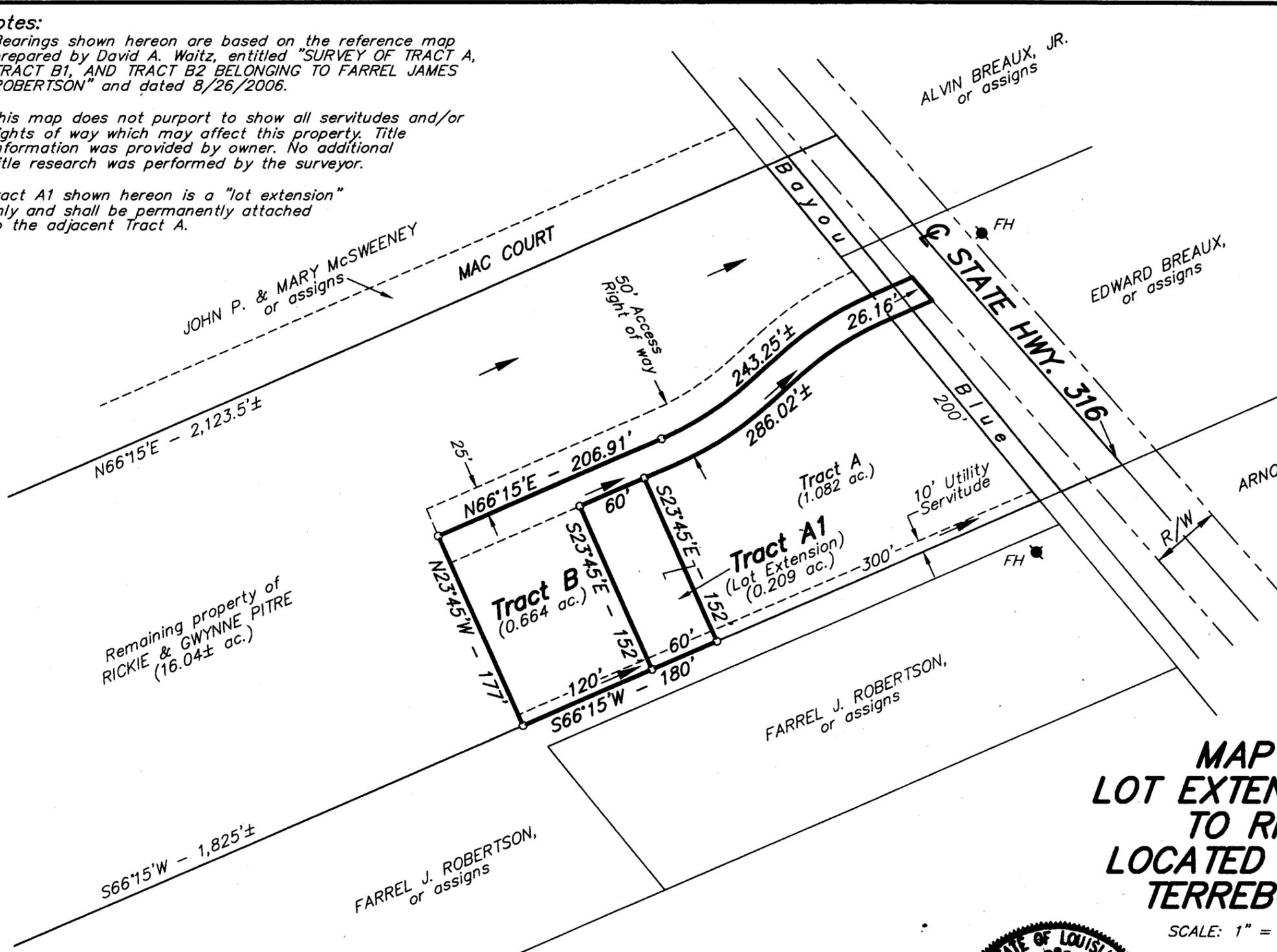


Vicinity Map

Sewer systems on this property shall discharge into Bayou Blue. It shall be the responsibility of the respective land owner to perpetually maintain drainage structures to insure drainage to Bayou Blue.

Approved and accepted this date \_\_\_\_\_  
by the Houma Terrebonne Regional Planning Comm.

By: \_\_\_\_\_ For: \_\_\_\_\_



**MAP SHOWING TRACT B &  
LOT EXTENSION TRACT A1 BELONGING  
TO RICKIE & GWYNNE PITRE  
LOCATED IN SECTION 4, T16S-R17E,  
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

27 FEBRUARY 2012

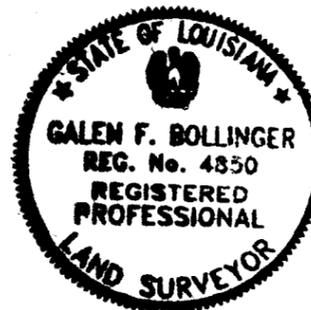
CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
P O BOX 1390 - GRAY, LA 70359  
TELE (985)876-4412

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

APPROVED:

*Galen F. Bollinger*

REG. P.L.S. No. 4850



**Legend:**

- Indicates 1/2" iron rod set
- Indicates 3/4" iron pipe found
- ← Indicates drainage flow direction

**Municipal Address:**

Tract A: 3333 Hwy. 316  
Tract B: Hwy. 316

**Flood Zone Information:**

Tracts A, A1 & B shown hereon are situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/85. (Map No. 225206 0405 C) The FEMA Advisory Base Flood Elevation Map (ABFE) shows this property to be outside of the limits of the ABFE's.

Remaining property of  
RICKIE & GWYNNE PITRE  
(16.04± ac.)

JOHN P. & MARY McSWEENEY  
or assigns

FARREL J. ROBERTSON,  
or assigns

FARREL J. ROBERTSON,  
or assigns

EDWARD BREAUX,  
or assigns

ALVIN BREAUX, JR.  
or assigns

ARNOLD AUTIN, JR.,  
or assigns