

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

SEPTEMBER 16, 2010, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd 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 August 19, 2010

D. COMMUNICATIONS

E. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 1, Block 18, Crescent Park Addition to the City of Houma, 302 Crescent Boulevard; Pete G. Konos, applicant (*District 1*)
2. Rezone from R-1 (Single-Family Residential District) and O-L (Open Land) to O-L (Open Land) and C-2 (General Commercial District) a portion of Tract A and Tract B; Barker Holding Company, LLC, applicant (*District 3*)

F. NEW BUSINESS:

1. Planned Building Group:
Placement of one (1) additional residential structure; 1210 Dunn Street; V.J. Caro, Jr., applicant (*District 1*)
2. Preliminary Hearing:
Rezone from C-5 (Commercial Business Park District) to C-3 (Neighborhood Commercial District) 2161 Grand Caillou Road; Terrebonne Parish School Board, applicant; and call a Public Hearing on said matter for Thursday, October 21, 2010 at 6:00 p.m. (*District 7*)

G. STAFF REPORT

1. Discussion and possible action with regard to changes proposed by the Houma Board of Adjustment to the Major Corridor Overlay District sign regulations with relation to pole signs (*Tabled from Meeting of August 19, 2010*)

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 August 19, 2010
2. Zoning & Land Use Commission Minutes for the Regular Meeting of August 19, 2010

D. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 16, 2010 INVOICES AND TREASURER'S REPORT OF AUGUST 2010

E. COMMUNICATIONS

F. OTHER BUSINESS:

1. Mr. Clay Breaud, GSE Associates, Inc. to discuss the Master Thoroughfare Plan

G. OLD BUSINESS:

1. a) Subdivision: Tract "B" belonging to Matherne Realty Partnership
Approval Requested: Process D, Minor Subdivision
Location: Corner of Enterprise Drive Extension and Westside Boulevard Extension, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Matherne Realty Partnership, % Carroll Parr
Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Survey & Division of the Property belonging to Willie & Helen Ricks into Tracts A & B
Approval Requested: Process D, Minor Subdivision
Location: 225 St. Louis Street, Terrebonne Parish, LA
Government Districts: Council District 5 / Houma/Bayou Cane Fire District
Developer: Willie & Helen Ricks
Surveyor: Bayou Country Surveying, LLC

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Division of Tract B into Tract B-1 and Tract B-2 belonging to Willis Henry, Jr.
Approval Requested: Process D, Minor Subdivision
Location: 157 Old Mill Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Willis Henry, Jr.
Surveyor: T. Baker Smith, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Four Point Harbor Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Harry Bourg Corporation, % Cyrus Theriot
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 1 thru 5, A Redivision of Property belonging to Joseph T. Caprito, et als
Approval Requested: Process D, Minor Subdivision
Location: 5775± Bayouside Drive, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 9 / Little Caillou Fire District
Developer: Joseph T. Caprito, et al
Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Lots "A" thru "I", Redivision of a portion of Property belonging to Adruel B. Luke
Approval Requested: Process D, Minor Subdivision
Location: 7900± Shrimper's Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Adruel B. Luke
Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Tracts 2-A & 2-B, A Redivision of a portion of Property belonging to Arnold J. Miller
Approval Requested: Process D, Minor Subdivision
Location: 1537± Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 5 / Coteau Fire District
Developer: Arnold Miller
Surveyor: Keneth L. Rembert Land Surveyor
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Redivision of Tract D-1 belonging to Roger Davis, Jr. & Jennifer Davis
Approval Requested: Process D, Minor Subdivision
Location: 534 St. George Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 6 / Schriever Fire District
Developer: Roger Davis, Jr. & Jennifer Davis
Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
7. a) Subdivision: Redivision of Tract 2A belonging to Cajun Lodging, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1800 Martin Luther King Blvd, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Cajun Lodging, LLC; % Kevin Patel
Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

1. Survey of Revised Lots 3 & 4 of Block 2, Michaels Place Subdivision, Section 52, T19S-R18E, Terrebonne Parish, LA
2. Survey of Revised Property Line between a portion of Lots 1 & 2, H.C. Duplantis Subdivision 3. belonging to Elaine A. Frederick, et al, Section 32, T18S-R17E, Terrebonne Parish, LA
3. Survey of Revised Lots 67 & 9, Block 2, Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA

K. COMMITTEE REPORTS:

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

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF AUGUST 19, 2010

- A. The Chairman called the meeting of August 19, 2010 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier, Jr. and the Pledge of Allegiance led by Mrs. Marsha Williams.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. “Budd” Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. John Navy. Also present were Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of July 15, 2010.”

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

- D. COMMUNICATIONS: None.

Mr. John Navy arrived at the meeting at this time – 6:04 p.m.

- E. NEW BUSINESS:

1. Preliminary Hearings:

- a) Dr. Cloutier moved, seconded by Mrs. Amedée: “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 1, Block 18, Crescent Park Addition to the City of Houma, 302 Crescent Boulevard; Pete G. Konos, applicant, for September 16, 2010 at 6:00 p.m.”

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

- b) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential District) and O-L (Open Land) to O-L (Open Land) and C-2 (General Commercial District) a portion of Tract A and Tract B; Barker Holding Company, LLC, applicant, for September 16, 2010 at 6:00 p.m.”

- (1) Mr. Ostheimer requested that the plat be revised to depict the proposed extension of Westside Boulevard right-of-way by the Public Hearing.

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

- F. STAFF REPORT:

1. The Chairman called to order the discussion and possible action with regard to changes proposed by the Houma Board of Adjustments to the Major Corridor Overlay District sign regulations with relation to pole signs.
- a) Mr. Gordon discussed the request and stated the Board of Adjustments has been faced with several variances from sign regulations along the Martin Luther King Boulevard corridor. He stated the Board of Adjustments prefers monumental signs rather than pole signs and would like the regulations to state the same and remove pole signs out of the regulations. Mr. Gordon recommended this as well.

- b) Discussion was held with regard to a 10-year limitation on existing pole signs as written in the regulations.
- c) The Chairman recognized David Blum, Board of Adjustments member, 607 Columbus Street, who stated he helped with the wording and revisions with regard to the signage changes to the overlay district and wanted to ensure the commissioners had the latest revision to the proposed changes.
- d) Discussion was held with regard to the Zoning and Land Use Commission considering these proposed changes and sending off to the Council if they agree with the proposed changes.
- e) Mr. Ostheimer discussed his disagreement in prohibiting pole signs, their inexpensiveness, having to take them down after 10 years, and it being unnecessary.
- f) Dr. Cloutier discussed making the area more progressive and similar to other communities but disagreed with having to take down the signs after 10 years and should only require if a natural disaster or if the business owner wishes to upgrade that they require monumental signs.
- g) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, indefinitely table the discussion and possible action with regard to changes proposed by the Houma Board of Adjustments to the Major Corridor Overlay District sign regulations with relation to pole signs.”
- h) Dr. Cloutier offered a substitute motion, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning and Land Use Commission, table the discussion and possible action with regard to changes proposed by the Houma Board of Adjustments to the Major Corridor Overlay District sign regulations with relation to pole signs until the next regular meeting of September 16, 2010 in order to have a chance to look at it and possibly remove the requirement of 10 years forcing everyone to take their pole signs down.”

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

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS:

- 1. Mr. Gordon used this time to inform the Commission that Jennifer was at a Smart Growth Summit put on by the Center for Planning Excellence in Baton Rouge and stated it was one that the Commissioners needed to attend next year.

I. Dr. Cloutier moved, seconded by Mrs. Amedée and 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 6:23 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. 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 AUGUST 19, 2010.**

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

CITY OF HOUMA ZONING COMMISSION
P.O. BOX 6097
HOUMA, LA 70361
(985)873-6563

ZLU 10/20
Dist. 1

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 7/29/10

Pete G. Konos

Applicant's Name

911 Eagle Drive Houma, LA 70364
Address *City* *State* *Zip*

791-7152
Telephone Number (Home) *(Work)*

100%
Interest in Ownership (Owner, etc.)

302 Crescent Blvd. Houma, LA 70360
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: no 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:

Begin upon approval complete within 1 year

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.

THE HOME THAT ONCE OCCUPIED THIS LOT RECENTLY BURNED DOWN.

SIGNATURES REQUIRED

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

Pete G. Konos 911 Eagle Dr. Houma, LA 70364

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

yes

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 0.17 ac. 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



VICINITY MAP

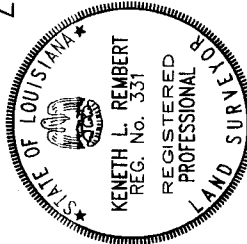
ZONE R-2 SETBACK REQUIREMENTS:
FRONT - TWENTY (20) FEET
REAR - TWENTY-FIVE (25) FEET
SIDE STREET - FIFTEEN (15) FEET
SIDE - FIVE (5) FEET

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

BY _____ FOR _____

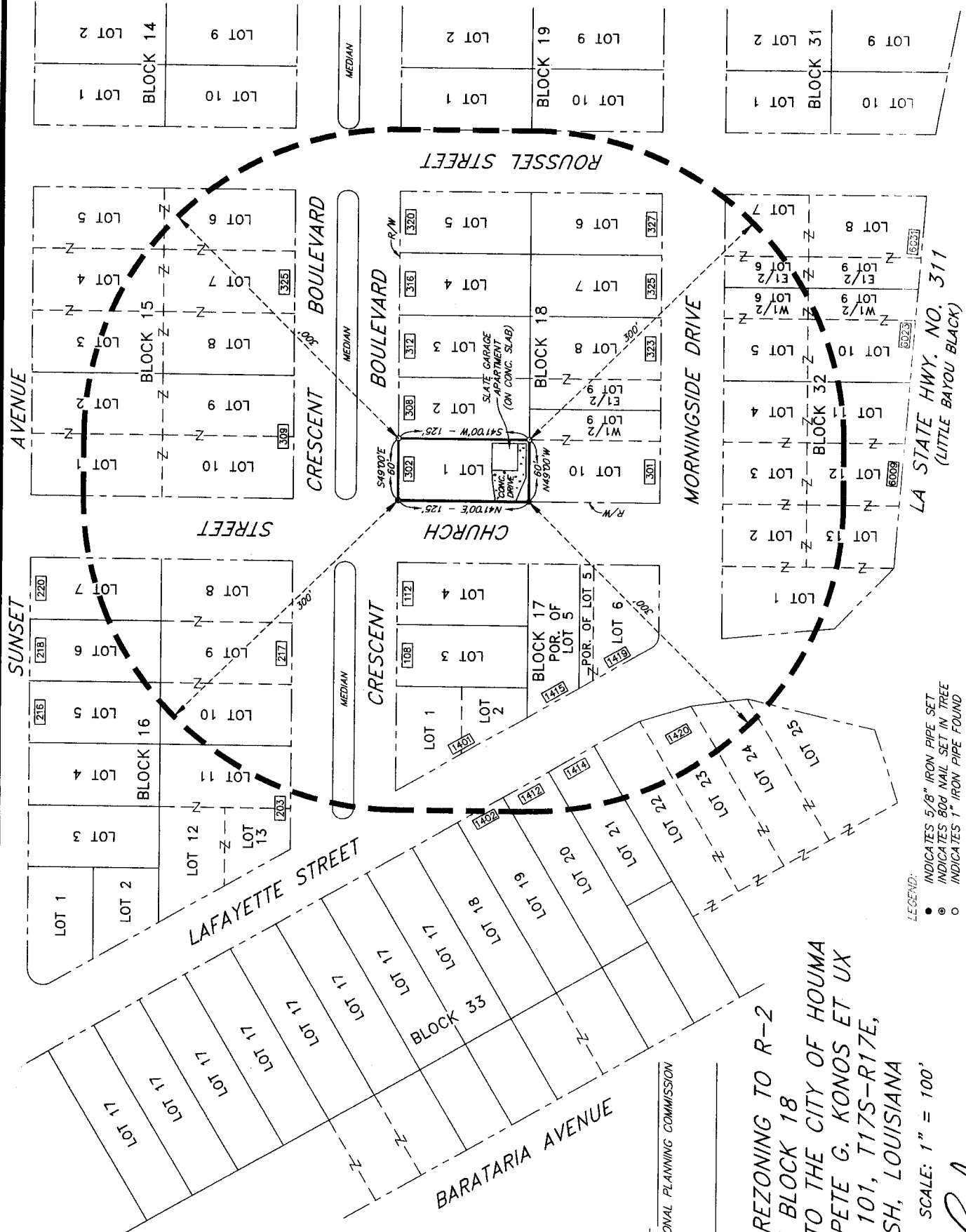
PLAN PREPARED FOR REZONING TO R-2
FOR LOT 1 OF BLOCK 18
CRESCENT PARK ADDITION TO THE CITY OF HOUMA
PROPERTY BELONGING TO PETE G. KONOS ET UX
LOCATED IN SECTION 101, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

JULY 29, 2010 SCALE: 1" = 100'



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

JOB NO.: 379 FIELD BOOK: LOOSE DRAWING: 1F&F
ADDRESS: 302 CRESCENT BLVD. CAD NAME: 302 CRESCENT BLVD. ZONING MAP
CITY OF HOUMA, LA. DATE: 7/29/2010



LEGEND:
● INDICATES 5/8" IRON PIPE SET
○ INDICATES 804 NAIL SET IN TREE
○ INDICATES 1" IRON PIPE FOUND

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

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 THE ACT OF APRIL 19, 1981, (ZONE "C" IS AN AREA OF MINIMAL FLOODING).

LA STATE HWY. NO. 311
(LITTLE BAYOU BLACK)

THIS SURVEY BASED ON MAP RECORDED IN MAP VOL. NO. 3, PAGE NO. 7 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE ASSUMED.

THIS LOT IS 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).

ZLU10/21
Dist. 3

***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: 07-22-2010

Barker Holding Company, LLC
Applicant's Name

339 St. Charles Street Houma Louisiana 70360
Address City State Zip

----- 985-876-5100
Telephone Number (Home) (Work)

Interest in Ownership (Owner, etc.)

6444 West Main Street; Tract A & B, T17S-R17E, Section 4
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R1, R1, OL To: OL, C2, C2

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.

X _____ 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. (See Attached)

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) acres;

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

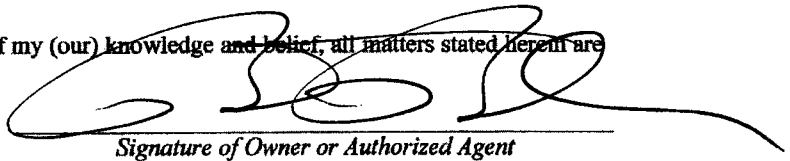
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 22.379 acres. A sum of \$77.50 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

CORPORATE RESOLUTION

BE IT RESOLVED by the Board of Directors of Barker Holding Company LLC,

in a meeting duly assembled that **BRETT T. BARKER, partner,**

of the Corporation, be and he is hereby authorized, empowered and directed for and on behalf of the Corporation to negotiate for and sign any and all documents pertaining to the application for the reconfiguration of tracts and the rezoning of property located at 6444 West Main Street, Houma, LA 70364 (Section 4, T17S-R17E)


Richard H. Barker III


Brett T. Barker


Michael P. Barker


Barbara Ann Barker


Keith E. Barker


Christopher B. Barker


John L. Roussel

I, Barbara Ann Barker, Secretary of Barker Holding Company LLC,

do hereby certify that the above and foregoing is a true and correct copy of a Resolution unanimously adopted at a meeting of the Board of Directors of said Corporation held on the **26th day of July, 2010**, at which meeting all members of the Board of Directors were present and voted thereon and that said Resolution has been spread in the minute books of the Corporation, and same is now in full force and effect.

WITNESS MY SIGNATURE, this 26th day of July, 2010, AT HOUMA, LA.


SECRETARY

Barker Holding Company, LLC

TIN# 72-1462922

339 St. Charles St

Richard H. Barker, III

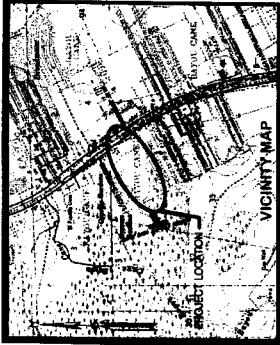
Houma, LA 70360

PROPOSED RE-ZONING TRACT B

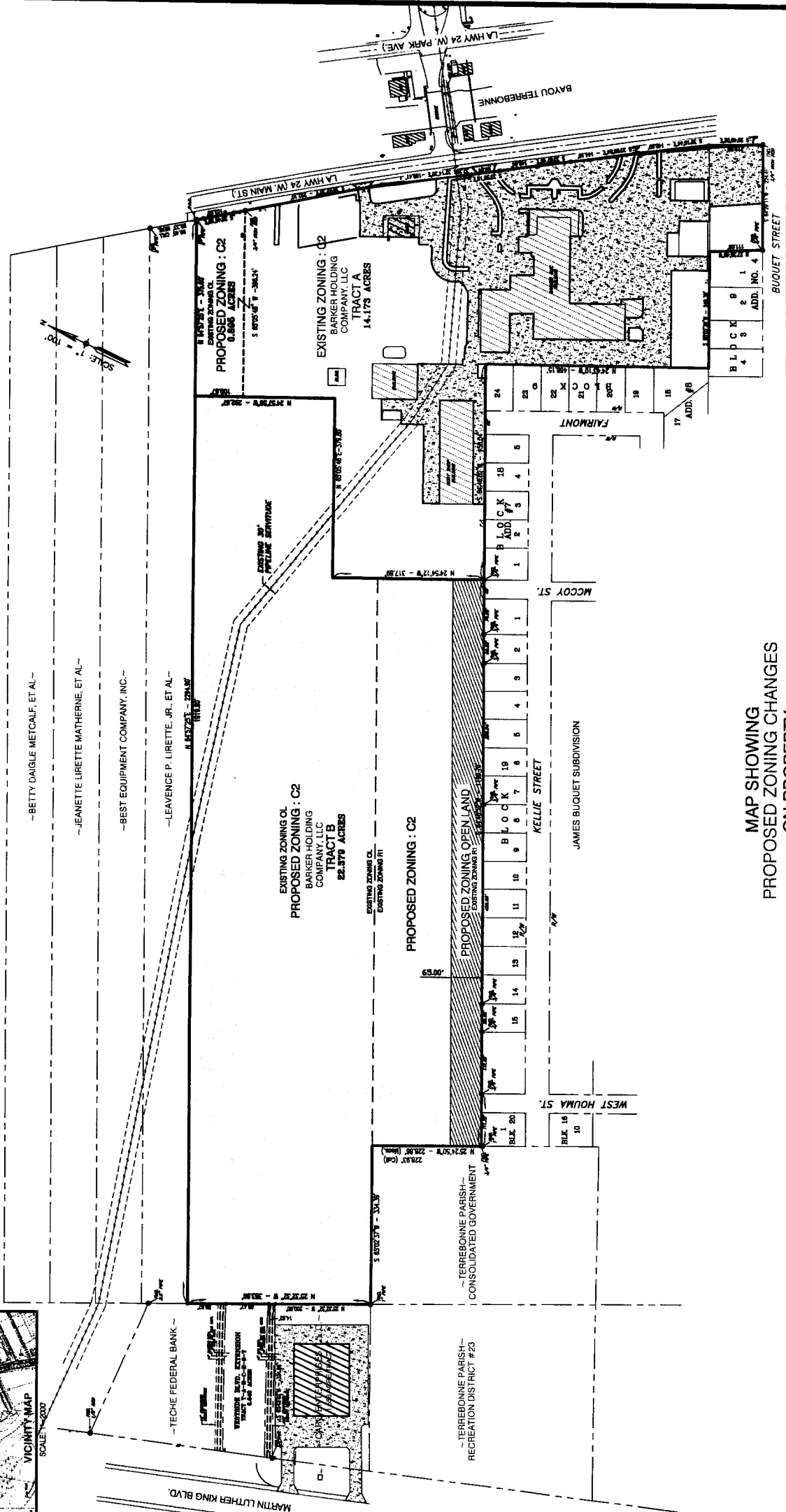
Commencing at the northwest corner of Lot no. 1, Block no. 18 of James Buquet Subdivision, thus being the point of beginning; thence South 64 degrees 46 minutes 52 seconds West a distance of 1,199.70 feet to a point; thence North 25 degrees 24 minutes 50 seconds West a distance of 228.86 feet to a point; thence South 65 degrees 02 minutes 37 seconds West a distance of 334.39 feet to a point; thence North 25 degrees 32 minutes 32 seconds West a distance of 383.96 feet to a point; thence North 64 degrees 57 minutes 25 seconds East a distance of 1,919.90 feet to a point; thence South 24 degrees 57 minutes 56 seconds East a distance of 292.67 feet to a point; thence South 65 degrees 05 minutes 48 seconds West a distance of 379.80 feet to a point; thence South 24 degrees 54 minutes 12 seconds East a distance of 317.89 feet to a point, thus being the point of beginning; all being Tract B, a 22.379 acre tract owned by Barker Holding Company, L.L.C. as shown on the plat prepared by GSE Associates, LLC titled "SURVEY OF TRACTS A & B A REDIVISION OF PROPERTY FOR WESTSIDE BLVD. EXTENSION BELONGING TO BARKER HOLDING COMPANY, LLC"

PROPOSED RE-ZONING OF A PORTION OF TRACT A

Commencing at the northwest corner of a 14.173 acre tract owned by Barker Holding Company, L.L.C., being the property corner shared by Barker Holding Company, L.L.C. and Leavence P. Lirette Jr., thus being the point of beginning; thence South 36 degrees 46 minutes 19 seconds East a distance of 103.80 feet to a point; thence South 65 degrees 05 minutes 48 seconds West a distance of 396.24 feet to a point; thence North 24 degrees 57 minutes 56 seconds West a distance of 100.67 feet to a point; thence North 64 degrees 57 minutes 25 seconds East a distance of 375.00 feet to a point, thus being the point of beginning; all being a 0.895 acre portion of Tract A owned by Barker Holding Company, L.L.C. as shown on the plat prepared by GSE Associates, LLC titled "MAP SHOWING PROPOSED ZONING CHANGES ON PROPERTY BELONGING TO BARKER HOLDING COMPANY, LLC"



VICINITY MAP
SCALE: 1" = 200'



MAP SHOWING
PROPOSED ZONING CHANGES
ON PROPERTY
BELONGING TO BARKER HOLDING COMPANY, LLC

Prepared By:
GSE Associates, LLC
Engineers • Architects • Planners • Surveyors
2315 Maplewood Avenue
Metairie, Louisiana 70002-5402
Phone (504) 885-4300
Fax (504) 885-4301
www.gse-llc.com

LOCATED IN
SECTION 4, T17S-R7E
TERREBONNE PARISH, LOUISIANA
SCALE: 1" = 100'
100' 0 100' 200'
GRAPHIC SCALE
1" = 100'

2LU10/23
Dist 7

CITY OF HOUMA ZONING COMMISSION
P.O. BOX 6097
HOUMA, LA 70361
(985)873-6563

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: 8/30/10

Terrebonne Parish School Board

Applicant's Name

P.O.Box 5097

Houma

LA

70361

Address

City

State

Zip

876-7400

Telephone Number (Home)

(Work)

100%

Interest in Ownership (Owner, etc.)

2161 Grand Caillou Road

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

14.377 Acre tract just south of Woodlawn Ranch Road

Zoning Classification Request:

From: C-5

To: C-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.

 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. Acquired property to build school.

 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 of 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:

Plan to start as soon as possible. Approx. 2 years to complete.

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% owenership

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

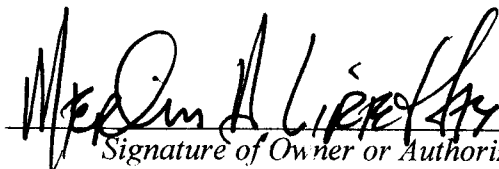
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

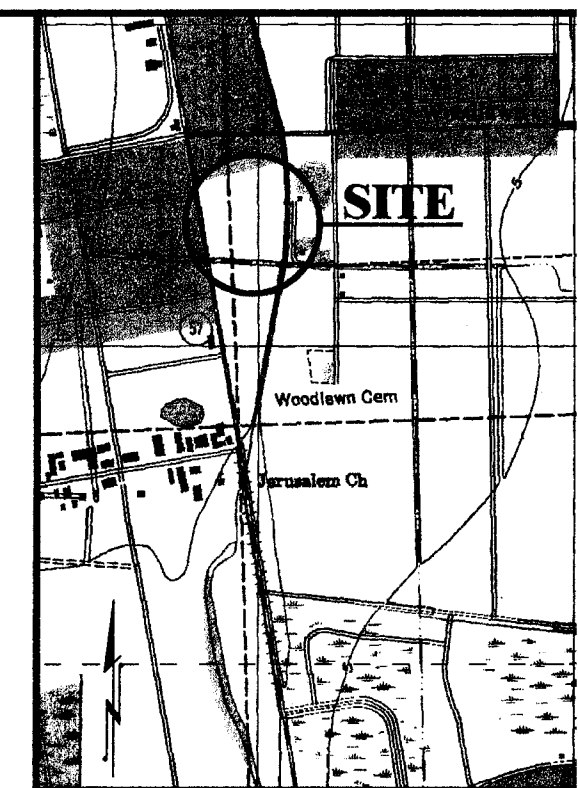
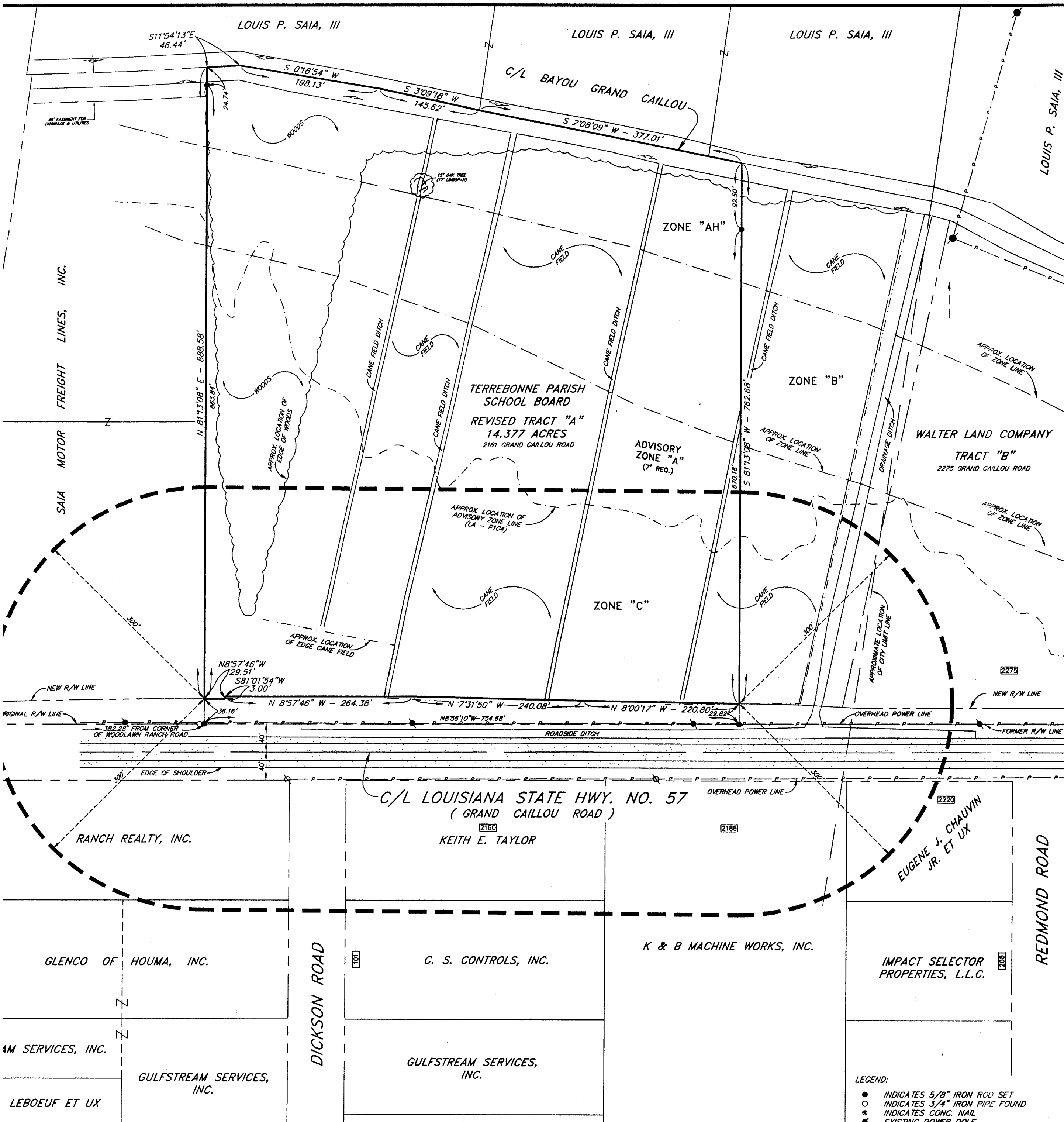
I (We) own 14.377 Acres acres. A sum of \$71,82 dollars is enclosed and made a part of this application.

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
NOT TO SCALE

REFERENCE MAPS:

- 1) "SOUTH COAST MAP SHOWING PROPERTY BELONGING TO WALTER LAND COMPANY LOCATED IN SECTION 12, T17S-R17E AND SECTION 20, T17S-R18E TERREBONNE PARISH LOUISIANA" PREPARED BY T. BAKER SMITH & SON, INC. AND DATED AUGUST 3, 1979.
- 2) "PLAT SHOWING 3.181 ACRES OF PROPERTY BELONGING TO SAIA MOTOR FREIGHT LINE INC. LOCATED IN SECTION 20, T17S-R18E, TERREBONNE PARISH, LOUISIANA" PREPARED BY T. BAKER SMITH & SON, INC.

BEARINGS SHOWN HEREON ARE BASED ON ABOVE REFERENCED MAPS.

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

THIS TRACT IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING), ZONE "B" (AN UNDETERMINED FLOOD HAZARD) AND ZONE "AH" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0010, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "AH" HAS A BASE FLOOD REQUIREMENT OF 7'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-P104 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" (AS SHOWN HEREON) WITH A BASE FLOOD REQUIREMENT OF 7'.

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 "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

ZONE C-2 SETBACK REQUIREMENTS:

FRONT - TWENTY-FIVE (25) FEET
REAR - TWENTY (20) FEET
SIDE STREET - FIFTEEN (15) FEET
SIDE - FIVE (5) FEET

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

BY _____ FOR _____

PLAN PREPARED FOR REZONING TO ZONE "C"
OF REVISED TRACT "A"
PROPERTY OF TERREBONNE PARISH SCHOOL BOARD
LOCATED IN SECTION 12, T17S-R17E,
IN SECTION 20, T17S-R18E,
AND IN SECTION 59, T18S-R18E,
TERREBONNE PARISH, LOUISIANA
AUGUST 18, 2010 SCALE: 1" = 100'

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- INDICATES CONC. NAIL
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT

*Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission*

P.O. Box 1446
Houma, LA 70361
(985)873-6793

ZLU10/22
Dist. 1

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

V. J. Caro Jr.

Applicant's Name

147 North Lacarpe Circle, Houma, LA 70360

Address

City

State

Zip Code

8/16/2010

Date

985-876-3032 OR Cell 985-855-6464

Telephone Number(s)

Owner 100%

Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: V J Caro Rent House
2. Location: 1210 Dunn Street, Houma, LA 70360
3. Zoning District: _____
4. Total Land Area: 9840
5. Total Number of Units: 2 separate houses. (1) Existing (1) new
6. Gross Floor Area: 1156
7. Total Parking Spaces Provided: 4 (total) 2 for each house
Total Parking Spaces Required: 2 for each house
8. Approximate Cost of Work Involved: \$40,000.00
9. Has any previous application been made: NO ☒ YES _____

If Yes, please describe: _____

PLEASE ATTACH THE FOLLOWING INFORMATION:

A. Site Plan Depicting the Following:

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

B. Legal Description of Subject Property

C. Drainage Plans and Elevations

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

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

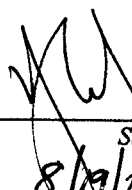
1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.

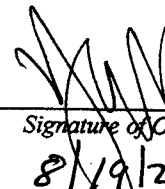
I (We) own - 1 acre acres. A sum of 25⁰⁰ dollars is enclosed and made a part of this application.



Signature of Applicant
8/19/2010

Date

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



Signature of Owner or Authorized Agent
8/19/2010

Date

STATE OF LOUISIANA**PARISH OF TERREBONNE**

BEFORE ME the undersigned Notary Public duly qualified and commissioned in and for the State and Parish aforesaid, and in the presence of the subscribing witnesses, personally came and appeared:

GULF SOUTH OIL COMPANY, INC. a Louisiana business corporation, domiciled in the Parish of Terrebonne, State of Louisiana, represented herein by its President, Herbert E. Stathes, pursuant to a Corporate resolution attached hereto and made a part hereof, who declares its mailing address to be 1409 Dunn Street, Houma, LA 70360 (hereinafter referred to as "Seller"),

who declared that for the price of [REDACTED] **AND NO/100** ([REDACTED] **DOLLARS** cash, receipt of which is acknowledged, Seller hereby sells and delivers, without warranty of title and with full substitution and subrogation to all rights and actions of warranty Seller may have, unto:

VYNER J. CARO, JR. a person of full legal age, married once and then to Rhondalyn Crochet Caro, with whom he lives and resides in Terrebonne Parish, LA, having a mailing address of 147 North Lacarpe Circle, Houma, LA 70360; (hereinafter referred to as "Purchaser"),

here present, purchasing and accepting and acknowledging delivery and possession of the following described property to-wit:

A CERTAIN LOT OF GROUND, situated in the HONDURAS ADDITION TO THE CITY OF HOUMA, in the Parish of Terrebonne, Louisiana, the said lot being designated on a map of said Addition made by J.C. Waites, C.E., in April, 1923, a copy of which is on file in the Office of the Clerk of Court of the parish, as Lot No. Nine (9) in Block Twenty-five (25); bounded North by Lots Nos. Four (4) and Five (5) in said Block Twenty-five (25), East by Dunn Street (formerly Industrial Street) South by Bourg Street and West by Lot No. Eight (8) in said block; together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining;

For prior title see Entry No. 702216, of the records of Terrebonne Parish, LA.

TO HAVE AND TO HOLD the above described property unto the said PURCHASER and PURCHASER'S successors, heirs and assigns forever.

This property is not the family home of vendor and will not be the family home of the purchaser.

Ad Valorem Property Taxes for 2007 have been paid, those for 2008 are to be prorated and for 2009 and all later years are assumed in full by the purchaser.

The parties acknowledge that no survey was conducted herein and relieve and release undersigned notary from any responsibility for any matter that would have been thereby shown.

The property is accepted by purchaser in its present condition and this sale is made and accepted subject to all servitudes, rights of way, easements and other matters reflected in the public records of Terrebonne Parish, Louisiana .

VENDOR and PURCHASER acknowledge that PURCHASER may construct improvements on the subject property and that decisions regarding design and method of construction shall be wholly within the discretion of PURCHASER and, owing to the peculiarities associated with sub-surface soil load bearing capabilities, and more particularly, proper foundation support, it is understood and granted by and between VENDOR and PURCHASER that VENDOR specifically makes no warranties with regard to the load bearing capabilities of the sub-surface soil underlying the respective lot or lots, it being understood that it is the duty of PURCHASER to make whatever tests he deems necessary to make a sound engineering decision concerning the load bearing capabilities of the sub-surface soil.

Wherever the terms VENDOR and/or PURCHASER appear herein, it shall be deemed to include their heirs, successors, transferees or assigns.

VENDOR AND PURCHASER hereby acknowledge that the property herein is being sold and purchased in "as is" condition and that buyer knowingly, intelligently and specifically waives any and all rights of rescission, redhibition and quanti minoris and each does hereby waive, release and agree to hold each other, and undersigned Notary free and harmless from any and all liability hereunder.

The parties dispense with the Certificate of Mortgage required by law, and exonerate undersigned officers from any responsibility therefor.

2008
THUS DONE AND SIGNED AT HOUMA, LA on this 28TH day of OCTOBER,

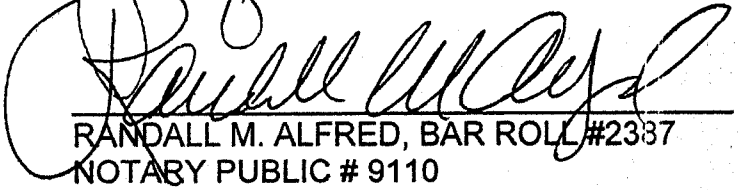
WITNESSES:


LAURA MCNAMARA


TONIA PARKER


GULF SOUTH OIL COMPANY, INC
BY: HERBERT E. STATHES, PRESIDENT


V. J. GARO, JR


RANDALL M. ALFRED, BAR ROLL #2337
NOTARY PUBLIC # 9110
COMMISSIONED FOR LIFE

RESOLUTION TO SELL

BE IT RESOLVED by the Board of Directors of GULF COAST OIL COMPANY, INC. that HERBERT E. STATHES, President, is hereby authorized, empowered and directed for and on behalf of said corporation, to effect the following transactions:

To enter into an act of sale for and on behalf of the corporation, selling, transferring and conveying the movable property described as follows to V. J. Caro, Jr. or any other person willing to take title thereto for the price and sum of [REDACTED] to paid in cash at closing;

Said act to contain such other terms, conditions and stipulations as said officer might deem wise and expedient in his sole and uncontrolled discretion;

BE IT FURTHER RESOLVED, that the said officer is hereby authorized to appear before any Notary Public for the purpose of executing said acts, or other instruments, papers or documents which might be necessary or proper under the circumstances, we hereby approving, ratifying and confirming any and all acts which the said officer may do or perform by virtue of this mandate.

I, Acting Secretary of GULF COAST OIL COMPANY, INC. a corporation chartered under and by virtue of the laws of the State of Louisiana, with its legal domicile in the Parish of Terrebonne, Louisiana, do hereby certify that the foregoing is a true and correct copy of the resolution unanimously adopted by the Board of Directors of said corporation at a meeting held on the 27TH day of October, 2008 at which meeting a quorum was present and voting.

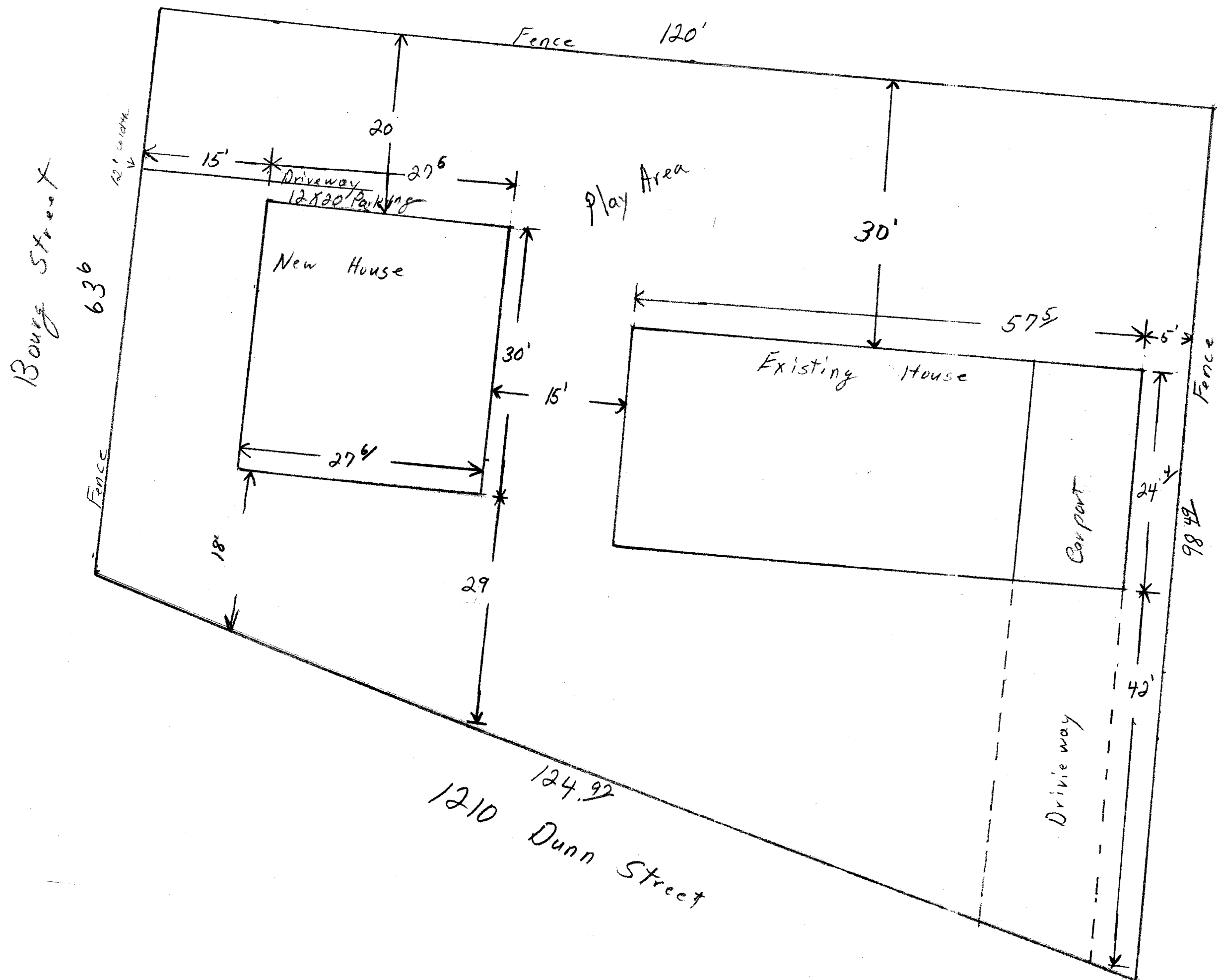


ACTING SECRETARY

ATTEST:



HERBERT E. STATHES, PRESIDENT



Scale
3/32

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF AUGUST 19, 2010

- A. The Chairman, Mr. Daniel Babin, called to order the regular meeting of August 19, 2010 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:09 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier and the Pledge of Allegiance led by Mrs. Beryl Amedée.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L. Arnold “Budd” Cloutier, Vice-Chairman; Mr. Richard Elfert; Mr. Erny; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: None. Also present was Pat Gordon, Director, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of July 15, 2010.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. 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 July 15, 2010.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC emit payment for the August 19, 2010 invoices and approve the Treasurer’s Report of July 2010.”

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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. OTHER BUSINESS:
1. The Chairman called to order the Public Hearing for the discussion and possible action with regard to amending the Master Thoroughfare Plan to remove Freedom Road where it crosses the property of Terrebonne Land Partnership.
 - a) The Chairman recognized Mart Black, 311 Raywood Drive, who submitted a Master Plan of the Terrebonne Land Partnership property [See *ATTACHMENT A*] approved by the Planning Commission in 1999. He discussed the Master Plan and the original intentions at that time versus how it stands today. He stated he felt as though that portion of Freedom Road wasn’t necessary at this time.
 - b) No one from the public was present to speak.
 - c) Dr. Cloutier moved, seconded by Mr. Erny & Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - d) Mr. Gordon read an email from their MPO who does transportation planning for the area with regard to their input on the matter [See *ATTACHMENT B*]. Based on the conclusion received from their transportation planner, he stated he recommended removing the portion of Freedom Road where it crosses the Terrebonne Land Partnership property.

- e) Discussion was held with regard to any proposed curb cuts, only one cross street between four (4) streets, and the existing building at Freedom Road before the Master Thoroughfare Plan was in place.
- f) Mr. Erny moved, seconded by Mr. Navy: “THAT the HTRPC authorize the revision to the Master Thoroughfare Plan to remove Freedom Road where it crosses the property of Terrebonne Land Partnership.”
- g) Discussion ensued with regard with cross streets in newer subdivisions being completed to the property lines, no steps taken to communicate with Hydraulic Well Control to preserve Freedom Road, and the Master Thoroughfare Plan originally created about 20 years ago.
- h) Mr. Gordon discussed instances where the Master Thoroughfare Plan has enabled Valhi Boulevard Extension to extend to Hwy. 90 with newer subdivisions built along Hwy. 311 as well as with the proposed extensions of Enterprise Drive and Westside Boulevard.

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

G. OLD BUSINESS:

Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC remove Old Business item F1 regarding Tracts 1 & 2, A Redivision of Property belonging to Terrebonne Land Partnership from the table and be considered at this time.”

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

1. The Chairman stated the next item on the agenda under Old Business was an application by Terrebonne Land Partnership requesting approval for Process A, Raw Land Division for Tracts 1 & 2, A Redivision of Property belonging to Terrebonne Land Partnership.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He stated there was an immediate sale for the property.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval since Freedom Road will be removed from the Master Thoroughfare Plan as it crosses the Terrebonne Land Partnership property.
- c) The Chairman recognized Darryl Christen, 518 School Street, who stated they were attempting to exchange or buy out the drill site properties as depicted on the plat.
- d) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process A, Raw Land Division for Tracts 1 & 2, A Redivision of Property belonging to Terrebonne Land Partnership.”

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

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Matherne Realty Partnership requesting approval for Process D, Minor Subdivision for Tract “B” belonging to Matherne Realty Partnership.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He stated Waterworks was requesting the waterlines be extended to the adjacent property.
 - b) Joan Schexnayder, Terrebonne Parish Engineering Division, stated concerns of the ditch running through the middle of the property and no drainage right-of-ways.

- c) Mr. Rembert stated the water would be diverted northerly to Ouiski Bayou to the Bayou Black outlet, as per the Matherne's.
- d) Ms. Schexnayder requested seeing a master plan of the drainage before they would start relinquishing right-of-ways.
- e) Mr. Rembert suggested tabling the matter on behalf of the Matherne's to resolve the issues regarding drainage.
- f) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC table the application for Process D, Minor Subdivision for Tract "B" belonging to Matherne Realty Partnership until the next regular meeting of September 16, 2010."

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

- 2. The Chairman called to order the Public Hearing for the application by Trudy Broussard Triche requesting approval for Process D, Minor Subdivision for Tracts 5-1, 5-2, & 5-3, A Redivision of Tract 5 & Homesite, Property of Trudy B. Triche, et al.

- 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) Mrs. Amedée moved, seconded by Dr. Cloutier: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Dr. Cloutier moved, seconded by Mrs. Williams & Mr. Navy: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Tracts 5-1, 5-2, & 5-3, A Redivision of Tract 5 & Homesite, Property of Trudy B. Triche, et al."

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

- 3. The Chairman called to order the Public Hearing for an application by Jesse C. LeCompte requesting approval for Process D, Minor Subdivision for Tracts "A" and "B", Redivision of Property belonging to Jesse C. LeCompte.

- 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 & Mrs. Amedée: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for Tracts "A" and "B", Redivision of Property belonging to Jesse C. LeCompte."

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

4. The Chairman called to order the Public Hearing for an application by Gerald Naquin requesting approval for Process D, Minor Subdivision for Tracts “A”, “B”, & “C”, Redivision of a portion of Property belonging to Earl L. Naquin.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He stated there was a fire hydrant 249’ away and requested approval conditioned upon receiving Board of Health approval.
- 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided drainage calculations were submitted to the Engineering Division for review and/or approval and approval from the Board of Health.
- e) Mr. Rembert stated Mr. Milford’s office had already been hired to do the drainage calculations.
- f) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for Tracts “A”, “B”, & “C”, Redivision of a portion of Property belonging to Earl L. Naquin conditioned upon the submittal of drainage calculations to the Engineering Division for review and/or approval and an approval letter from the Board of Health.”

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

5. The Chairman called to order the Public Hearing for an application by K.S.I., Inc. requesting approval for Process D, Minor Subdivision for Lots 17A, 18A & 19, A Redivision of Lots 17 & 18 of Tract 4, Property belonging to K.S.I., 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. Amedée: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the agreement between Waterworks and K.S.I., Inc. is followed by installing a 12” waterline in accordance with the 2004 agreement.
- e) Discussion was held with regard to the agreement with Waterworks and it being for a different tract of land than what was before the Commission.
- f) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for Lots 17A, 18A & 19, A Redivision of Lots 17 & 18 of Tract 4, Property belonging to K.S.I., Inc. conditioned upon the agreement between Waterworks and K.S.I., Inc. is followed by installing a 12” waterline in accordance with the 2004 agreement.”

- g) Discussion was held with regard to the remainder of Lot 4, the land being low, and the Waterworks agreement being for another piece of property other than what was before the Commission for approval.
- h) Mr. Freeman stated he was okay with the Commission going forward with their conditional approval that it was Waterworks requesting the waterline and Mr. Rembert was agreeable to the conditional approval.

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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. Mr. Navy was out of the room at the time of the vote. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 6. The Chairman called to order the Public Hearing for an application by Aries Builders, Inc. requesting conceptual and preliminary approval for Process C, Major Subdivision for Capital Commercial Development, Phase 4.

- 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. Navy: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report. He stated this development had been redesigned to extend Capital Boulevard to Valhi Boulevard. He stated Staff recommended conditional approval provided upon an approval letter from the Board of Health and as long as the variance for the elimination of a fence around the detention pond is passed.
- e) Ms. Joan Schexnayder, Engineering Division, stated that, in the past, when ponds have been aesthetically pleasing and become a feature of the development, they have allowed for the fencing to not be placed. She stated concerns of the development surrounded on three sides by parish-maintained ditches which are being incorporated into private ponds.
- f) Mr. Rembert stated adjustments can be made at the time of Engineering to leave a berm between the existing ditches and the private ponds.
- g) Discussion was held with regard to Capital Boulevard being extended to Valhi Boulevard extension, the omission of fencing around private ponds, accommodating the Board of Health's request, and the regulations requiring fences around detention facilities and not borrow pits.
- h) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant conceptual and preliminary approval for the application for Process C, Major Subdivision for Capital Commercial Development, Phase 4 with a variance from any fence requirements in the S.D.D.M. on borrow pits, conditioned upon approval from the Board of Health, and work out the question of maintaining existing servitudes for the maintenance of drainage at the engineering stage."
- i) Discussion was held with regard to the ditches and ponds as well as clarification of the fence requirement around ponds.

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

- 7. The Chairman called to order the Public Hearing for an application by Terrebonne Revitalization Company, LLC requesting approval for Process D, Minor Subdivision for the Resubdivision of a portion of Southern Pacific Co. Property into Lots BSA-1 and BSA-2.

- a) Mr. Chris Clement, HRI Properties, 909 Poydras Street, New Orleans, representing the Developer, discussed the location and division of property.

- b) The Chairman recognized Gary Kuhn, 198 Naquin Street, who expressed concerns of four (4) units and an increase in population density.
- 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided addresses, flood zones, and fire hydrants are depicted on the plat and the submittal of all utility letters.
- e) Discussion was held with regard to the agreement with Waterworks and it being for a different tract of land than what was before the Commission.
- f) Discussion was held with regard to the additional two (2) units being multi-family and the lots being separated due to financing issues.
- g) Mr. Erny moved, seconded by Mr. Navy: "THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Resubdivision of a portion of Southern Pacific Co. Property into Lots BSA-1 and BSA-2 conditioned upon addresses, flood zones, and fire hydrants being depicted on the plat and submittal of all utility letters."

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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 8. The Chairman called to order the Public Hearing for an application by Willie and Helen Ricks requesting approval for Process D, Minor Subdivision for the Survey and Division of the Property belonging to Willie & Helen Ricks into Tracts A & B.

- a) Mr. Henry Schwartz, Bayou Country Surveying, LLC, representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Claire Bergeron, 226 Henderson Street, who expressed concerns of the intent of the proposed use of the building as it appears to be some sort of boarding house with no kitchen. She submitted photos of the house in question.
- c) Mr. Schwartz stated the Ricks' intended to use the house as their residence.
- d) The Chairman recognized Kerry Nelson, 222 Henderson Street, who expressed concerns of the deplorable condition of the house moved to the property and the steady change in tenants of the rented mobile home. She questioned the use of the house as a residence due to it not having a kitchen and having a lot of rooms. Mr. Schwartz assured the house was being renovated for the Ricks' personal use.
- e) The Chairman recognized Charlie Dufrene, 231 Henderson Street, who expressed concerns of drainage.
- f) The Chairman recognized Ms. Bergeron, once again, who indicated a newly installed sign on Henderson Street depicts an incorrect curve. Mr. Gordon stated he would notify the proper parish department.
- 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- h) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the St. Louis Street right-of-way is extended to 32, drainage calculations are submitted to the Engineering Division for review and/or approval, addresses are depicted on the plat, and all utility letters are received and adhered to.

- i) Discussion was held with regard to the public road, the right-of-way, stub-outs, and whether the property fronts a public road.
- j) Mr. Gordon suggested tabling the matter in order to let the Surveyor determine from Public Works as to what type of dedication there is and amend the map if need be.
- k) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC table the application for Process D, Minor Subdivision for the Survey and Division of the Property belonging to Willie & Helen Ricks into Tracts A & B. until the next regular meeting of September 16, 2010."
- l) Mr. Freeman inquired about the 28 right of passage and requested it be revised to indicate what tract it is in favor of.

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

- 9. The Chairman called to order the Public Hearing for an application by L-M Management Co., Inc. requesting approval for Process D, Minor Subdivision for the Survey and Division of Tract 1 belonging to L-M Limited Partnership.

- a) Mr. James Mattingly, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mr. Erny & Mr. Navy: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Discussion was held with regard to the drainage pump which drains into Bayou Black and to be maintained by the property owner.
- 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 and Division of Tract 1 belonging to L-M Limited Partnership."
- g) Clarification was given that the property was previously approved as Raw Land and they were now bringing the matter back to the Commission for a Minor Subdivision.

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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 10. The Chairman called to order the Public Hearing for an application by Cajun Lodging, LLC requesting approval for Process D, Minor Subdivision for the Redivision of Tract 2A belonging to Cajun Lodging, LLC.

- a) Mr. James Templeton, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Mrs. Cleveland Bergeron, 311 Buquet Street, who expressed concerns of drainage and flooding.
- c) The Chairman recognized Mr. Russell Duet, 314 Buquet Street, who expressed concerns of drainage and flooding.
- d) The Chairman recognized Mr. Bob Corley, 410 Mike Street, who requested pictures to be shown on the projector of flooding in the subdivision to the rear of the Holiday Inn. He expressed concerns of flooding during normal flood events along with elevated land around the pond causing water to flood the neighborhood.

- e) The Chairman recognized Cleveland Bergeron, 311 Buquet Street, who requested that they ensure the drainage is done right as to not flood them out anymore.
- f) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

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

- g) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided drainage calculations are submitted to the Engineering Division for review and/or approval and that Tract 2A-2 be converted into a flag lot.
- h) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC deny the application for Process D, Minor Subdivision for the Redivision of Tract 2A belonging to Cajun Lodging, LLC based upon the fact there is no fire hydrant within Tract 2A-2 as drawn and it would appear that this is really not eligible for a minor subdivision because there is infrastructure improvements that have to be made particularly drainage improvements before it can be developed."

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

I. STAFF REPORT: None.

J. Dr. Cloutier moved, seconded by Mr. Kurtz: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-10."

1. Survey of Revised Lot 10 of Bernard Subdivision and Lot 7, Block 1 of Addendum No. 1 - Phase "C" to Enterprise Commercial Place, Section 4, T17S-R17E, Terrebonne Parish, LA
2. Survey of Revised Tracts 1, 2, 7, & 8, Redivision of Property belonging to Ellender Plantation Estates, L.L.C., Sections 2, 3, & 4, T19S-R19E, Terrebonne Parish, LA
3. Survey of Revised Tract "A" and Tract "C" belonging to Gloria M. Henry, et als, Section 85, T16S-R17E, Terrebonne Parish, LA
4. Survey and Redivision of Two Batture Tracts belonging to Lori A. Gonsoulin and Jerry Gonsoulin, Sections 6 & 7, T18S-R19E, Terrebonne Parish, LA
5. Survey of Revised Lots 19 & 23, Hellier Row Subdivision, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Mary Louise Morgan, et al, Section 3, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
6. Survey of Revised Lot 11 and Revised Lot 12 of Square 2, Hollywood Home Sites Subdivision, Section 5, T17S-R17E, Terrebonne Parish, LA
7. Survey of Revised Parcels D & E-1, A Redivision of Property belonging to Leonard C. Chabert, Sections 18 & 32, T18S-R19E, Terrebonne Parish, LA
8. Survey of Tracts "A" and "B", A Redivision of a portion of Property belonging to Babette Scott, Section 17, T18S-R17E, Terrebonne Parish, LA
9. Survey of Tracts A & B, A Redivision of Property for Westside Blvd. Extension belonging to Barker Holding Company, LLC, Section 4, T17S-R17E, Terrebonne Parish, LA
10. Survey of Revised Lots 13 & 14, Former Steve Hebert et al Subdivision, Sections 6, 7, & 9, T17S-R18E, 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Mr. Ostheimer informed the Commission of a Parish Council Subdivision Regulations Review Sub-Committee meeting to be held on Tuesday, August 24, 2010 at 11:00 a.m.

2. Comprehensive Master Plan Update:

- a) Mr. Gordon stated the RFP was being prepared and would be submitted within the next couple of weeks if approved by Mr. Eric Shaw with the State Planning Office.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer discussed plans being revised at the meeting to be able to move forward but felt as though he was justified with the Holiday Inn property so the neighbors would have something to look at after it was revised with a flag lot.
- b) Mr. Elfert discussed the Master Thoroughfare Plan and feels as though the Planning Commission should show some sort of ownership to the plan to become more actively involved to keep the plan current and have the public aware of what's on the plan.
- c) Mr. Erny questioned the review of the Master Thoroughfare Plan and if the Commission can form a committee to be part of it.
 - (1) Mr. Gordon agreed that a committee would be good in order to review the plan and determine if changes need to be made, etc. He stated the plan was a document on the GIS with Gulf South Associates working with the Planning Department to revise, maintain, etc.
- d) Dr. Cloutier suggested having GSE Associates come to a future meeting to give a presentation on the existing Master Thoroughfare Plan.
- e) Mr. Gordon stated he also wanted to get with Lafourche Parish for the proposed extensions that are within both parishes.
- f) Mr. Ostheimer suggested letting the neighbors know about the appeal process with regard to the Cajun Lodging, LLC application. Mr. Babin stated he would handle.

2. Chairman's Comments:

- a) Mr. Babin discussed the recent discussion about the Master Thoroughfare Plan and requested Mr. Gordon to get GSE Associates to give them a presentation. He also stated he would get with Mr. Gordon to form a sub-committee to include outside individuals as well as commission members.
- b) Mr. Babin also requested Mr. Gordon to insure a revised plat was submitted for the rezoning of the Barker Property to include the proposed extension of Westside Boulevard.

M. PUBLIC COMMENTS: None.

N. Dr. Cloutier moved, seconded by Mr. Erny: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 9:17 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

Becky Becnel

From: Pat Gordon
Sent: Saturday, July 24, 2010 4:34 PM
To: Kevin Belanger; Leo Marretta
Cc: Josh Manning; Becky Becnel
Subject: RE: Freedom Road Project - TransCAD modeling analysis
Attachments: image001.gif; image002.png

Thanks!

From: Kevin Belanger [mailto:kevin@scpdc.org]
Sent: Friday, July 23, 2010 4:26 PM
To: Leo Marretta; Pat Gordon
Cc: Josh Manning
Subject: RE: Freedom Road Project - TransCAD modeling analysis

Therefore, this means that the MPO would support the removal from the overall network due to its exclusion would not negatively impact the system. KB

From: Leo Marretta
Sent: Friday, July 23, 2010 3:04 PM
To: Pat Gordon
Cc: Kevin Belanger; Josh Manning
Subject: Freedom Road Project - TransCAD modeling analysis

Hi Pat,

Here is the TransCAD modeling analysis of the proposed "Freedom Road Project" you requested.

Conclusions drawn were ...

"Based on the MPO's region wide travel demand model, the construction of Freedom Road is neutral in its impact to the level of service on currently constructed roadways.

The road would provide more connectivity within the Traffic Analysis Zone, but this could also be provided with the proposed construction of Merchant Road.

It is anticipated that the no-build scenario of Freedom Road would not adversely affect the overall network."

Please let us know if there are any questions.


Many Thanks,
-Leo

Leonard P. Marretta, MPO Administrator (985) 851-2900 leo@scpdc.org
Houma-Thibodaux Metropolitan Planning Organization <http://www.htmpo.org>
South Central Planning and Development Commission <http://www.scpdc.org>
P. O. Box 1870 Gray, Louisiana 70359

MASTER TRANSPORTATION PLAN

SCALE: 1" = 1200'

1200 0 1200 2400 3600

A horizontal graphic scale bar with alternating black and white segments. The segments are labeled with the values 1200, 0, 1200, 2400, and 3600, representing distances in feet. The bar is divided into four equal segments, each representing 1200 feet.

NOTE: BASE MAP PRODUCED FROM
MARCH 1993 AERIAL PHOTOGRAPHY

Prepared By:

GSE Associates, LLC

981 Grand Calinou Rd
Houma, LA 70363
(985) 878-6380

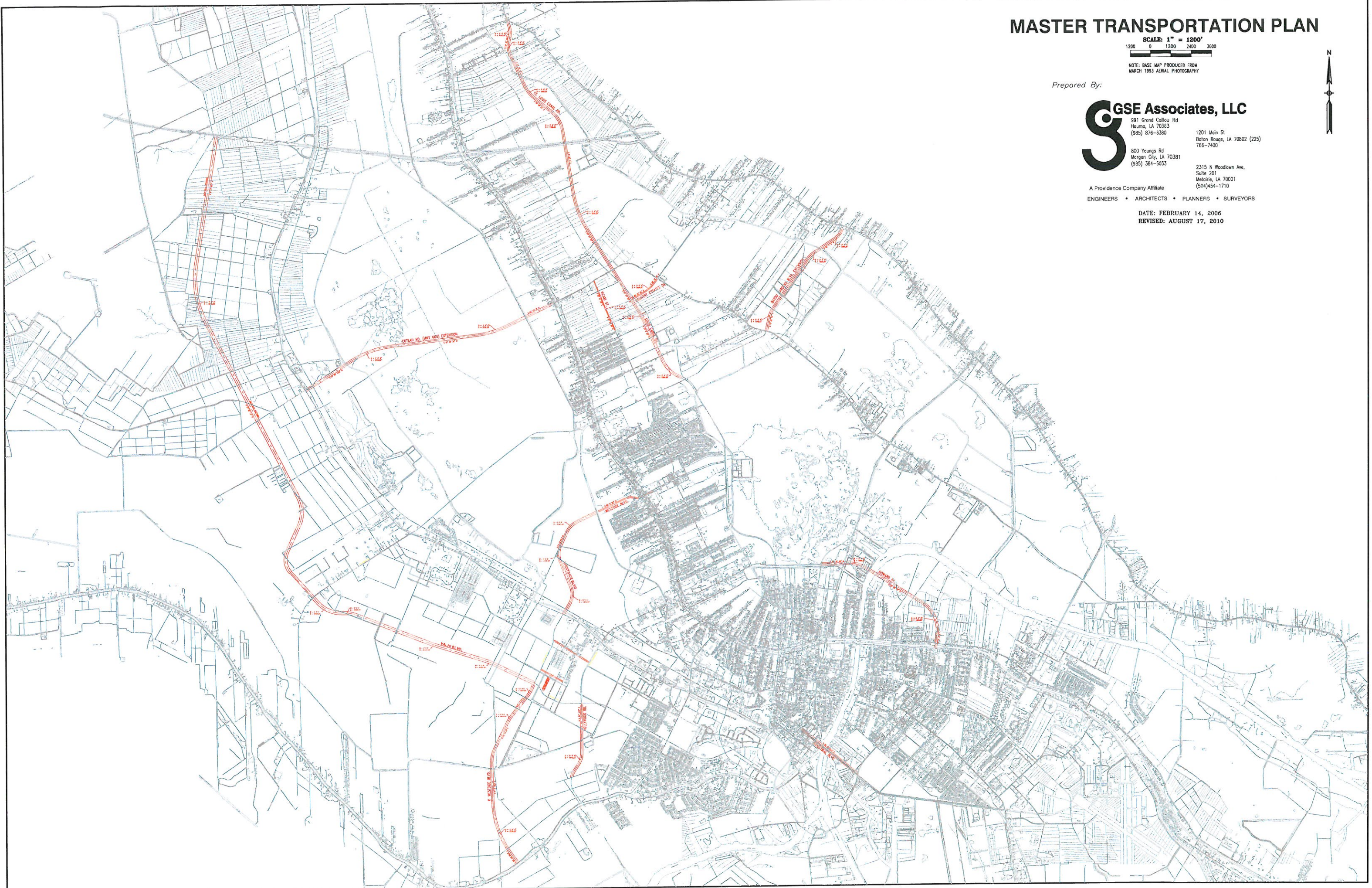
1201 Main St
Baton Rouge, LA 70802 (225)
766-7400

800 Youngs Rd
Morgan City, LA 70381
(985) 384-6033

2315 N Woodlawn Ave,

A Providence Company Affiliate (504)454-1710
ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS

DATE: FEBRUARY 14, 2006
REVISED: AUGUST 17, 2010



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. ☒ Minor Subdivision

Variance(s) (detailed description):

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

- Name of Subdivision: Tract "B", redivision of property of Matherne Realty Partnership
- Developer's Name & Address: Matherne Realty Partnership, P.O. Box 763, Houma, LA
*Owner's Name & Address: Matherne Realty Partnership, P.O. Box 763, Houma, LA
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Keneth L. Rembert, PLS

SITE INFORMATION:

- Physical Address: Corner of Enterprise Drive Extension and Westside Boulevard Extension
- Location by Section, Township, Range: Sections 5, 101 & 102, T17S-R17E
- Purpose of Development: Sale of tract
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
- Sewerage Type:
☒ Community (PRIVATE)
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: 6/15/10 Scale: 1" = 100'
- Council District: 2 Williams / Bayou Cane Fire
- Number of Lots: 2
- Filing Fees: \$ 213.80 / lot

I, Keneth L. Rembert, PLS, certify this application including the attached data to be true and correct.

Keneth L. Rembert

Print Applicant or Agent

6/15/10

Date

[Signature]
Signature of Applicant or Agent

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

Matherne Realty Partnership

Print Name

6/15/10

Date

[Signature]
Signature

PC10/ 8 - 1 - 42

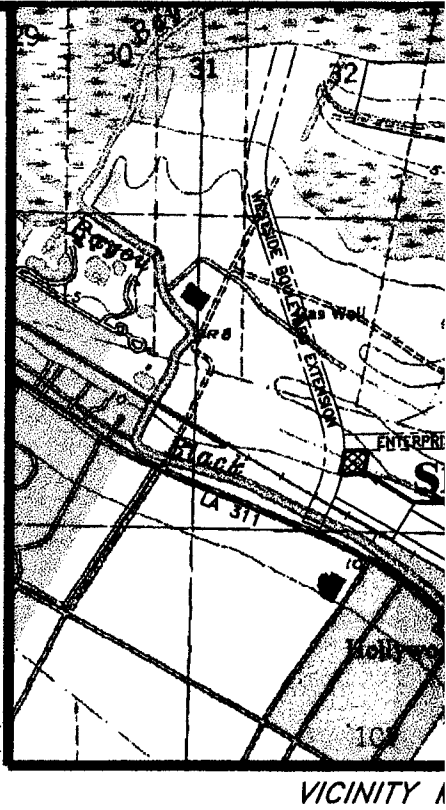
Record # 43

Revised 5/3/07

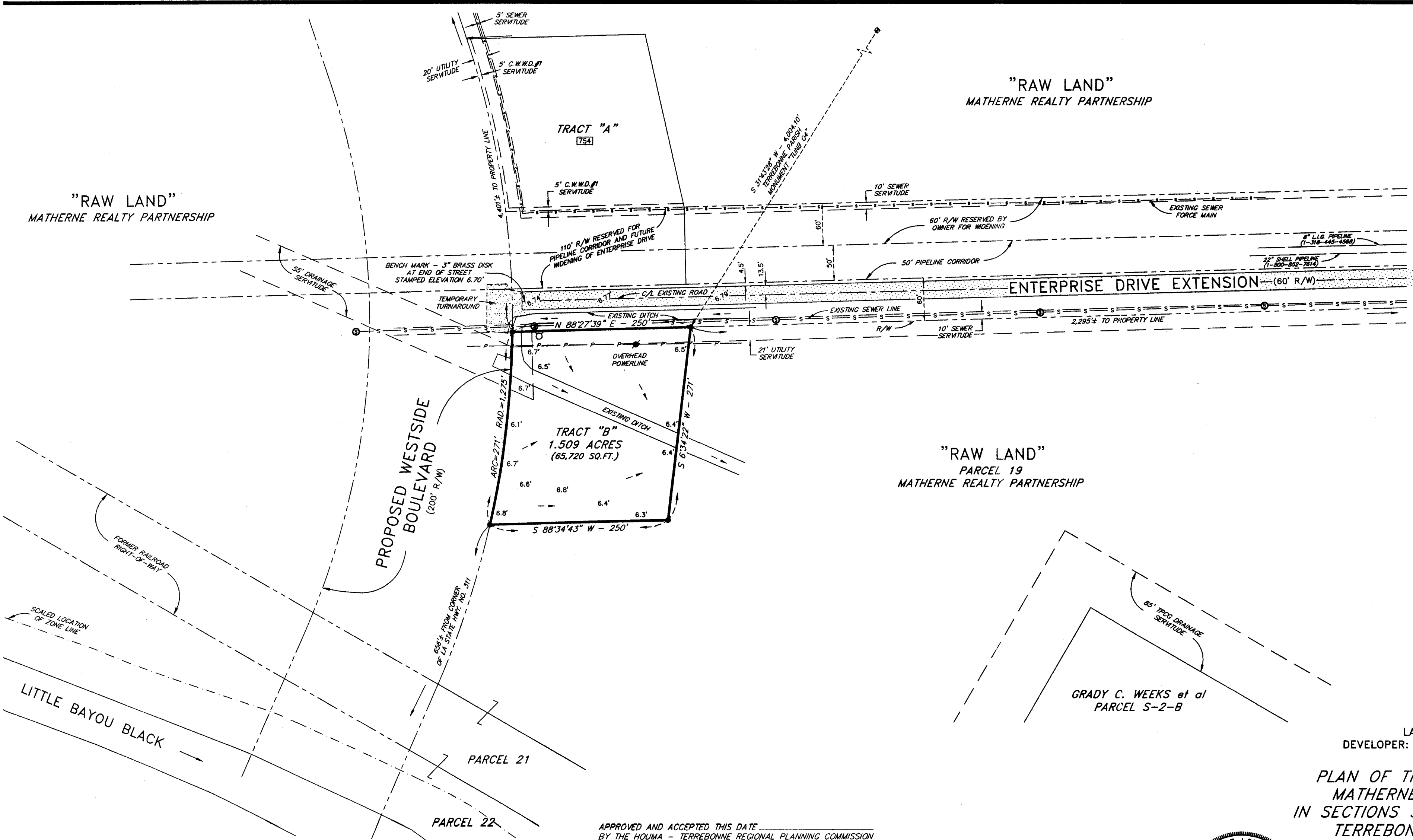
"RAW LAND"
MATHERNE REALTY PARTNERSHIP

"RAW LAND"
MATHERNE REALTY PARTNERSHIP

"RAW LAND"
PARCEL 19
MATHERNE REALTY PARTNERSHIP



VICINITY MAP



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

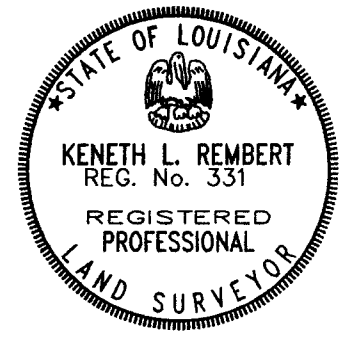
THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT GUARANTEED WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS.

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

BY _____ FOR _____

THIS TRACT IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. F.E.M.A. 2006 ADVISORY PANEL NO. LA-R101 DOES NOT AFFECT THIS PROPERTY.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - EXISTING FIRE HYDRANT
 - 3.3' SPOT ELEVATION (NAVD 88 2006 DATUM)
 - INDICATES DRAINAGE ARROW
 - 754 INDICATES MUNICIPAL ADDRESS



JUNE 15, 2010

SCALE: _____

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

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: Willie & Helen Ricks
- Developer's Name & Address: Willie & Hellen Ricks 320 Cypress Village Dr Houma LA70360
*Owner's Name & Address: Willie & Hellen Ricks 320 Cypress Village Dr Houma LA70360
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Bayou Country Surveying (Henry E. Schwartz, PLS)

SITE INFORMATION:

- Physical Address: 225 St. Louis St, Houma LA 70360
- Location by Section, Township, Range: Section 6, T17S-R17E
- Purpose of Development: _____
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map:
1"=50' 7/26/10
- Council District:
District 5 Houma/Bayou Cane Fire
- Number of Lots: 2
- Filing Fees: \$147.20

I, Henry Schwartz, certify this application including the attached date to be true and correct.

Henry Schwartz
Print Applicant or Agent

8/2/10
Date

Henry Schwartz
Signature of Applicant or Agent

The undersigned certifies: HCR 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.

Helen C. Ricks
Print Name of Signature

8/2/10
Date

Helen C. Ricks
Signature

PC10/ 8 - 8 - 48

Record # 49

Revised 3/25/2010

REFERENCE MAPS & BEARINGS:
SURVEY OF PROPERTY BELONGING TO JOHN F.
TERREBONNE AND MICHELLE McNEIL TERREBONNE
LOCATED IN SECTION 6, T17S-R17E
TERREBONNE PARISH, LOUISIANA
PREPARED BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
DATED: JULY 3, 2008

CERTIFICATION:
APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA
TERREBONNE REGIONAL PLANNING COMMISSION.

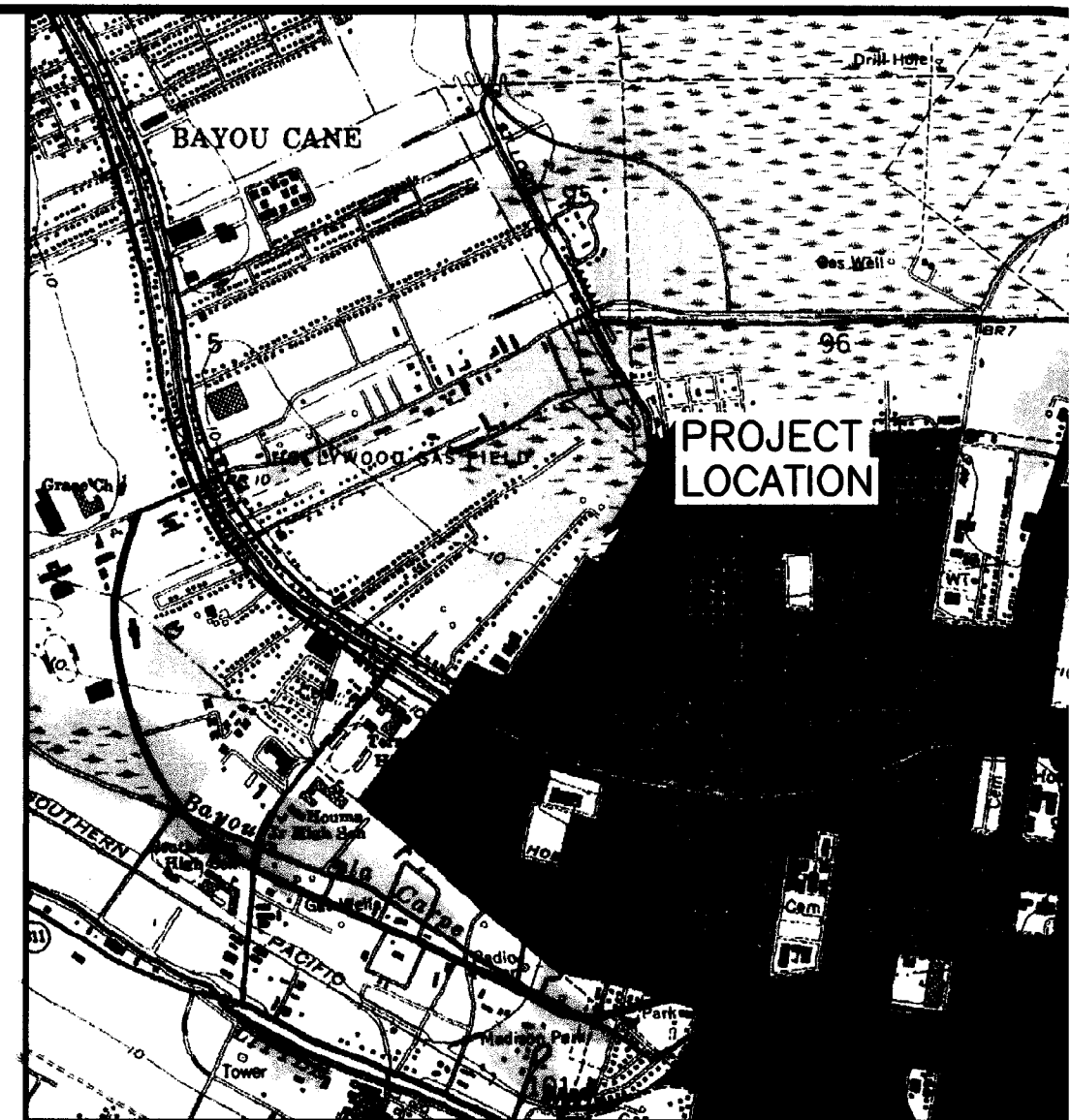
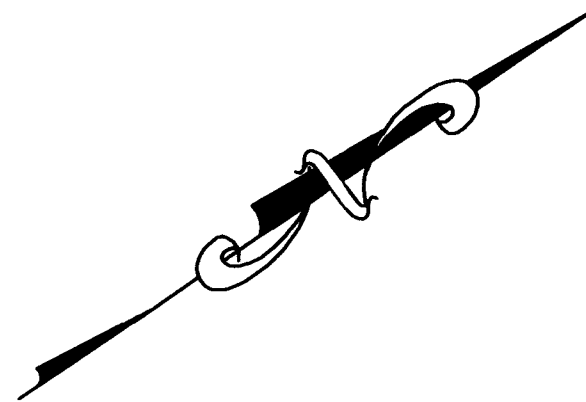
APPROVED: **PRELIMINARY COPY**

FOR: _____

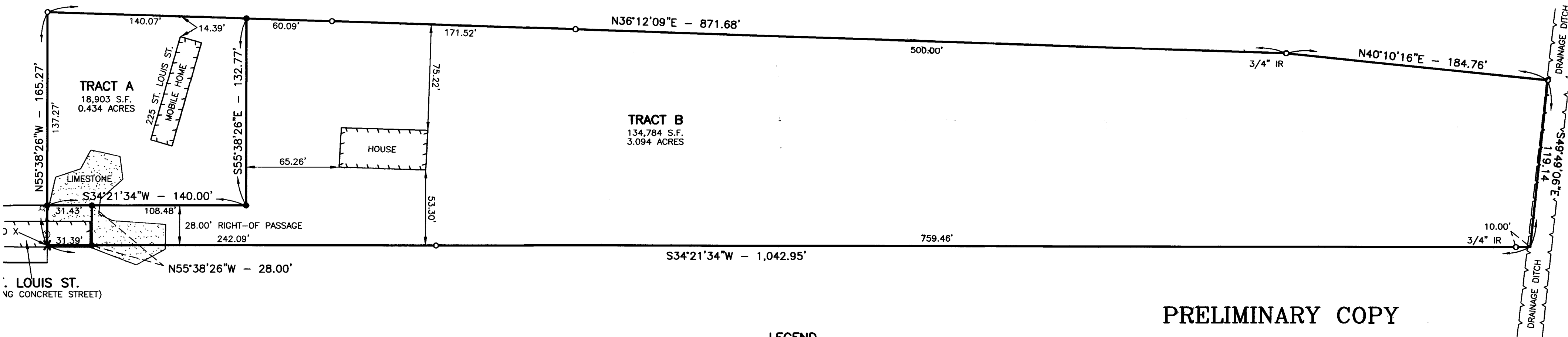
APPROVALS

PRELIMINARY COPY

OWNER _____ DATE _____



VICINITY MAP
SCALE 1" = 2000'



PRELIMINARY COPY

NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL
EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT DOES NOT PURPORT TO SHOW ALL
UNDERGROUND UTILITIES AND/OR PIPELINES
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT
OF A COMPLETE ABSTRACT AND TITLE OPINION.

FEMA FLOOD ZONE AND HAZARDS
THIS LOT IS LOCATED IN ZONE C,
FEMA MAP COMMUNITY PANEL NUMBER 225206 0265 C DATED: MAY 1, 1985

HURRICANE RITA ADVISORY MAP
THIS LOT IS LOCATED IN ZONE A (A.B.F.E. 5.0'),
ADVISORY MAP NUMBER LA-R102 DATED : FEBRUARY 23, 2006

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

ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES
EXCEPT AS SHOWN

PRELIMINARY COPY

APPROVED: Henry E. Schwartz IV Reg. No. 4899

LEGEND

- EXISTING FIRE HYDRANT
- FOUND 2-1/2" IP (UNLESS NOTED OTHERWISE)
- EXISTING SEWER MANHOLE
- SET 1/2" IR

SINGLE FAMILY RESIDENTIAL
OWNER / DEVELOPER
WILLIE & HELEN RICKS
320 CYPRESS VILLAGE DRIVE
HOUMA, LA 70360



DATE	DESCRIPTION	BY
REVISION		

SURVEY AND DIVISION OF THE PROPERTY BELONGING
TO WILLIE & HELEN RICKS INTO TRACTS A & B
LOCATED IN SECTION 6, T17S-R17E
TERREBONNE PARISH, LOUISIANA

BAYOU COUNTRY SURVEYING, LLC
Professional Land Surveyors
PO Box 156 Labadieville, LA. 70372
Office 985-526-0016

DESIGNED: HES	DETAILED:	TRACED:
CHECKED: HES	CHECKED: HES	CHECKED:
DATED: 7/26/10	FILE: C:\BAYOU_COUNTRY_SURVEYING\JOBS\1397\1397	JOB NO: 1397

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
D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: Willis Henry, Jr.
Willis Henry, Jr.
2. Developer's Name & Address: 157 Old Mill Road, Houma, LA 70364
Willis Henry, Jr.
*Owner's Name & Address: 157 Old Mill Road, Houma, LA 70364
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, Inc.

SITE INFORMATION:

4. Physical Address: 157 Old Mill Road, Houma, LA 70364
5. Location by Section, Township, Range: Section 85, T16S-R17E
6. Purpose of Development: Single Family Development
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: 08/30/2010 and 1"=60'
11. Council District: 4 / Coteau Fire Dist.
12. Number of Lots: 2
13. Filing Fees: \$147.20 bmb

I, Willis Henry, Jr., certify this application including the attached date to be true and correct.

Willis Henry, Jr.

Print Applicant or Agent

8/30/2010

Date

Willis Henry, Jr.
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.

Willis Henry, Jr.

Print Name

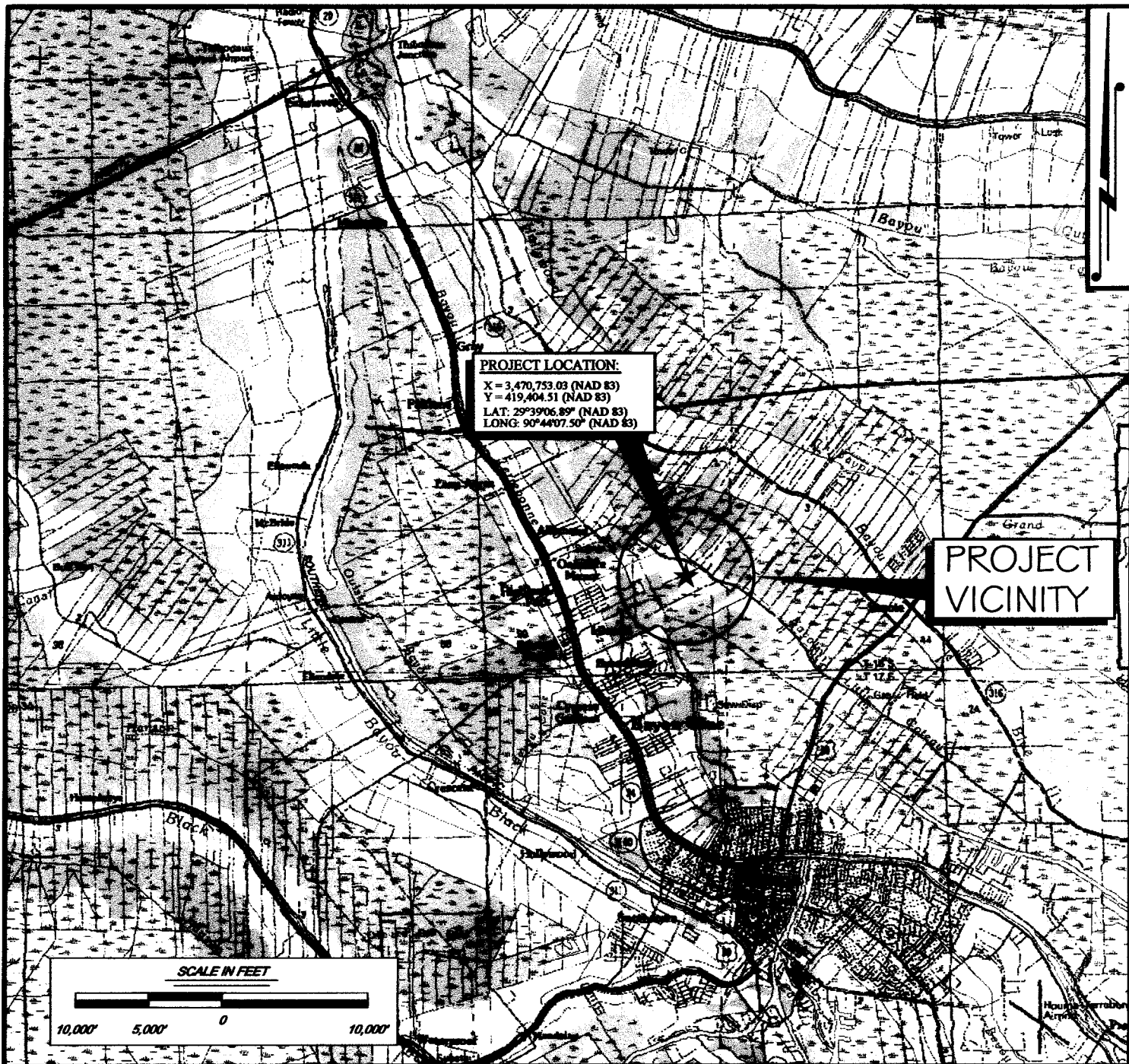
8/30/2010

Date

Willis Henry, Jr.
Signature

PC10/ 9 - 1 - 51

Record # 52

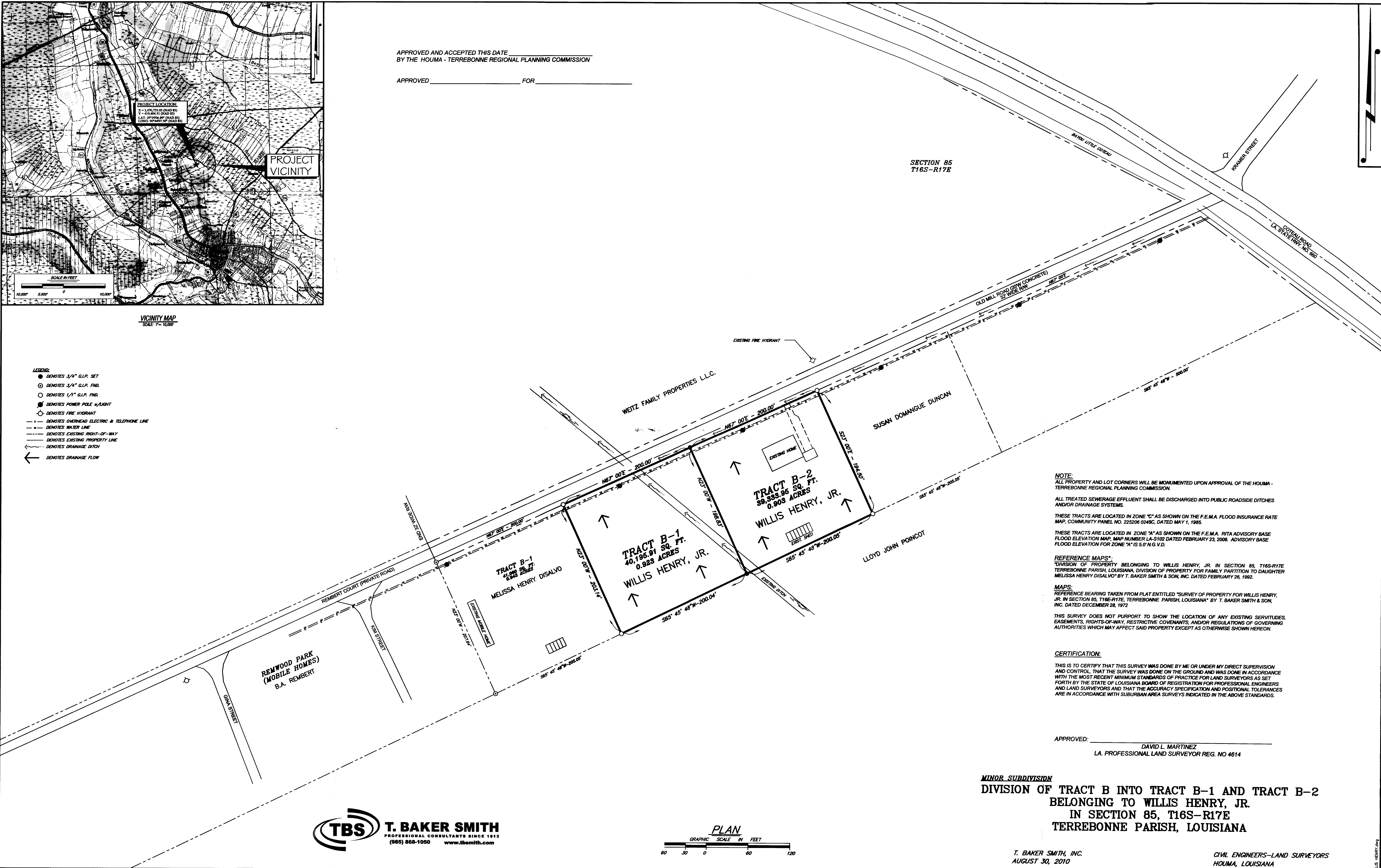


VICINITY MAP
SCALE: 1" = 10,000'

- LEGEND:
- DENOTES 3/4" G.L.P. SET
 - DENOTES 3/4" G.L.P. FND.
 - DENOTES 1/4" G.L.P. FND.
 - DENOTES POWER POLE w/LIGHT
 - DENOTES FIRE HYDRANT
 - DENOTES OVERHEAD ELECTRIC & TELEPHONE LINE
 - DENOTES WATER LINE
 - DENOTES EXISTING RIGHT-OF-WAY
 - DENOTES EXISTING PROPERTY LINE
 - DENOTES DRAINAGE DITCH
 - ← DENOTES DRAINAGE FLOW

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

APPROVED _____ FOR _____



NOTE:
ALL PROPERTY AND LOT CORNERS WILL BE MONUMENTED UPON APPROVAL OF THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION.

ALL TREATED SEWERAGE EFFLUENT SHALL BE DISCHARGED INTO PUBLIC ROADSIDE DITCHES AND/OR DRAINAGE SYSTEMS.

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0245C, DATED MAY 1, 1985.

THESE TRACTS ARE LOCATED IN ZONE "A" AS SHOWN ON THE F.E.M.A. RITA ADVISORY BASE FLOOD ELEVATION MAP, MAP NUMBER LA-S102 DATED FEBRUARY 23, 2008. ADVISORY BASE FLOOD ELEVATION FOR ZONE "A" IS 5.0' N.G.V.D.

REFERENCE MAPS:
"DIVISION OF PROPERTY BELONGING TO WILLIS HENRY, JR. IN SECTION 85, T16S-R17E, TERREBONNE PARISH, LOUISIANA, DIVISION OF PROPERTY FOR FAMILY PARTITION TO DAUGHTER MELISSA HENRY DISALVO" BY T. BAKER SMITH & SON, INC. DATED FEBRUARY 26, 1992.

MAPS:
REFERENCE BEARING TAKEN FROM PLAT ENTITLED "SURVEY OF PROPERTY FOR WILLIS HENRY, JR. IN SECTION 85, T16S-R17E, TERREBONNE PARISH, LOUISIANA" BY T. BAKER SMITH & SON, INC. DATED DECEMBER 28, 1972.

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

CERTIFICATION:

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

APPROVED: _____
DAVID L. MARTINEZ
LA. PROFESSIONAL LAND SURVEYOR REG. NO. 4614

MINOR SUBDIVISION
DIVISION OF TRACT B INTO TRACT B-1 AND TRACT B-2
BELONGING TO WILLIS HENRY, JR.
IN SECTION 85, T16S-R17E
TERREBONNE PARISH, LOUISIANA

TBS T. BAKER SMITH
PROFESSIONAL CONSULTANTS SINCE 1913
(985) 868-1050 www.tbsmith.com



T. BAKER SMITH, INC.
AUGUST 30, 2010

CIVIL ENGINEERS—LAND SURVEYORS
HOUMA, LOUISIANA

WILLIS HENRY, JR.

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

- Revised

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):

See attached Letter dated 26JAN09 reference obtained permits.

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

1. Name of Subdivision: Four Point Harbor
2. Developer's Name & Address: HARRY BOURG CORPORATION, 7477 GRAND CAILLOU ROAD, DULAC, LA 70805
- *Owner's Name & Address: CYRUS THERIOT, 7477 GRAND CAILLOU ROAD, DULAC, LA 70805
- [* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: FOUR POINT ROAD
5. Location by Section, Township, Range: SECTION 15, T20S-R17E
6. Purpose of Development: CAMPSITES
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 (Partial)
☐ Other
10. Date and Scale of Map: 26AUG10 Scale 1" = 100'
11. Council District: 7
12. Number of Lots: ~~44~~ 37
13. Filing Fees: \$ 125.00

I, FLOYD E. MILFORD, III, certify this application including the attached date to be true and correct.

FLOYD E. MILFORD, III

Print Applicant or Agent

30 AUG 10

Date


Signature of Applicant or Agent

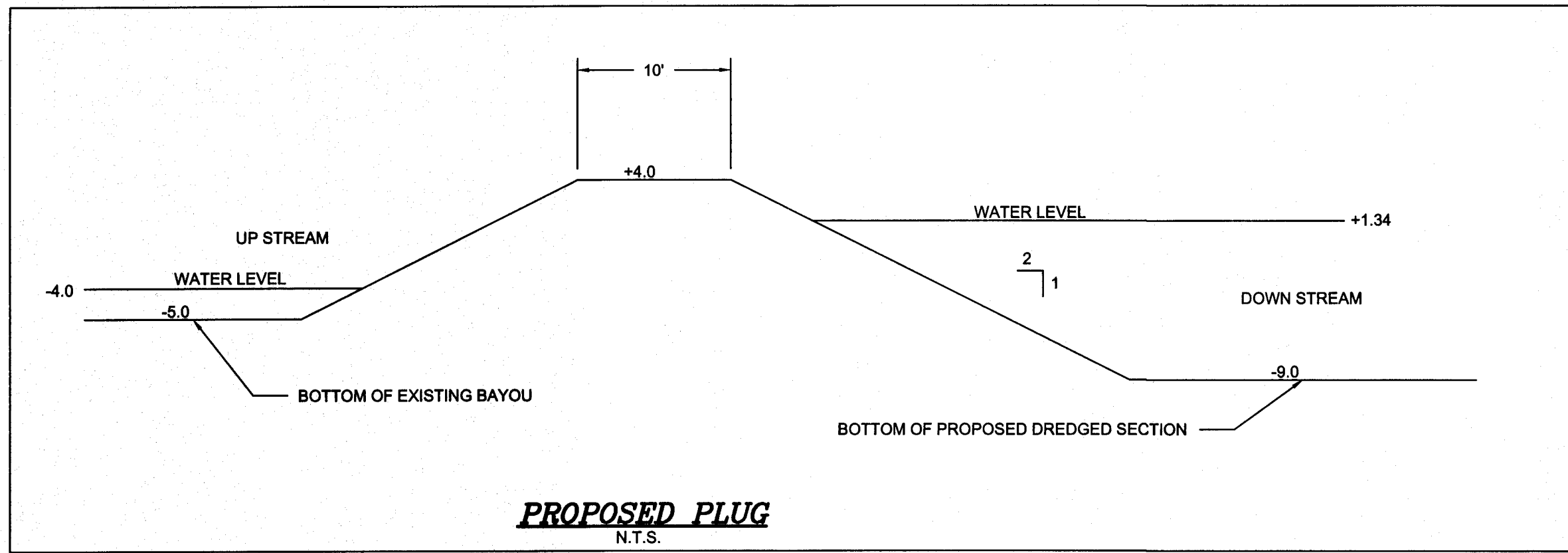
The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within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

CYRUS THERIOT

Print Name

Gus J. Theriot Jr.
Signature

Date

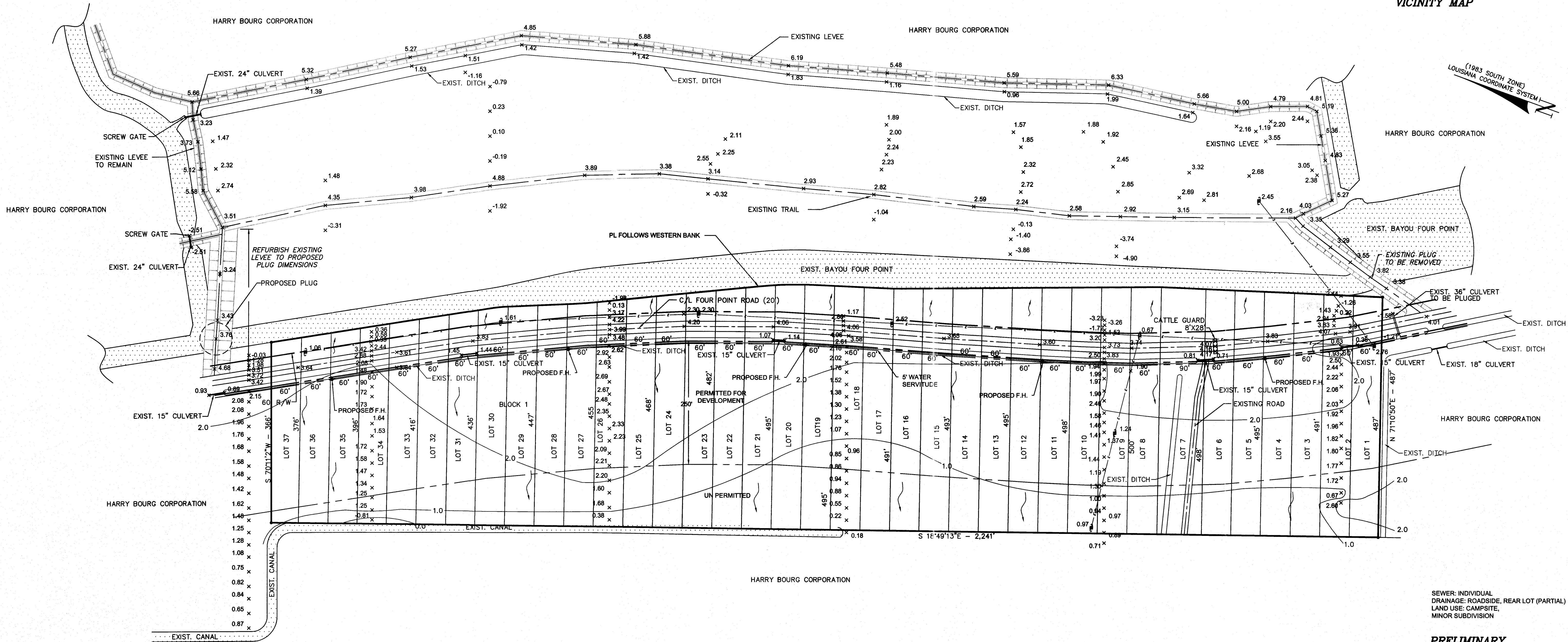


NOTE:
DEPARTMENT OF NATURAL RESOURCES - COASTAL USE PERMIT (P20080217), EXP-11/20/13
CORPS OF ENGINEERS - SECTION 15/404 PERMIT (MVN 2008-00518), EXP-01/31/14
DEPARTMENT OF ENVIRONMENTAL QUALITY - WATER QUALITY CERTIFICATION -
(JP 08031301/AI 156814/CER 20080001)
TERREBONNE PARISH COASTAL IMPACT CERTIFICATE - (NO. 34)
DEPARTMENT OF HEALTH & HOSPITALS - LETTER OF NO OBJECTION.

PROJECT NO.	PARISH	SHEET NO.
09-30	TERREBONNE	1

PROJECT SITE

VICINITY MAP



SEWER: INDIVIDUAL
DRAINAGE: ROADSIDE, REAR LOT (PARTIAL)
LAND USE: CAMPSITE,
MINOR SUBDIVISION

PRELIMINARY
SUBDIVISION PLAN

TOTAL LOTS - 37

FOUR POINT HARBOR SUBDIVISION
HARRY BOURG CORPORATION
SECTION 15, T20S - R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

DRAWN: L.A.T.

CHK'D: F.E.M. III

SCALE: 1" = 100'

DATE: 26AUG10

APPROVED BY:

JOB # 09-30 CAD # 0930-CP FILE #

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum standards of practice for land surveyors as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in the above standards.

APPROVED: _____

DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH

THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD III., P.E.

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

_____ FOR _____

100' 50' 0 100' 200'

SCALE: 1" = 100'

03SEP10	REVISED LOT SIZE PER DHH COMMENTS	JPS
DATE	REVISION	BY

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: TRACTS 1 THRU 5, PROPERTY OF JOSEPH T. CAPRITO ET AL
2. Developer's Name & Address: JOSEPH T. CAPRITO ET AL, P.O. BOX 546, FRANKLIN, LA 70538
JOSEPH T. CAPRITO, P.O. BOX 546, FRANKLIN, LA 70538
- *Owner's Name & Address: EURAL DOMANGUE, 5857 BAYOUSIDE DR., CHAUVIN LA 70344
[* 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: 5775 MORE OR LESS BAYOUSIDE DRIVE, CHAUVIN, LA
5. Location by Section, Township, Range: SECTIONS 49 & 50, T19S-R18E
6. Purpose of Development: CREATE 4 TRACTS FOR SALES, (WANTS TO KEEP TRACT 1)
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 MARSH IN REAR
10. Date and Scale of Map: 8/30/10 Scale: 1"=40'
11. Council District: 9 Lambert / Little Caution Fire
12. Number of Lots: 5
13. Filing Fees: \$136¹⁰

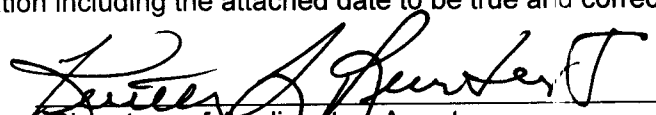
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

8/30/10


Date


Signature of Applicant or Agent

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

JOSEPH T. CAPRITO

Print Name of Signature


Signature

8/30/10

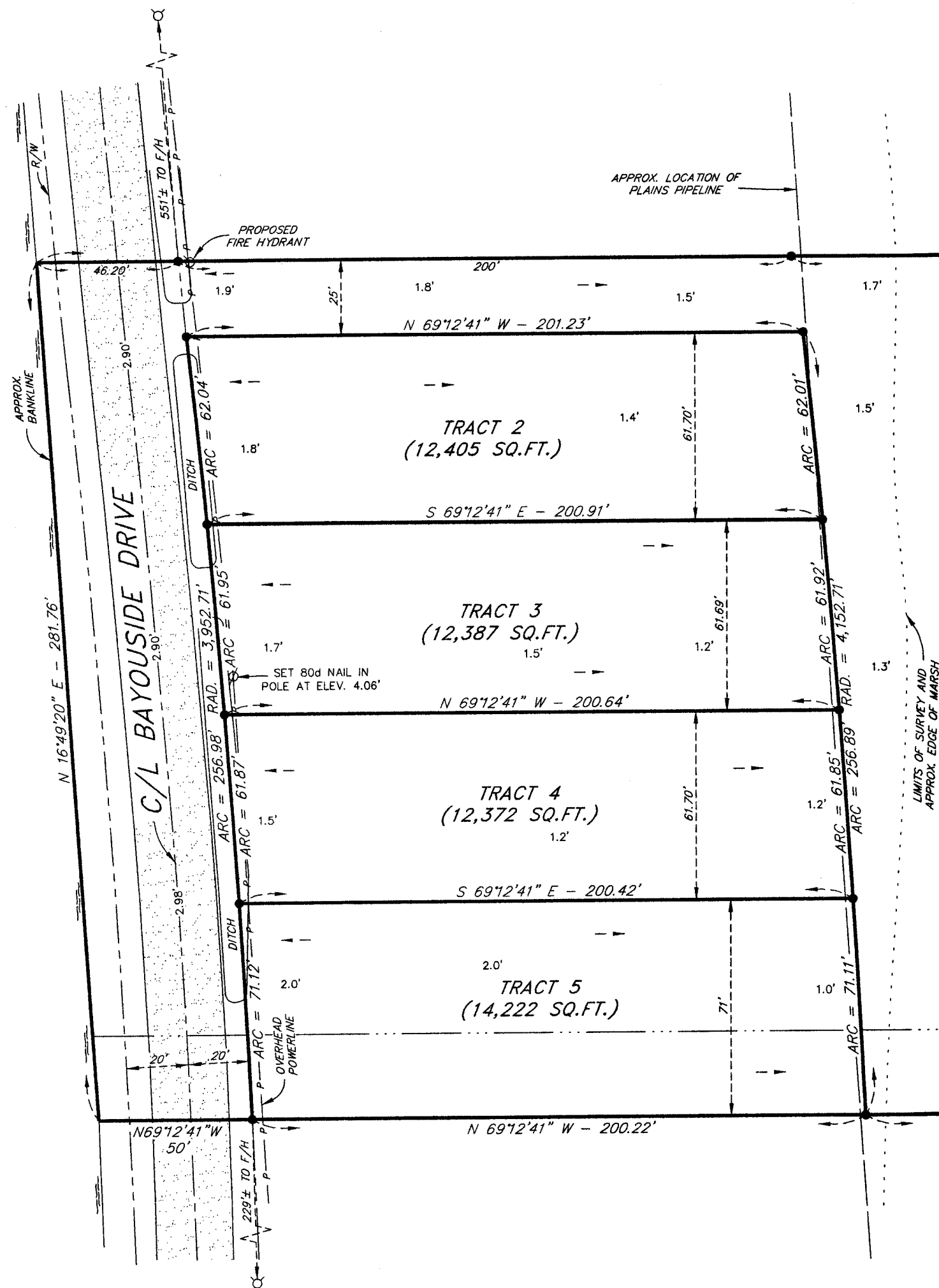
Date

PC10/ 9 - 3 - 53

Record # 54

BAYOU PETIT CAILLOU

C/L BAYOUSIDE DRIVE



JOSEPH T. CAPRITO

ZONE "A15"
(10' REQ.)
(225206 0145 C)
ADVISORY ZONE "AE"
(11' REQ.)
(PANEL LA-106)

ZONE "A15"
(11' REQ.)
(225206 0145 C)
ADVISORY ZONE "AE"
(12' REQ.)
(PANEL LA-106)

ZONE "A15"
(11' REQ.)
(225206 0145 C)
ADVISORY ZONE "AE"
(12' REQ.)
(PANEL LA-106)

ZONE "A15"
(12' REQ.)
(225206 0145 C)
ADVISORY ZONE "AE"
(13' REQ.)
(PANEL LA-106)

TRACT 1
(21.297 ACRES)

TRACT 2
(12,405 SQ.FT.)

TRACT 3
(12,387 SQ.FT.)

TRACT 4
(12,372 SQ.FT.)

TRACT 5
(14,222 SQ.FT.)

VICINITY MAP

THE LOUISIANA LAND
& EXPLORATION CO.
OR ASSIGNS

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY BELONGING TO SPENCER J. RHODES et al OR ASSIGNS SECTION 50, T19S-R18E TERREBONNE PARISH, LOUISIANA" AND DATED JULY 12, 1996.

THESE TRACTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0145, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS BASE FLOOD REQUIREMENTS OF 10, 11 & 12'). F.E.M.A. 2006 ADVISORY PANELS LA-L106 & LA-L107 PLACE THIS PROPERTY IN ZONE "AE" WITH BASE FLOOD REQUIREMENTS OF 11, 12' & 13'.

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 "D" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

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

BY _____ FOR _____

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE T.P.C.G., TO BAYOU PETIT CAILLOU AND TO THE MARSH IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - 3.3' SPOT ELEVATION (NAVL 88 2006 DATUM)
 - INDICATES DRAINAGE ARROW
 - 5771 INDICATES MUNICIPAL ADDRESS



SURVEY OF TRACTS 1 THRU 5
A REDIVISION OF PROPERTY BELONGING TO
JOSEPH T. CAPRITO et als
LOCATED IN SECTIONS 49 & 50, T19S-R18E
TERREBONNE PARISH, LOUISIANA

AUGUST 27, 2010

SCALE: 1" = 40'

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

JOB NO. : 407 FIELD BOOK : 377 ADDRESS : 5771 BAYOUSIDE DR. CAD NAME : JOSEPH-CAPRITO-PC
DRAWN BY : KK PAGES : 6-7 SURVEY FILE : JCAPRITO.txt FOLDER : CAPRITO, JOSEPH

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: Lots "A" thru "I" property of Adruel B. Luke
2. Developer's Name & Address: Adruel B. Luke, 7779 Shrimpers Row, Dulac, 70353
*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

SITE INFORMATION:

4. Physical Address: 7700 block of Shrimpers Row, Dulac, LA
5. Location by Section, Township, Range: Section 86, T19S-R17E
6. Purpose of Development: Create 9 campsites
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 Marsh & bayou
10. Date and Scale of Map: 8/24/10 Scale: 1"=20'
11. Council District: 1 / Grand Caillon Fire
12. Number of Lots: 9 plus remainder
13. Filing Fees: \$130¹⁰

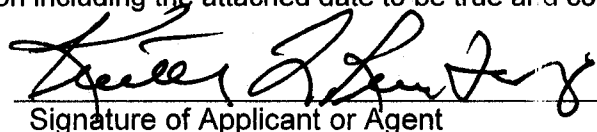
I, Keneth L. Rembert, certify this application including the attached date to be true and correct.

Keneth L. Rembert

Print Applicant or Agent

8/27/10

Date


Signature of Applicant or Agent

The undersigned certifies: ABL 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.

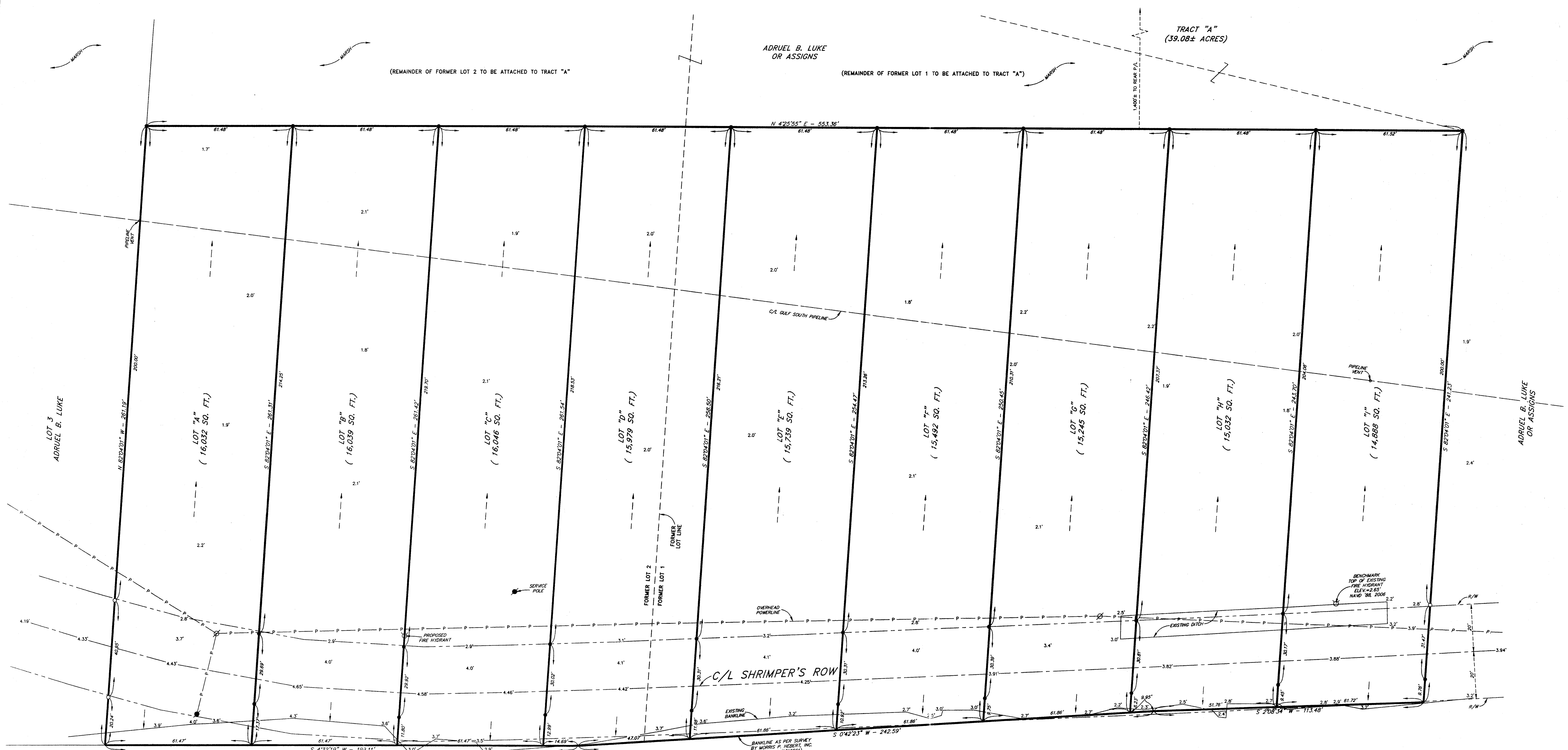
Adruel B. Luke
Print Name of Signature

Adruel B. Luke
Signature

9-2-10
Date

PC10/ 9 - 4 - 54

Record # 55



LAND USE: CAMPSITES
DEVELOPER: ADRIEL B. LUKE

SURVEY OF LOTS "A" THRU "I"
REDIVISION OF A PORTION OF PROPERTY
BELONGING TO ADRIEL B. LUKE
IN SECTION 86, T19S-R17E,
TERREBONNE PARISH, LOUISIANA

AUGUST 24, 2010 SCALE: 1" = 20'



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

JOB NO. : 386 FIELD BOOK : 378 ADDRESS : SHRIMPERS ROW CAD NAME : LUKE-CAMPSITES_PC
DRAWN BY : KM PAGES : 2-3 SURVEY FILE : BREAUX-N FOLDER : ADRIEL LUKE CAMPSITES

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

BY _____ FOR _____

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - 3.3' INDICATES SPOT ELEVATION (NAVD '88, 2006)
 - INDICATES DRAINAGE ARROWS
 - EXISTING FIRE HYDRANT
 - 16000 INDICATES MUNICIPAL ADDRESS

THE PURCHASERS OF THESE TRACTS MUST ACQUIRE ALL NECESSARY COASTAL ZONE & U.S. ARMY C.O.E. PERMITS.

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 "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

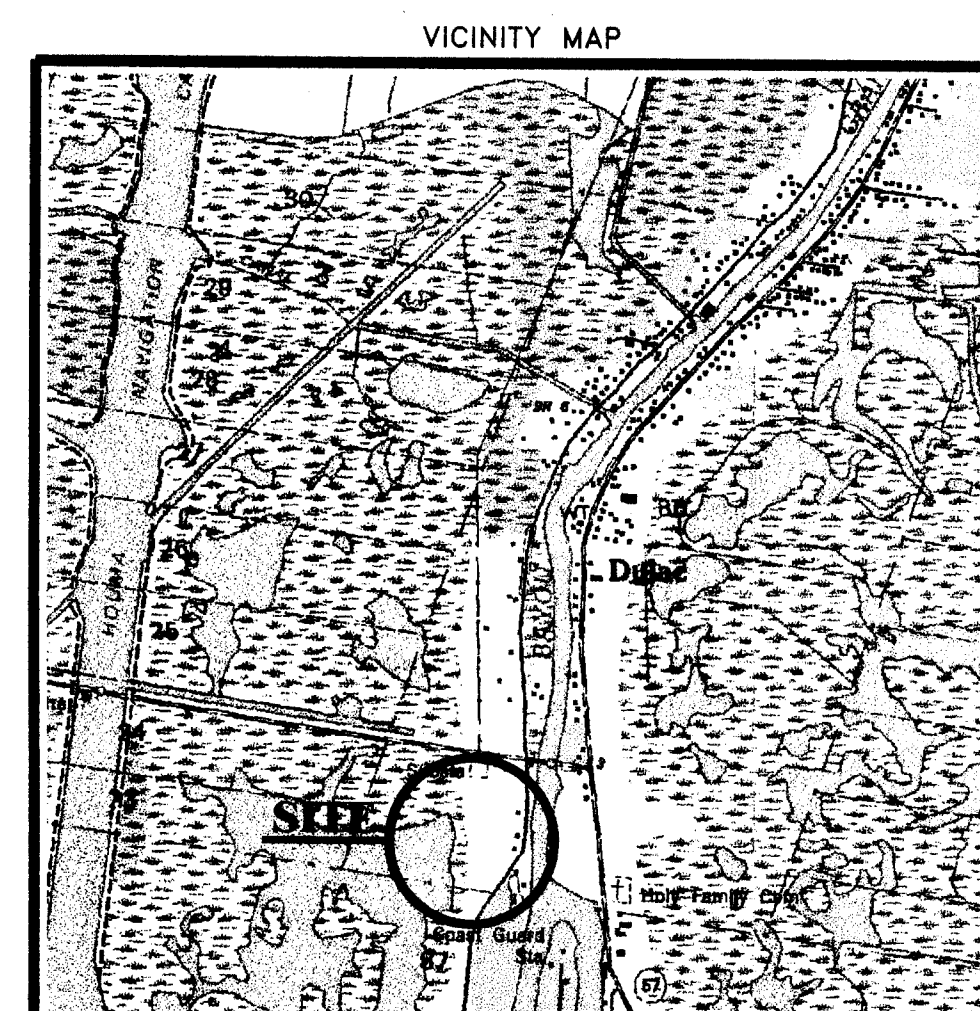
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 12101:61 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

BEARING ORIENTATION IS BASED ON ABOVE REFERENCED MAP.

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

THIS PROPERTY DRAINS TO BAYOU GRAND CAILLOU AND TO THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0295, SURTIN "C", DATED MAY 1, 1985 (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 10'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-K103 PLACES THESE TRACTS IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 11'.



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: Tracts 2-A & 2-B, Property of Arnold Miller

2. Developer's Name & Address: ARNOLD MILLER; P.O. BOX 548; HOUMA, LA 70364

*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: 1537 MORE OR LESS COTEAU ROAD

5. Location by Section, Township, Range: _____

6. Purpose of Development: CREATE A 5 AC. TRACT FOR SALE

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 REAR (Intracoastal)

10. Date and Scale of Map:

8/30/10 Scale: 1" = 50'

11. Council District:

5 / Coteau Five

12. Number of Lots: 2

13. Filing Fees: \$ 147.20

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

KENETH L. REMBERT

Print Applicant or Agent

8/30/10

Date


Signature of Applicant or Agent

The undersigned certifies: Am 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.

Arnold Miller

Print Name of Signature


Signature

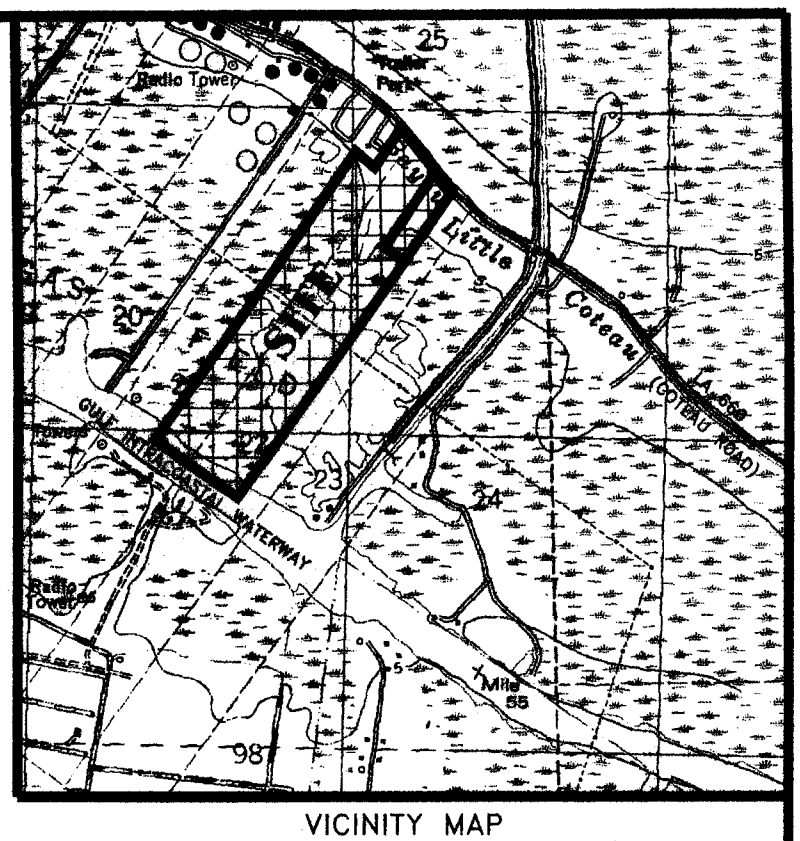
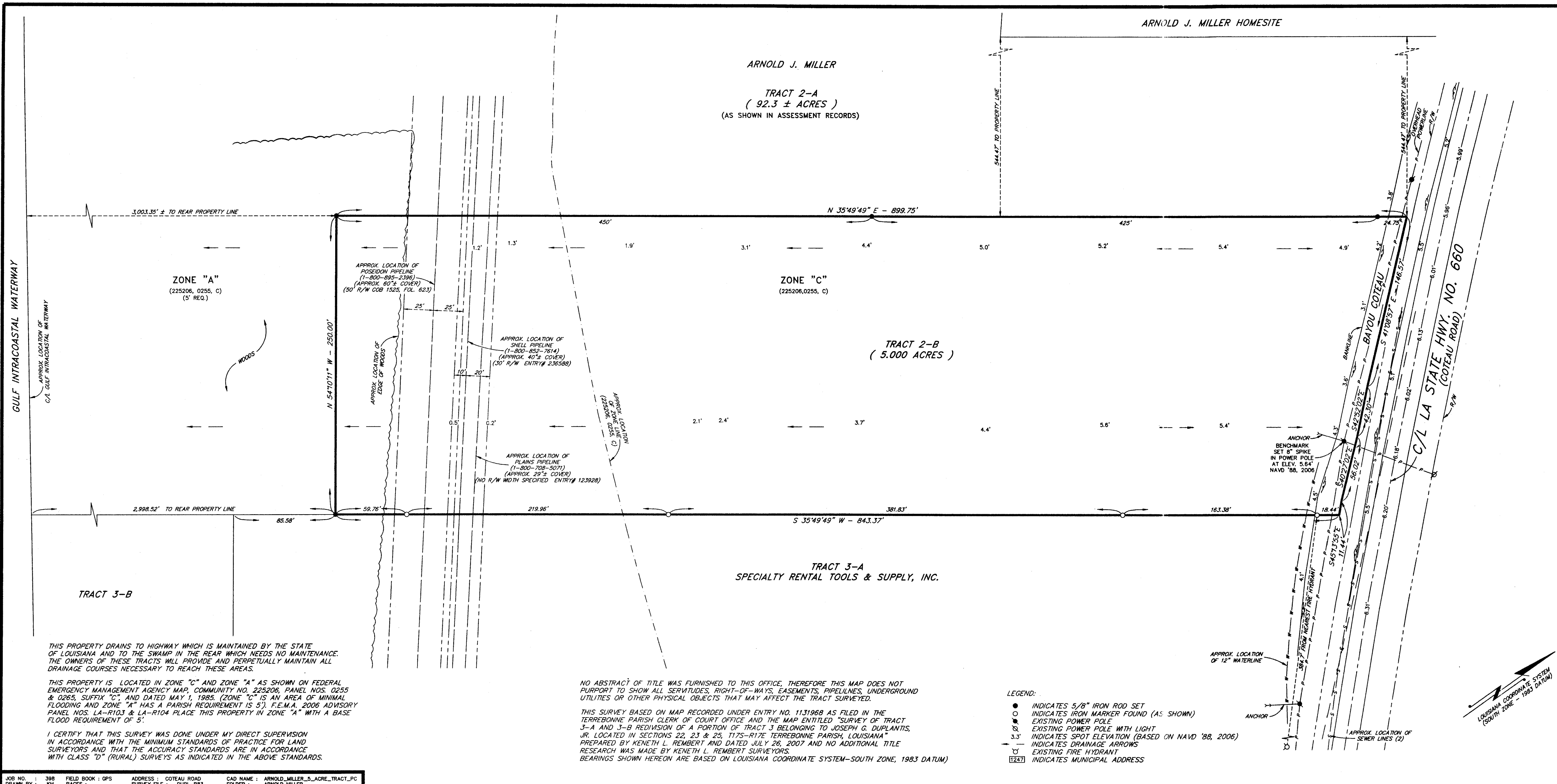
8/30/10

Date

PC10/ 9 - 5 - 55

Record # 56

Revised: 3/25/2010



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

BY _____ FOR _____

LAND USE: COMMERCIAL
DEVELOPER: ARNOLD J. MILLER

SURVEY OF TRACTS 2-A & 2-B
A REDIVISION OF A PORTION OF PROPERTY
BELONGING TO ARNOLD J. MILLER
LOCATED IN SECTIONS 21 & 22, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

AUGUST 30, 2010

SCALE: 1" = 50'

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



THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LOUISIANA AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS PROPERTY IS LOCATED IN ZONE "C" AND ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0255 & 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING AND ZONE "A" HAS A PARISH REQUIREMENT IS 5'). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-R103 & LA-R104 PLACE THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

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 "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

NO ABSTRACT OF TITLE WAS FURNISHED TO THIS OFFICE, THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS, PIPELINES, UNDERGROUND UTILITIES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1131968 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND THE MAP ENTITLED "SURVEY OF TRACT 3-A AND 3-B REDIVISION OF A PORTION OF TRACT 3 BELONGING TO JOSEPH G. DUPLANTIS, JR. LOCATED IN SECTIONS 22, 23 & 25, T17S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT AND DATED JULY 26, 2007 AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM-SOUTH ZONE, 1983 DATUM)

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES IRON MARKER FOUND (AS SHOWN)
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING POWER POLE WITH LIGHT
 - 3.3' INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
 - INDICATES DRAINAGE ARROWS
 - INDICATES EXISTING FIRE HYDRANT
 - 1247 INDICATES MUNICIPAL ADDRESS

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
D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

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

- REDIVISION OF TRACT D-1 BELONGING TO ROGER DAVIS, JR. & JENNIFER DAVIS
1. Name of Subdivision: JENNIFER DAVIS
2. Developer's Name & Address: ROGER DAVIS, JR. & JENNIFER DAVIS 316 Buquet St. Houma LA 70364
ROGER DAVIS, JR. & JENNIFER DAVIS
- *Owner's Name & Address: 316 BOQUET ST., HOUMA, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 534 ST. GEORGE ROAD, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTION 84, T-15-S, R-16-E
6. Purpose of Development: DIVISION OF PROPERTY FOR SINGLE FAMILY RESIDENTIAL LOTS
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: 8/30/10 1" = 60'
11. Council District: 6 / Schriever
12. Number of Lots: 2
13. Filing Fees: \$ 141.65

I, DAVID A. WAITZ, AGENT, certify this application including the attached date to be true and correct.

DAVID A. WAITZ, P.E., P.L.S., AGENT
Print Applicant or Agent

David A. Waitz
Signature of Applicant or Agent

AUGUST 30, 2010
Date

The undersigned certifies: DJ 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.

ROGER DAVIS, JR. & JENIFER DAVIS
Print Name

Roger O. Davis Jr. / Jennifer Davis
Signature

AUGUST 30, 2010
Date

PC10/ 9 - 6 - 56
Record # 57

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
D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: REDIVISION OF TRACT 2A BELONGING TO CAJUN LODGING, LLC
2. Developer's Name & Address: CAJUN LODGING, L.L.C.
CAJUN LODGING, L.L.C.
*Owner's Name & Address: 4288 MAIN STREET, LAPLACE, LA 70068
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

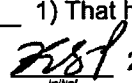
- 1800 MARTIN LUTHER KING BLVD., HOUMA, LA - APPROX. 1,200'
NORTHWEST FROM INTERSECTION OF CORPORATE DR. & MARTIN
LUTHER KING BLVD.
4. Physical Address:
5. Location by Section, Township, Range: SECTION 33, T-17-S, R-17-E
6. Purpose of Development: DIVISION OF PROPERTY FOR COMMERCIAL LOTS
7. Land Use:
☐ 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:
8/24/10 1" = 50'
11. Council District:
3 / Bayou Cane Area
12. Number of Lots: 2
13. Filing Fees: \$ 269.30

I, DAVID A. WAITZ, AGENT, certify this application including the attached date to be true and correct.

DAVID A. WAITZ, P.E., P.L.S., AGENT
Print Applicant or Agent


Signature of Applicant or Agent

AUGUST 30, 2010
Date

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.

KEVIN PATEL, MEMBER
Print Name


Signature

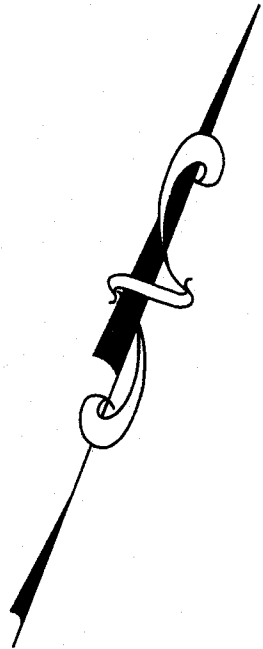
AUGUST 30, 2010

PC10/ 9 - 7 - 57

Record # 58

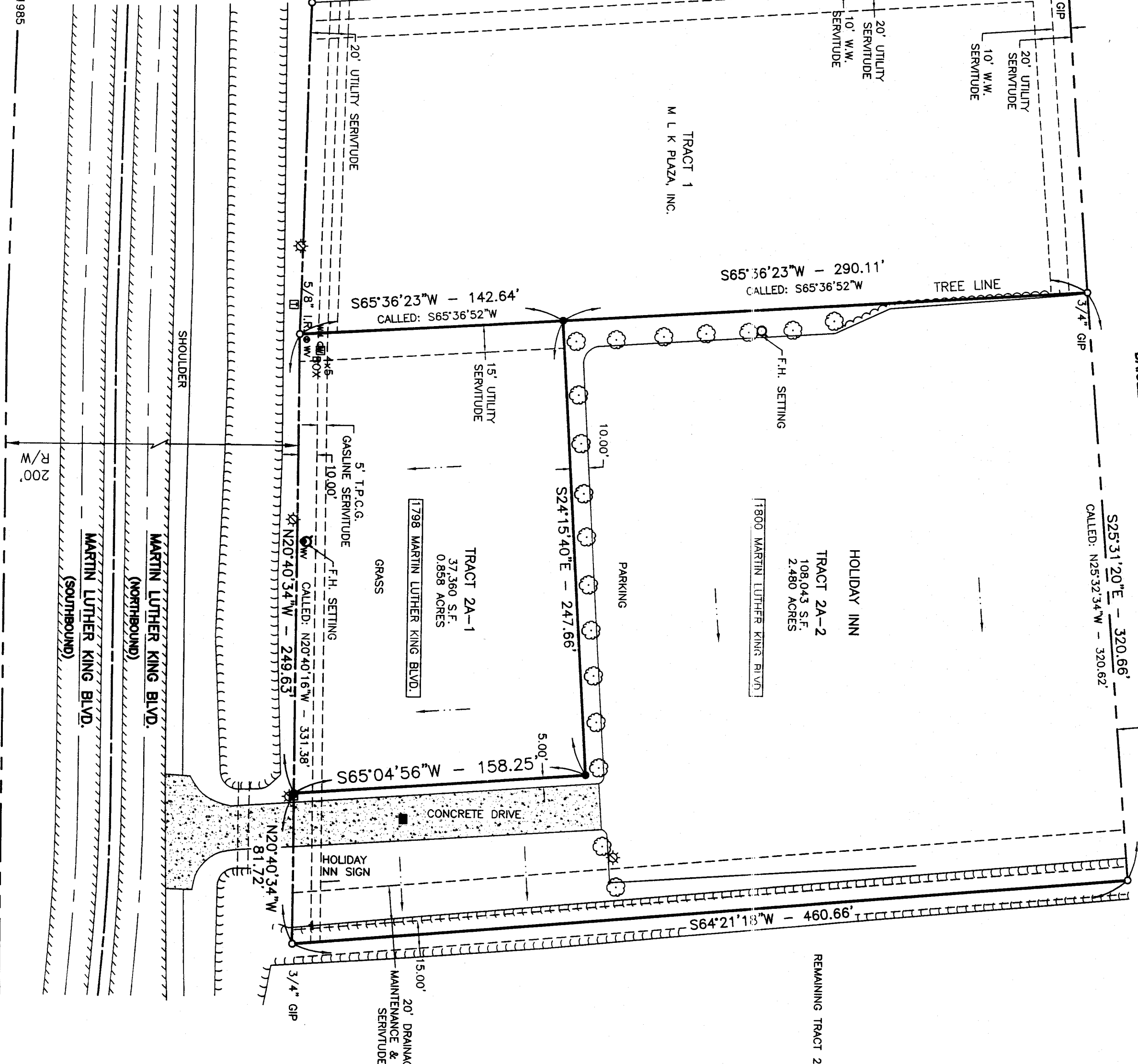
T17S - R17E
SECTION 33

REFERENCE MAPS & BEARINGS:
CRESCENT FARMS PLANTATION, L.L.C.
SURREY & DIVISION OF TRACT 2 OF
PROPERTY ADJACENT TO M.L.K. BLVD.
& TERREBONNE PARISH REC. DIST. 2-3
SECTION 33, T17S-R17E
TERREBONNE PARISH, LOUISIANA
DATED: 4/29/04 & 6/09/04
REVISED: 5/24/04
BY: T. BAKER SMITH & SON, INC.



TERREBONNE PARISH CONSOLIDATED GOVERNMENT
RECREATION DISTRICT NO. 2-3

- LEGEND**
- FOUND PROPERTY MARKER
 - ELECTRIC METER
 - ✱ LIGHT POLE
 - WM WATER METER
 - WATER BOX
 - WV WATER VALVE
 - ⊗ FIRE HYDRANT
 - ⊠ SIGN
 - ⊠ CATCH BASIN
 - ⊠ PALM TREE
 - DRAINAGE FLOW



FEMA FLOOD ZONE AND HAZARDS
THIS LOT IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.
FEMA MAP COMMUNITY PANEL NUMBER 225206 0430 C DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-R101
DATED: FEBRUARY 23, 2006 FLOOD ZONE: NO CHANGE A.B.F.E. = NO CHANGE

CERTIFICATIONS

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

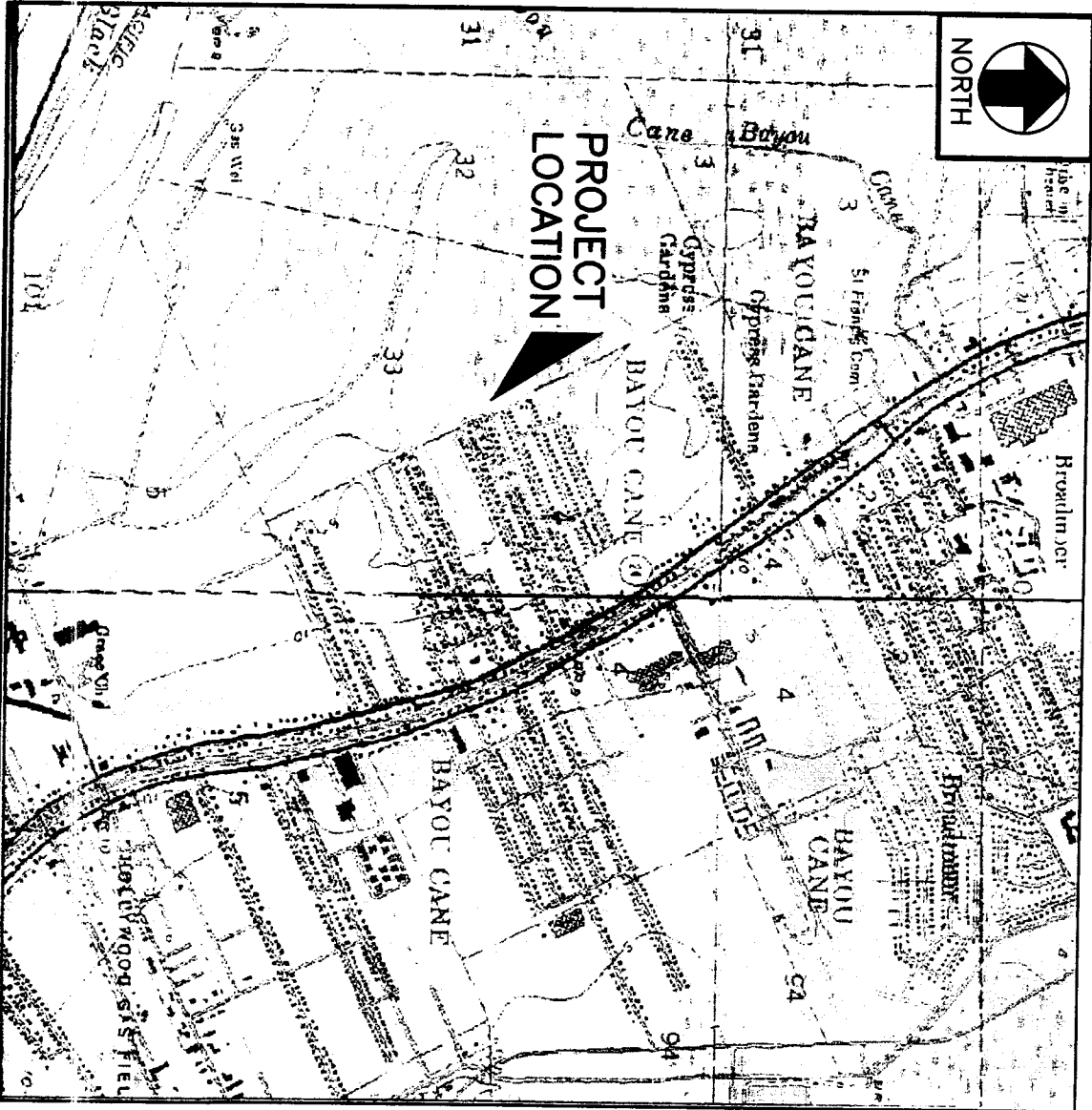
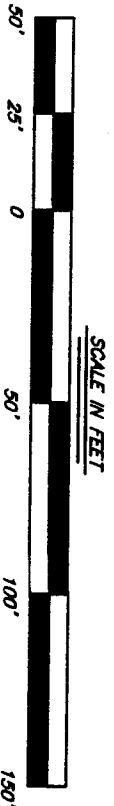
I ALSO CERTIFY THERE ARE NO EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY EXCEPT AS SHOWN

APPROVED:

David A. Waitz Reg. No. 4744

PRELIMINARY

NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.



VICINITY MAP
SCALE 1" = 2000'

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.
BY: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY: _____ FOR: _____

APPROVALS

OWNER	DATE
OWNER	DATE

REDIVISION OF TRACT 2A BELONGING TO CAJUN LODGING, L.L.C. INTO TRACT 2A-1 AND TRACT 2A-2 LOCATED IN SECTION 33, T17S-R17E TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. <i>Civil Engineers & Professional Land Surveyors</i> Thibodaux, Louisiana			
DESIGNED: DAW	DETAILED:	TRACED:	
CHECKED: DAW	CHECKED: DAW	CHECKED:	
DATED: AUGUST 24, 2010	FILE: F:\DWG5\2007\07-154\07-154v3.DWG	JOB NO: 2007-154	