

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

MAY 20, 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 April 15, 2010

D. COMMUNICATIONS

E. OLD BUSINESS:

1. Home Occupation:
Proposed massage therapy business; 204 Carolyn Avenue; Sandra & Dean Johnson, applicants

F. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lots 24 & 24, Block A, Mechanicville; 210 Acklen Street; Rev. Saul Thomas, applicant (*Council District 1*)
2. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Catherine Subdivision; 8958 Norman Street; David W. Henthorn, applicant (*Council District 1*)
3. Rezone from O-L (Open Land) to R-1 (Single-Family Residential) Lot 13, Block 1, Imperial Park Subdivision; 4852 Imperial Drive (*Council District 2*)

G. NEW BUSINESS:

1. Planned Building Groups:
 - a) Placement of an additional building; Lots 23 & 24, Block A, Mechanicville, 210 Acklen Street; Rev. Saul Thomas, applicant (*Council District 1*)
 - b) Placement of (4) additional dwelling units; 379 Monarch Drive; Joe Boudreaux, II, applicant (*Council District 3*)
 - c) Placement of (2) additional dwelling units; 371 Monarch Drive; Joe Boudreaux, II, applicant (*Council District 3*)
2. Preliminary Hearings:
 - a) Rezone from R-3 (Multi-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 20, Greenfield Subdivision, 2701 Senator Street; Charles E. Green, applicant; calling a public hearing on said matter for June 17, 2010 at 6:00 p.m. (*Council District 1*)
 - b) Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District) Lot 6, Block 76, Newtown Addition, 1016 Grinage Street; Whitney Management Corporation, applicant; calling a public hearing on said matter for June 17, 2010 at 6:00 p.m. (*Council District 2*)
 - c) Rezone from O-L (Open Land) to C-2 (General Commercial District) 4843 LA Highway 311; Christine Trahan, applicant; calling a public hearing on said matter for June 17, 2010 at 6:00 p.m. (*Council District 2*)
 - d) Rezone from O-L (Open Land) to R-1 (Single-Family Residential District) & C-2 (General Commercial District) Proposed Parkwood Place Subdivision; Westgate Development, Inc., applicant; calling a public hearing on said matter for June 17, 2010 at 6:00 p.m. (*Council District 1*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 15, 2010
2. Zoning & Land Use Commission Minutes for the Regular Meeting of April 15, 2010

D. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 20, 2010 INVOICES AND TREASURER'S REPORT OF APRIL 2010

E. COMMUNICATIONS

F. APPLICATIONS:

1. a) Subdivision: Redivision of Property belonging to Robin Gilmore
Approval Requested: Process D, Minor Subdivision
Location: 1127 Point Street & 700 Division Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Robin Gilmore
Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing

c) Variance Request: Variance from the minimum lot size requirement

d) Consider Approval of Said Application
2. a) Subdivision: Sugar Mill Olde Towne, Addendum No. 2
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Rue Saia, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Rutter Land Co., Inc.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing

c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Lots 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, & 47, Block 1, Village East Subdivision, Add. No. 7
Approval Requested: Process D, Minor Subdivision
Location: Thomas Drive, Terrebonne Parish, LA
Government Districts: Council District 1 / Village East Fire District
Developer: Village East Realty
Surveyor: T. Baker Smith, Inc.

b) Public Hearing

c) Variance Request: Variance from the minimum lot size requirement

d) Consider Approval of Said Application
4. a) Subdivision: Rebecca Plantation, Phase II (1st Filing)
Approval Requested: Process C, Major Subdivision-Engineering
Location: West side of LA Hwy. 311 @ south side of US Hwy. 90, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Rebecca Plantation, LLC, % Jacob A. Giardina
Engineer: T. Baker Smith, Inc.

b) Consider Approval of Said Application

5. a) Subdivision: Tract "A", Redivision of Property of Matherne Realty Partnership
 Approval Requested: Process D, Minor Subdivision
 Location: Corner of Enterprise Drive and proposed 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

G. STAFF REPORT

H. ADMINISTRATIVE APPROVALS:

1. Subdivision of Tract 4-B into Tract 4-D with Tract 4-D becoming a permanent part of Tract 4-C, Section 5, T17S-R16E, Terrebonne Parish, LA
2. Redivision of Property belonging to Floyd E. Milford, Jr., Section 101, T17S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of Lot "A-1" and Lot "A-2" of Property belonging to Pennithia L. Bishop into Lot "A-1-A" and Lot "A-2-A", Section 101, T15S-R16E, Terrebonne Parish, LA
4. Survey of Tract "A" belonging to Westgate Development, Inc., Section 102, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Tract 2 and Revised Tract "B" belonging to Carolyn Thibodeaux Roussell, et als, Sections 56, 57, & 86, T16S-R17E, Terrebonne Parish, LA
6. Survey of Revised Property Lines belonging to Louis J. Arceneaux, Jr., et als, Section 41, T17S-R18E, Terrebonne Parish, LA
7. Survey of Revised Lots 12 & 13 of Block 8, Addendum No. 2, Phase A to Sugarwood Subdvision and Revised Lot 21 of Block 8, Addendum No. 3, Phase C to Sugarwood Subdivision, Propety belonging to Kirk D. Voclain, et al, Sections 85, 86, & 102, T17S-R17E, Terrebonne Parish, LA
8. Survey of Tracts "A" & "B" being a portion of Lots 90, 91, & 92, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
9. Survey of Revised Lots 6, 7, & 24, Cocodrie's End Subdivision, Section 86, T21S-R18E, Terrebonne Parish, LA
10. Survey of Revised Tract "B" & Revised Tract "C" belonging to C & I of Houma, L.L.C., Section 4, T17S-R17E, Terrebonne Parish, LA
11. Survey of Revised Lots 10, 13, 19 & 36, Hellier Row Subdivision & Revised Lot A, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Mary Louise Morgan, et al, Section 3, T16S-R16E & Section 3, T15S-R17E, Terrebonne Parish, LA
12. Survey and Redivision of Property belonging to Carroll P. Boquet, Jr., Section 8, T16S-R17E, Terrebonne Parish, LA

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
Public Hearings
 - a) Amend Subdivision Regulations, 24.7.1.4, Residential Planned Unit Development, to remove the minimum acreage requirement and add architectural review (*HTRPC to ratify Council's approval*)
 - b) Amend Subdivision Regulations to update signage requirements to require that a dated photograph of the required 4' x 4' sign be provided to the Planning & Zoning Department at least ten (10) days prior to the public hearing for all subdivision processes (*HTRPC to ratify Council's approval*)
 - c) Proposed street light standard update (*Prior to Council's approval*)
2. Comprehensive Master Plan Update

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS

L. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF APRIL 15, 2010

- A. The Chairman, Mr. Daniel Babin, called to order the regular meeting of April 15, 2010 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:13 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 Mr. Richard Elfert.
- 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. Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: 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 March 18, 2010."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC accept the minutes, as corrected, for the Zoning & Land Use Commission for the regular meeting of March 18, 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.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the April 15, 2010 invoices and approve the Treasurer's Report of March 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:
1. Mr. Gordon read a letter from Gerard M. Legendre, Morris P. Hebert, Inc., requesting to withdraw the Redivision of Property belonging to Dwayne M. Bourg dated April 1, 2010 [See *ATTACHMENT A*].
- F. OLD BUSINESS:
- Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC remove Old Business item 1 regarding the Redivision of Property donated to the Heirs of Harold Hebert 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 Bill Thomas for Process D, Minor Subdivision for the Redivision of Property donated to the Heirs of Harold Hebert.
 - a) Mr. Bill Thomas, 1861 Bayou Blue Road, stated they were trying to divide family property and discussed 8 of undivided property between two (2) existing lots which has existing access.
 - b) Mr. Gordon stated a meeting was scheduled with Mr. Woodard and that he didn't show up in order to try to resolve the matter with the redivision. He discussed the Staff Report and stated Staff a variance from the required 25' frontage along a dedicated, maintained roadway would be needed should the Commission wish to grant and that Tract 2 be depicted as "raw land."

- c) Discussion was held with regard to the property, ownership, and maintenance.
- d) Mr. Erny moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Redivision of Property donated to the Heirs of Harold Hebert with a variance from the 25 frontage requirement and conditioned upon Tract 2 being depicted as raw land.”
- e) Discussion was held with regard to the Developer being sent to someone who is supposed to know the regulations, the 8right -of-way, property ownership, and home placement on the referenced properties.
- f) Mr. Elfert offered a substitute motion, seconded by Dr. Cloutier: “THAT the HTRPC deny the application for Process D, Minor Subdivision for the Redivision of Property donated to the Heirs of Harold Hebert due to only having 8’ of frontage along the road and the regulations clearly state the requirement of 25’.

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

G. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by C & I of Houma, L.L.C. requesting approval for Process D, Minor Subdivision for the Survey of Tracts “B-1”, “B-2”, & Revised Tract “C”, A Redivision of Tracts “B” & “C” belonging to C & I of Houma, L.L.C.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, 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 conditioned upon 911 addressing being depicted on the plat.
- e) Discussion was held with regard to the 25’ frontage requirement, a variance being granted due to the matter receiving previous approval when the 20’ regulation was in place, and the front property line not being in question.
- f) Mr. Ostheimer moved, seconded by Mr. Navy: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Tracts “B-1”, “B-2”, & Revised Tract “C”, A Redivision of Tracts “B” & “C” belonging to C & I of Houma, L.L.C. conditioned that the applicant restore the property line to where it was on B-2 and if he wants to move that then he pursue that administratively so we do not have to grant a variance from the 25’ on Tract C and that the 911 addresses be depicted on the plat.”
- g) Discussion ensued with regard to changing the entire intent of the application.
- h) Mr. Ostheimer withdrew his motion at this time.
- i) Discussion ensued with regard to the property receiving previous approval when the regulations were 20’.
- j) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Tracts “B-1”, “B-2”, & Revised Tract “C”, A Redivision of Tracts “B” & “C” belonging to C & I of Houma, L.L.C. as depicted on this plat with addresses conditioned that the portion of Tract B-2 that is being carved out of Tract C be approved administratively prior to this approval taking effect.”

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

2. The Chairman stated the next item on the agenda was an application by John Ewing Reding requesting approval for Process D, Minor Subdivision for the Survey of the Revised South ½ of Lots 5 & 6 in Block 113, Boudreaux's Addition to the City of Houma.

- 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 and stated Staff recommended conditional approval provided upon approval from the Board of Adjustments.
- e) Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT the HTRPC deny the application for Process D, Minor Subdivision for the Survey of the Revised South ½ of Lots 5 & 6 in Block 113, Boudreaux's Addition to the City of Houma based on the fact that it doesn't meet the lot size requirement, variances have not been listed on the application, and variances are needed in order for it to pass."
- f) Discussion was held with regard to variances and if they have been granted previously without being listed on the application and the Commission historically granting variances in the older parts of Houma for minimum lot size requirement.
- g) Mr. Elfert offered a substitute motion, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of Process D, Minor Subdivision for the Survey of the Revised South ½ of Lots 5 & 6 in Block 113, Boudreaux's Addition to the City of Houma conditioned as per Staff's recommendations."

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

- h) Mr. Freeman stated the motion was not clear as to the applicant getting approval from the Board of Adjustments and the application being denied if not so.
- i) Motion as repeated: Mr. Elfert moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of Process D, Minor Subdivision for the Survey of the Revised South ½ of Lots 5 & 6 in Block 113, Boudreaux's Addition to the City of Houma conditioned upon Board of Adjustments approval for all zoning issues involved and if not the division is not approved."
- j) Motion as amended: Mr. Elfert moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of Process D, Minor Subdivision for the Survey of the Revised South ½ of Lots 5 & 6 in Block 113, Boudreaux's Addition to the City of Houma with a variance from the minimum lot size and if no approval from the Board of Adjustments on all zoning requirements, the approval is denied."

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

3. The Chairman called to order the Public Hearing for the application by ITI, L.L.C. requesting approval for Process D, Minor Subdivision for the Survey of Lots 3-A & 3-B, Redivision of Property belonging to ITI, L.L.C.

- 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 applications with existing conditions and these matters historically being approved. He discussed the Staff Report and stated he would recommend conditional approval provided upon approval from the Board of Adjustments for a variance from the minimum lot size requirement and side yard setback.
- e) Discussion was held with regard to existing structures, property ownership, overlay district for older parts of Houma, etc.
- f) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of Process D, Minor Subdivision for the Survey of Lots 3-A & 3-B, Redivision of Property belonging to ITI, L.L.C. conditioned upon approval from the Board of Adjustments for the appropriate variances.”
- g) Motion as amended: Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of Process D, Minor Subdivision for the Survey of Lots 3-A & 3-B, Redivision of Property belonging to ITI, L.L.C. conditioned upon approval from the Board of Adjustments for the appropriate variances and if not approved the application be denied.”

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

4. The Chairman called to order the Public Hearing for the application by the Estate of Norma L. Thibodeaux requesting approval for Process D, Minor Subdivision for the Survey of Tracts “A1” and “A2”, A Redivision of Tract “A” belonging to the Estate of Norma LeBouef Thibodeaux.

- 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 provided 911 addressing be depicted on the plat, drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval, and an approval letter from the Board of Health.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Tracts “A1” and “A2”, A Redivision of Tract “A” belonging to the Estate of Norma LeBouef Thibodeaux conditioned upon 911 addressing be depicted on the plat, drainage calculations are submitted to the Terrebonne Parish 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 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.

5. The Chairman called to order the Public Hearing for the application by Saadi-Simmons, Inc. requesting approval for Process D, Minor Subdivision for the Survey of Lots 1 thru 6 in Lot 182 of the Honduras Plantation Subdivision, Property belonging to Saadi-Simmons, Inc.

- a) Mr. Ken Rembert, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Roy Fazzio, 171 Cleveland Street, who stated they were in favor of the development, but expressed concerns of flooding and drainage.
- c) Discussion was held with regard to the appropriate channels for getting engineering calculations done and approval/verification of the same.
- d) The Chairman recognized Brenda Chauvin, 159 Cleveland Street, who expressed concerns of the property she owns versus what she maintains, flooding and proposed location of the ditch for drainage
- e) The Chairman recognized Joyce Fazzio, 171 Cleveland Street, who expressed concerns of flooding and location of the drainage.
- 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 drainage calculations would need to be submitted to the Terrebonne Parish Engineering Division for review and/or approval and that a letter was received from Pollution Control indicating sewerage was not available and a trunk line would have to be run along Acadian Drive from Cleveland and put in taps to serve the five (5) lots along Acadian Drive. Mr. Gordon stated this application could be converted to a Process C due to the improvements to the infrastructure.
- h) Discussion was held with regard to converting the application to conceptual & preliminary or denying if not.
- i) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant conceptual and preliminary approval for the application for Process C, Major Subdivision for the Survey of Lots 1 thru 6 in Lot 182 of the Honduras Plantation Subdivision, Property belonging to Saadi-Simmons, Inc. (converted from Process D, Minor Subdivision).”

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.

6. The Chairman called to order the Public Hearing for an application by Dudley Pontiff, Sr. requesting approval for Process D, Minor Subdivision for the Survey creating Parcel B (0.48 acre) from original Parcel A, Dudley Pontiff.

- a) Mr. Elliott Pontiff, Jr., 835 Bayou Blue Road, discussed the location and division of property.
- b) No one from the public was present 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 25' frontage be extended to the back, 911 addressing be depicted on the plat, and a fire hydrant be depicted on the plat.
- e) Mr. Erny moved, seconded by Mr. Elfert: "THAT the HTRPC grant approval for Process D, Minor Subdivision for Survey creating Parcel B (0.48 acre) from original Parcel A, Dudley Pontiff conditioned upon a 25' frontage be extended to the back, 911 addressing be depicted on the plat, and a fire hydrant be depicted on the plat."
- f) Discussion was held with regard to shifting the property lines in order to have 25' frontage on the south side of the property.
- g) Mr. Ostheimer offered a substitute motion, seconded by Mr. Erny: "THAT HTRPC grant approval for Process D, Minor Subdivision for Survey creating Parcel B (0.48 acre) from original Parcel A, Dudley Pontiff conditioned the flag lot that extends to the highway is 25' measured perpendicular and that it is within 250' of a fire hydrant."
- h) Motion as amended: Mr. Ostheimer offered a substitute motion, seconded by Mr. Erny: "THAT HTRPC grant approval for Process D, Minor Subdivision for Survey creating Parcel B (0.48 acre) from original Parcel A, Dudley Pontiff conditioned the flag lot that extends to the highway is 25' measured perpendicular and that it is within 250' of a fire hydrant, and an approval letter from the Board of Health."

The Chairman called for a vote on the substitute 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 Auto Spa Properties, LLC requesting approval for Process D, Minor Subdivision for Auto Spa Express, Parcel "D-2" belonging to Auto Spa Properties, L.L.C.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, discussed the location and division of property. He stated they wished to remove the raw land designation.
- b) No one from the public was present 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 and stated Staff recommended conditional approval provided they submit drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval, an approval letter from the Board of Health, and a waterline be traversed along the entire front of the property per Waterworks' requirements, and 911 addressing be depicted on the plat.
- e) Discussion was held with regard to if the property is lower than the tailwater elevation for the forced drainage system, they would have to bring fill in and bring up the entirety of the lot which would be addressed in the review of the drainage calculations.
- f) Discussion was held with regard to the drainage issues in the area and possibly converting this application to a major subdivision in order to review the drainage issues more carefully.

- g) Dr. Cloutier moved, seconded by Mr. Erny & Mr. Kurtz: “THAT the HTRPC grant approval for Process D, Minor Subdivision for Auto Spa Express, Parcel “D-2” belonging to Auto Spa Properties, L.L.C. conditioned upon the submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval, an approval letter from the Board of Health, and a waterline be traversed along the entire front of the property per Waterworks’ requirements, and 911 addressing be depicted on the plat.”
 - h) The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Erny, Mr. Kurtz, and Mr. Navy; NAYS: Mr. Elfert, Mr. Ostheimer, and Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
8. The Chairman called to order the Public Hearing for an application by Westgate Development, Inc. requesting conceptual & preliminary approval for Process C, Major Subdivision for Parkwood Place Subdivision.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property. He stated they could not request a PUD because the development was being provided a federal grant and special requirements, etc. of the same would not allow for a PUD.
 - b) The Chairman recognized Mr. S.P. LaRussa, Developer, who discussed the proposal and submitted correspondence of the proposed development.
 - c) The Chairman recognized Mark Duplantis, 262 Tyler Christian Drive, Insurance Financial Group and mortgage lender in Terrebonne Parish, who clarified restriction regarding PUDs and certain types of lending for affordable housing.
 - d) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- e) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a variance is granted for the minimum lot size, variance is granted from the block length requirement, and a rezoning request is applied for from Open Land to Single-Family Residential.
 - f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant conceptual and preliminary approval for Process C, Major Subdivision for Parkwood Place Subdivision with variances granted from extending the streets to the side and rear property line, from the block length, and from the lot size requirement from 6,000 sq. ft. to 5,000 sq. ft. due to the uniqueness in location, design, and purpose of the development and conditioned upon the proposed construction unit designs presented for the development be attached to the application, the property receive the appropriate zoning change to facilitate the development, access to the adjoining park be provided, the street names be depicted on the plat, and the out parcels contain parcel numbers.”
 - g) Mr. Ostheimer further discussed his specific reasoning for granting the variances. He stated the reasoning for extending the streets to the side and rear property line was due to the property being bordered on one side by Bayou Chauvin, the rear by Senator Circle, and the opposite side by a park and East Street School. He stated in a way, the surrounding property is already committed for whatever it is going to be and there is no basis for extending the streets to the property line for possible extension. He further stated the reasoning for the variance from the block length and the lot size from 6,000 to 5,000 sq. ft. was due to increasing the lot size to the minimum of 6,000 sq. ft. and adding the cross streets to meet the 600 ft. block length would result in the loss of approximately (20) lots, (12) for the square footage and (8) for the cross streets. He stated the Developer is using all of the land available in this planned development but not designate as such and if he had to use the lot size, he could do so by putting the lots in the back in the reservoir and this design guarantees everyone 5,000 sq. ft. to place and house and allow for play area. He stated the purpose and type of the development, constraints of the sight justify, etc. warranted granting the variances.

- h) Discussion ensued with regard to the good use of the land; betterment of the community; uniqueness of the development to allow for the variances, property being in a zoned area, 50' x 50' square is still in effect, and the accessibility of the park, etc.

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.

- 9. The Chairman stated the next item on the agenda was an application by Burnley Enterprises, L.L.C. requesting final approval for Process C, Major Subdivision for Acadian Villa Subdivision, Addendum No. 2, Phase B.

- a) Mrs. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT B*].
- b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, stated they would comply/resolve all of the punch list items and could complete within (30) days.
- c) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC grant final approval for Process C, Major Subdivision for Acadian Villa Subdivision, Addendum No. 2, Phase B conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division's memo dated April 14, 2010 and allow (30) days for completion."

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.

H. STAFF REPORT:

- 1. Mr. Gordon stated they were applying for a trail grant with the Federal Highway Administration through DOTD and part of the grant was tying in the proposal into a master bicycle plan to earn more points. He stated they have been in touch with the bicyclists, runners, and Councilman Kevin Voisin and have come up with a plan to convert the old sewer oxidation lagoon behind Valhi into off-road bike trails. The MPO will update the plan next year but this would be a starting point to earn extra points for the grant.

- a) The Chairman called to order the Public Hearing for the Proposed Bike and Pedestrian Plan.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon stated that in speaking with bicycle groups, they already utilize the black top side of Bayou Black as well as Highway 311, Bull Run Road, and Valhi.
- e) Dr. Cloutier moved, seconded by Mr. Kurtz: "THAT the HTRPC accept the proposed bicycle routes as presented."

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.

- I. Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4.”
1. Map showing Survey of Tract 3 and Tract 3-A belonging to Jack Bunn, Section 89, T16S-R17E, Terrebonne Parish, LA
 2. Map showing the Redivision of Tracts 1 & 2 of the Division of Property of John E. McCoy, Section 96, T17S-R17E, Terrebonne Parish, LA
 3. Survey of Revised Lots 5 & 6 of Block 1, A Redivision of Lots 5, 6, 1-5 & 1-6 of Block 1, Catherine Subdivision, Property belonging to David W. Henthorn, Section 105, T17S-R17E, Terrebonne Parish, LA
 4. Map Showing the Redivision of Property belonging to Dwayne M. Bourg, Section 65, T16S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: Mr. Ostheimer stated the PUD regulations proposed inside and outside the zoned area and the proposal to require proof that a 4x4 sign has been erected were unanimously passed by the Council.
 - a) Mr. Gordon stated a public hearing should be called for the next Planning Commission meeting for the ratification of the same.
 - b) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC call a Public Hearing for Thursday, May 20, 2010 for: 1) Amending the Subdivision Regulations, Chapter 24, Section 24.7.1.4, Residential Planned Unit Development, to remove the minimum acreage requirement and add architectural review, and 2) Amending the Subdivision Regulations to update signage requirements to require that a dated photograph of the required 4' X 4' sign be provided to the Planning & Zoning Department at least ten (10) days prior to the public hearing for all subdivision processes.”

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. Comprehensive Master Plan Update: Mr. Gordon informed the Staff that the application has been submitted to LRA for funding for the 3rd phase of the Master Plan Update. He further stated they requested \$200,000.00 of the \$10 million dollars in funds for the impacted parishes in Louisiana and was supposed to hear something at the end of the month, but it has been postponed the award date for another two (2) months due to the influx of applications received.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mrs. Williams inquired about any further information regarding the Prospect Bridge replacement project. Mr. Gordon stated to plan your routes ahead once the bridge closes.
 - b) Dr. Cloutier thank the Commissioner's for making it possible for him to attend the APA Conference and found it very informational and interesting and encouraged everyone to attend next year.
2. Chairman's Comments:
 - a) The Chairman discussed the Surveyor and Engineer's responsibility of requesting variances at the application phase and not waiting until the day of the meeting.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded by Dr. Cloutier: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 10:19 p.m.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, 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*

288 Corporate Drive
P.O. Box 3103
Houma, LA 70331-3103

(808) 878-2731 VOICE
(808) 878-9052 FAX



One Sterling Plaza
10101 Southwest Freeway, Suite 400
Houston, TX 77074

(713) 219-1470 VOICE
(713) 219-1471 FAX

April 1, 2010

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
8026 MAIN STREET, SUITE 401
HOUMA, LA 70360

ATTN: Mr. Patrick Gordon

Re: DWAYNE M. BOURG
REDIVISION OF PROPERTY
SECTION 65, T16S-R17E
TERREBONNE PARISH, LOUISIANA

Dear Mr. Gordon:

On behalf of Mr. Dwayne Bourg, I would like to withdraw the Application for Minor Subdivision and replace it with the Application for Administrative Approval. Enclosed is a check payable to HTRPC in the amount of \$125.00 for the appropriate fees.

Should you have any questions or require additional information please let us know.

Sincerely,
MORRIS P. HEBERT, INC.

Gerard M. Legendre, P.L.S.

Enclosure



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

April 14, 2010
Item G - 9

TO: Pat Gordon

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

**SUBJECT: Acadian Villa Subdivision, Addendum 2 Phase B
Final Inspection**

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. 24.7.5.6 No approval letter from Waterworks.
2. Street lights have not been installed.

Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

cc: Planning Commission
David A. Waitz, P.E., P.L.S.
Engineering Division
Reading File
Council Reading File

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. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

X Variance(s) (detailed description):
NEED LOT SIZE VARIANCE ON TRACT B FOR 4680 SQ. FT.

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

- Name of Subdivision: REDIVISION OF PROPERTY BELONGING TO ROBIN GILMORE
- Developer's Name & Address: ROBIN GILMORE, 872 HIGH STREET, HOUMA, LA. 70360
*Owner's Name & Address: ROBIN GILMORE, 872 HIGH STREET, HOUMA, LA. 70360
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 1127 POINT STREET & 700 DIVISION STREET, HOUMA, LA. 70360
- Location by Section, Township, Range: SECTION 7, T17S-R17E
- Purpose of Development: TO CREATE TWO LOTS FROM ONE FOR THE SALE OF TRACT B.
- Land Use:

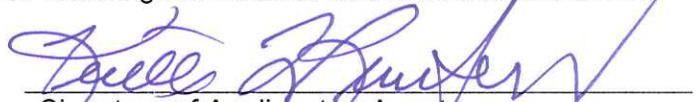
<input checked="" type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial
- Sewerage Type:

<input checked="" type="checkbox"/> Community
<input type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other
- Drainage:

<input checked="" type="checkbox"/> Curb & Gutter
<input type="checkbox"/> Roadside Open Ditches
<input type="checkbox"/> Rear Lot Open Ditches
<input type="checkbox"/> Other
- Date and Scale of Map: APRIL 2, 2010 SCALE 1" = 20'
- Council District: _____
- Number of Lots: 2
- Filing Fees: _____

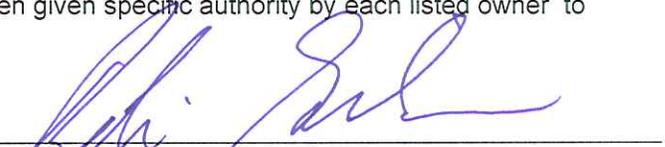
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT
Print Applicant or Agent
5/3/10
Date


Signature of Applicant or Agent

The undersigned certifies: RB 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.

X ROBIN GILMORE
Print Name of Signature
5/3/10
Date


Signature

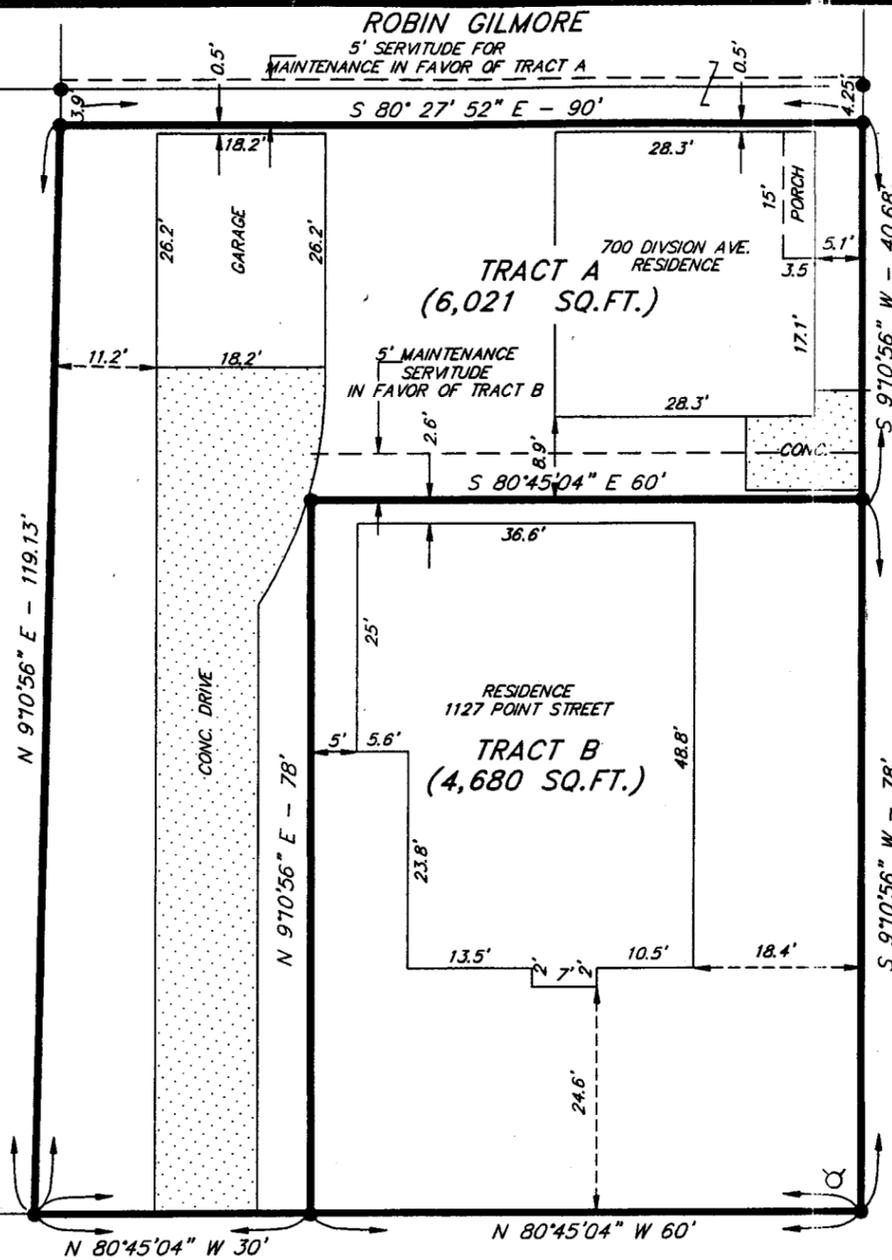
PC10/ 5 - 1 - 21
Record # 28



VICINITY MAP

THOMAS E. WRIGHT, III

CHESTER MORRISON



DIVISION AVENUE

POINT STREET

DEVELOPER: ROBIN GILMORE
LAND USE: RESIDENTIAL

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

BY _____ FOR _____

MAP SHOWING A REDIVISION OF
PROPERTY BELONGING TO
ROBIN GILMORE ET ALS
LOCATED IN SECTION 7, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING
EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, PIPELINES OR
PHYSICAL OBJECTS WHICH MAY AFFECT THE TRACT SHOWN.

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL
EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220,
PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C"
IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL
NO. LA-Q102 DOES NOT AFFECT THIS PROPERTY.

THIS PLAT IS BASED ON THE CITY OF HOUMA MAP AS FILED IN THE
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL
TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

APRIL 2, 2010

SCALE: 1" = 20'



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



REFERENCE MAP:
MAP SHOWING SURVEY OF PROPERTY BELONGING TO
EDITH EELLS JUENKE AND DANIEL B. EELLS LOCATED
IN THE CITY OF HOUMA, LA. DATED MARCH 20, 1961
BY EDWARD MCGEE JR. LAND SURVEYOR.

- LEGEND:
- INDICATES 1/2" IRON ROD SET
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 1/2" IRON ROD FOUND
 - ⊕ INDICATES FIRE HYDRANT

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

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. X Major Subdivision
_____ X Conceptual
_____ X Preliminary
_____ Engineering
_____ Final
- D. _____ Minor Subdivision

_____ Variance(s) (detailed description):

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

- Name of Subdivision: SUGAR MILL OLDE TOWNE - ADDENDUM 2
- Developer's Name & Address: RUTTER LAND CO., INC., P.O. Box 745, Thibodaux, LA 70302
*Owner's Name & Address: Rutter Land Co., Inc.
P. O. BOX 745, THIBODAUX, LA 70302
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

- Physical Address: RUE SAIA, HOUMA, LA
- Location by Section, Township, Range: SECTION 102, T17S-R17E
- Purpose of Development: DIVISION OF PROPERTY FOR DEVELOPMENT
- Land Use:
 X Single-Family Residential
 X Multi-Family Residential
 X Commercial
_____ Industrial
- Sewerage Type:
 X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
- Drainage:
 X Curb & Gutter
_____ Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
- Date and Scale of Map: APRIL 26, 2010 1" = 30'
- Council District: 6 K. Voisin / COH Five
- Number of Lots: 4
- Filing Fees: \$ 108.30

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

DAVID A. WAITZ, AGENT
Print Applicant or Agent


Signature of Applicant or Agent

5/3/10
Date

The undersigned certifies: LR 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.

RUTTER LAND CO., INC.
Print Name


Signature

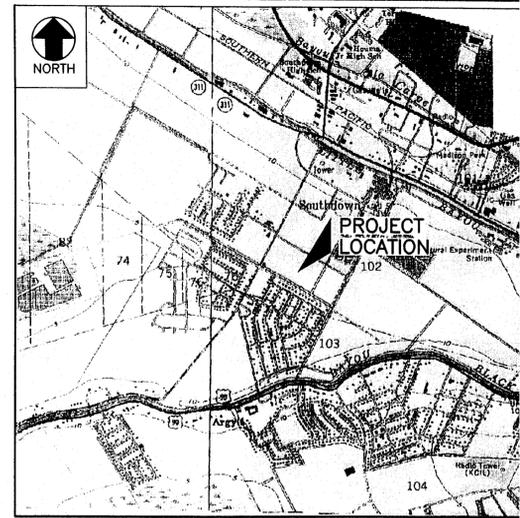
5/3/10
Date

PC10/ 5 - 2 - 28

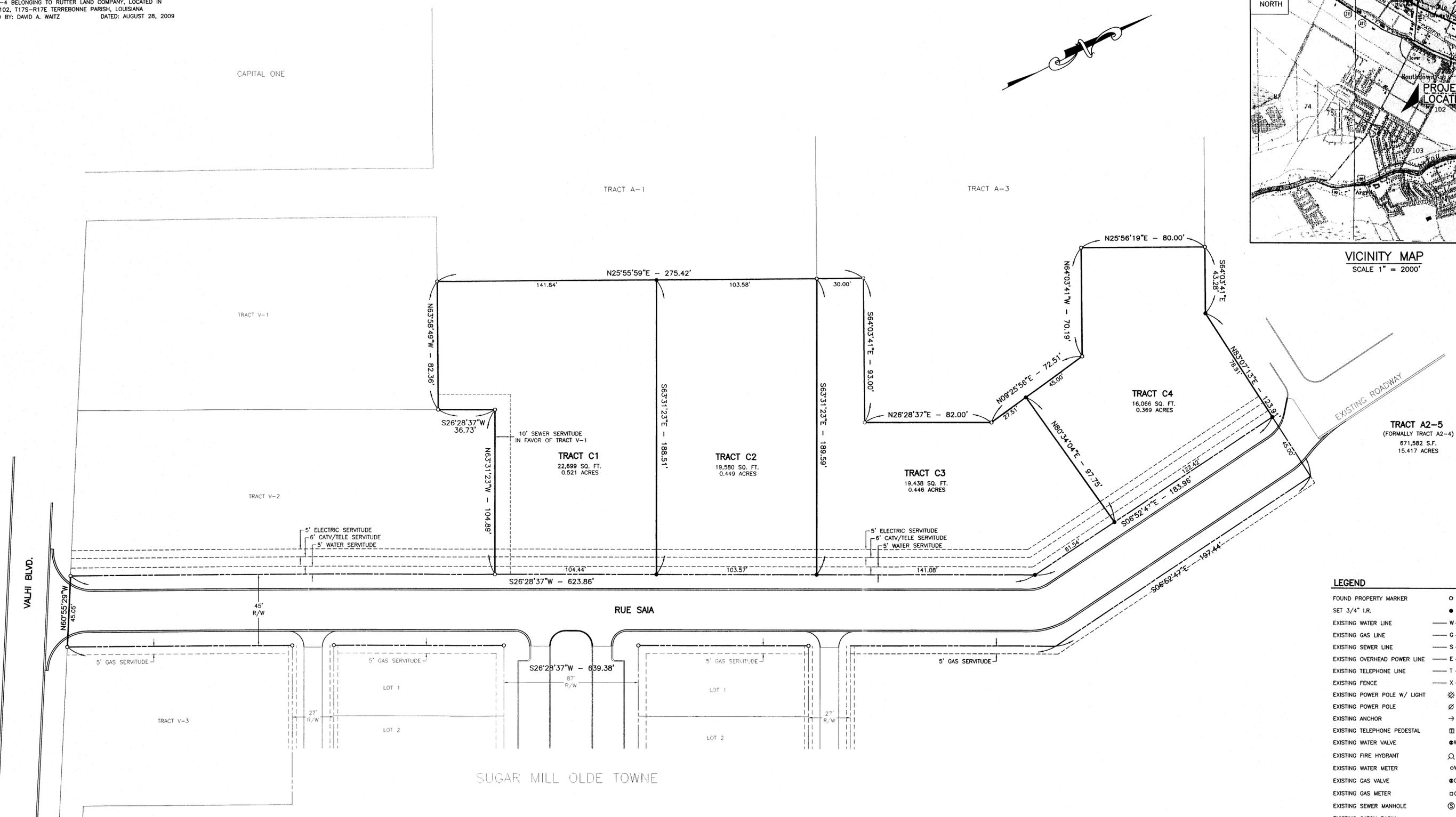
Record # 29

REFERENCE MAPS & BEARINGS:
 REDVISION OF TRACT A2-3 INTO TRACTS V1, V2, V3 AND
 TRACT A2-4 BELONGING TO RUTTER LAND COMPANY, LOCATED IN
 SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA
 PREPARED BY: DAVID A. WAITZ DATED: AUGUST 28, 2009

ST. CHARLES BLVD.



VICINITY MAP
 SCALE 1" = 2000'



LEGEND

FOUND PROPERTY MARKER	○
SET 3/4" I.R.	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊘
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊕WV
EXISTING FIRE HYDRANT	⊕
EXISTING WATER METER	⊕WM
EXISTING GAS VALVE	⊕GV
EXISTING GAS METER	⊕GM
EXISTING SEWER MANHOLE	⊕
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊕

FEMA FLOOD ZONE AND HAZARDS
 THIS LOT IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.
 FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C DATED: MAY 19, 1981
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-0102
 DATED: FEBRUARY 23, 2006 FLOOD ZONE: A A.B.F.E. = 6.0'

NOTE: FOR AREAS OUTSIDE THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

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 ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

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.

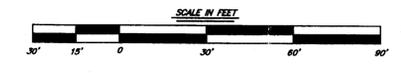
APPROVED BY: _____
 FOR: _____

APPROVALS

OWNER _____ DATE _____

OWNER _____ DATE _____

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.



PRELIMINARY

APPROVED: David A. Waitz **COPY** Reg. No. 4744

CONCEPTUAL/PRELIMINARY PLAT
 SUGAR MILL OLDE TOWNE - ADDENDUM 2
 BELONGING TO RUTTER LAND COMPANY
 LOCATED IN SECTION 102, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
 ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana

DATE	DESCRIPTION	BY

DESIGNED: DAW	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATE: APRIL 26, 2010	FILE: F:\DWG\2010\10-053\PLAT.DWG	JOB NO: 10-053

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): Square footage of lots less than 6,000 sq. ft.

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

1. Name of Subdivision: Village East Subdivision
2. Developer's Name & Address: Village East Realty, P.O. Box 147, Houma, LA 70363
Wm. Clifford Smith & Arthur R. Cenac, Jr. et al P.O. Box 147,
*Owner's Name & Address: Houma, LA 70363
[* 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: Lots 28-33, 36-42 and 47 Thomas Drive
5. Location by Section, Township, Range: Section 2, T17S-R18E
6. Purpose of Development: Redivision of lots for affordable housing
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: 1:50; 5/1/2010
11. Council District: District 1 / Village East
12. Number of Lots: 18
13. Filing Fees: \$163.85

I, Benjamin D. Elliott, EI, LSI, certify this application including the attached date to be true and correct.

Benjamin D. Elliott, EI, LSI
Print Applicant or Agent
5/1/2010
Date


Signature of Applicant or Agent

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

Arthur R. Cenac, Jr.
Print Name
5/1/2010
Date

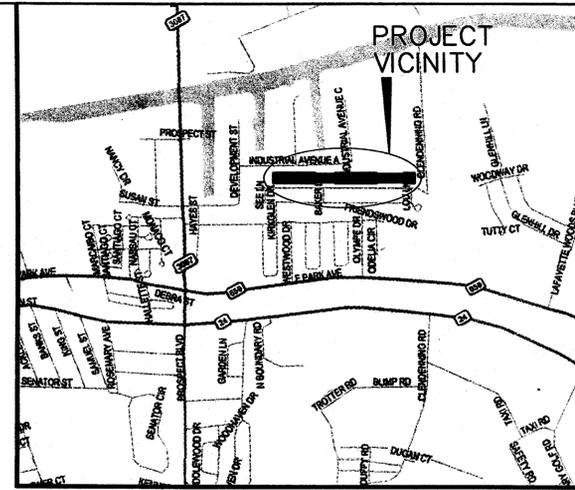

Signature

PC10/ 5 - 3 - 29
Record # 30

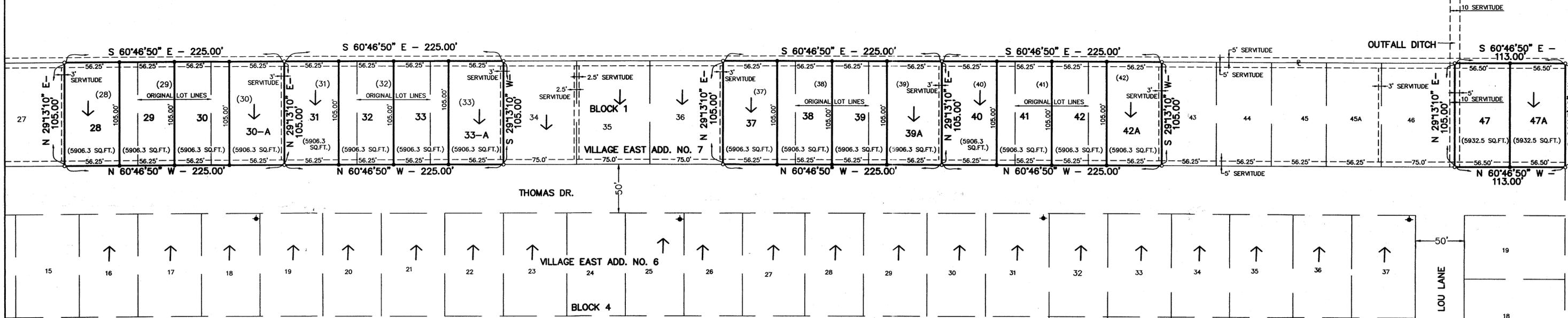
- LEGEND:**
- ◆ FIRE HYDRANT
 - FOUND CORNER
 - SET CORNER
 - DRAINAGE ARROW
 - (xx) EXISTING LOT NUMBER
 - - - EXISTING SERVITUDE LINE
 - EXISTING LOT LINE



VILLAGE EAST REALTY



VICINITY MAP



- NOTES:**
- 1) 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.
 - 2) DRAINAGE FOR THESE LOTS IS PROVIDED BY SUBFURACE DRAINAGE LOCATED ALONG THOMAS DRIVE.
 - 3) THESE LOTS ARE LOCATED IN ZONE C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220220 0005C, DATED MAY 19, 1981.
 - 4) THESE LOTS ARE PARTIALLY LOCATED IN ABFE ZONE A AS SHOWN ON THE F.E.M.A. HURRICANE RITA SURGE INUNDATION AND ADVISORY BASE FLOOD ELEVATION MAP LA-R104, DATED FEBUARY 23, 2006.
 - 5) ALL PROPOERTY MARKERS WILL BE SET UPON ACCEPTANCE OF TERREBONNE PARISH PLANNING COMMISSION.

REFERENCE BEARINGS TAKEN FROM MAP ENTITLED: "VILLAGE EAST SUBDIVISION ADDENDUM NO. 7 A SUBDIVISION OF PROPERTY BELONG TO VILLAGE EAST REALTY - LOCATED IN SECTION 2, T17S - R18E, TERREBONNE, LA." BY T. BAKER SMITH AND SON, INC. DATED APRIL 24, 1979.

CERTIFICATION:

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

APPROVED: _____

FOR: _____

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

APPROVED: *David L. Martinez*
 DAVID L. MARTINEZ
 REG. No. 4614
 REGISTERED PROFESSIONAL LAND SURVEYOR
 L.A. LAND SURVEYOR REG. NO. 4614



FILE NAME: 071079e6.dwg
 TBS NO.: 2007.1079
 DATE: 04/28/2010
 PLOT SCALE: 1:50
 DRAWN BY: BDE
 APPROVED: DLM
 MAP NO.

**VILLAGE EAST SUBDIVISION
 SINGLE FAMILY RESIDENTIAL DEVELOPMENT**
 REDIVISION OF LOTS 28, 29, 30, 31, 32, 33
 37, 38, 39, 40, 41, 42, AND 47, OF BLOCK 1
 VILLAGE EAST SUBDIVISION ADDENDUM NO. 7
 SECTION 2, T17S-R18E
 TERREBONNE PARISH, LA

SHEET 1 OF 1

DATE	REVISIONS	DRAWN BY	APPROVED 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. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | |
| C. <input checked="" type="checkbox"/> Major Subdivision | D. <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Conceptual | |
| <input type="checkbox"/> Preliminary | |
| <input checked="" type="checkbox"/> Engineering | |
| <input type="checkbox"/> Final | |

_____ Variance(s) (detailed description):

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

- Name of Subdivision: Rebecca - Phase II, First Filing
- Developer's Name & Address: Rebecca Plantation, LLC - 110 Rue Angelique, Thibodaux, LA 70301
 *Owner's Name & Address: Rebecca Plantation, LLC - 110 Rue Angelique, Thibodaux, LA 70301
 [* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, Inc.

SITE INFORMATION:

- Physical Address: West side of LA Highway 311 at South side of U.S. Highway 90
- Location by Section, Township, Range: Section 10 & 75; T16S-R16E
- Purpose of Development: First of Three Filings for a Commercial and Industrial Subdivision
- Land Use:

<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input checked="" type="checkbox"/> Commercial
<input checked="" type="checkbox"/> Industrial
- Sewerage Type:

<input checked="" type="checkbox"/> Community (Public)
<input type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other
- Drainage:

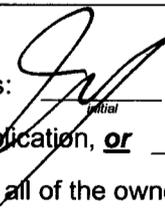
<input type="checkbox"/> Curb & Gutter
<input type="checkbox"/> Roadside Open Ditches
<input type="checkbox"/> Rear Lot Open Ditches
<input checked="" type="checkbox"/> Other
- Date and Scale of Map: August 26, 2009; Scale: 1"=300'
- Council District: 2 / Schriever Five
- Number of Lots: 8
- Filing Fees: \$860.00

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

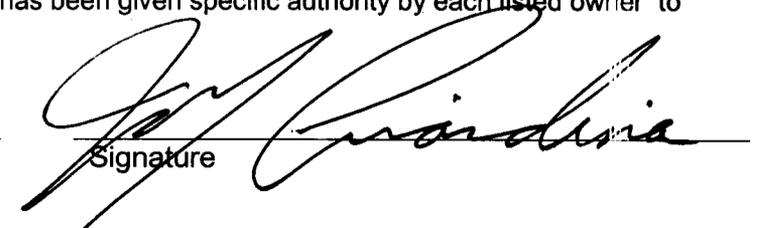
Walter P. Medley
 Print Applicant or Agent


 Signature of Applicant or Agent

4/30/10
 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.

Jacob A. Giardina
 Print Name

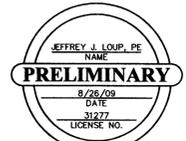
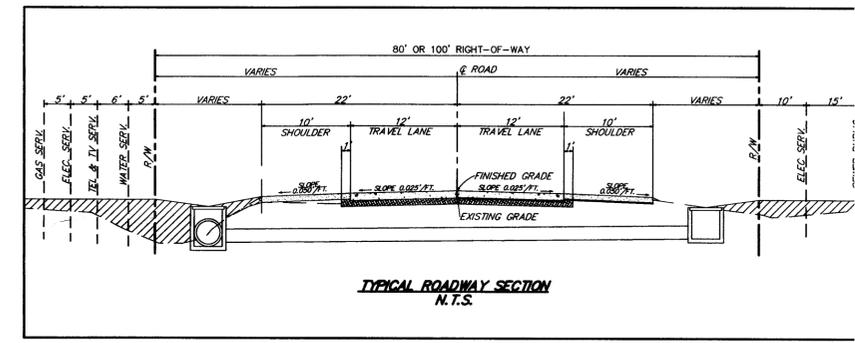
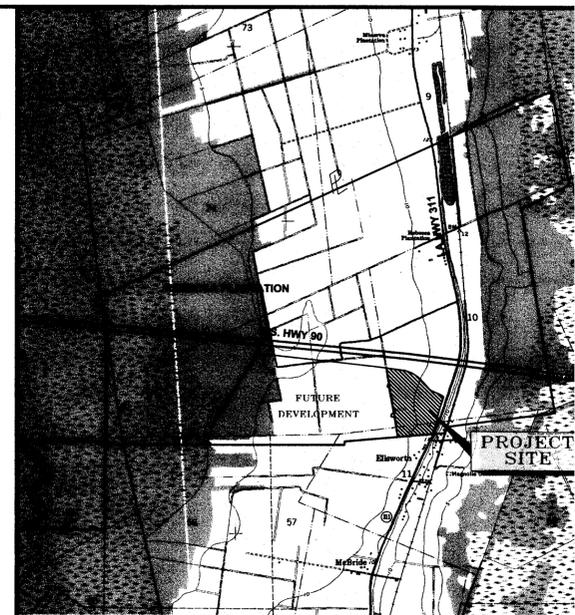

 Signature

4/30/10
 Date

PC10/ 5 - 4 - 30
 Record # 31

CURVE DATA					
NODE	DELTA	RADIUS (FT.)	ARC (FT.)	CHORD BRG.	CHORD (FT.)
1	19° 48' 34"	884.93'	305.95'	S 62° 20' 51" E	304.43'
2	26° 59' 40"	570.00'	268.55'	S 58° 54' 13" E	266.07'
3	02° 56' 40"	570.00'	29.29'	N 43° 58' 33" W	35.29'
4	07° 08' 08"	990.42'	174.63'	N 45° 19' 23" W	174.29'
5	27° 13' 59"	990.42'	470.76'	N 63° 53' 26" W	466.52'
6	04° 03' 58"	990.42'	70.27'	S 79° 32' 25" E	71.29'
7	11° 50' 55"	1982.64'	410.00'	N 64° 13' 16" W	409.27'
8	01° 48' 48"	1982.64'	62.75'	N 57° 23' 25" W	62.75'
9	07° 09' 13"	1982.64'	247.54'	N 52° 54' 24" W	247.38'
10	08° 45' 00"	1127.55'	172.80'	S 53° 40' 35" E	172.03'
11	20° 43' 80"	1127.55'	408.02'	S 68° 29' 5" E	405.80'
12	02° 13' 38"	1127.55'	43.83'	N 79° 53' 54" W	43.83'
13	04° 38' 48"	2082.64'	168.90'	S 67° 56' 18" E	168.86'
14	09° 53' 23"	2082.64'	359.49'	S 60° 39' 45" E	359.04'
15	06° 23' 21"	2082.64'	232.23'	N 52° 31' 25" W	232.06'
16	20° 23' 48"	1027.55'	365.80'	N 59° 29' 59" W	363.87'
17	03° 08' 11"	1027.55'	56.25'	S 79° 23' 02" E	56.24'
18	01° 21' 17"	2500.00'	59.11'	S 86° 08' 02" E	59.12'
19	05° 07' 13"	2500.00'	223.41'	N 80° 24' 59" W	223.34'
20	05° 31' 80"	2500.00'	241.43'	S 75° 5' 23" E	241.34'
21	02° 31' 07"	2400.00'	105.50'	S 85° 31' 02" E	105.39'
22	11° 56' 10"	2400.00'	499.98'	S 78° 17' 28" E	499.07'

- REFERENCED BEARING AND DISTANCES
- (A) S 81°34'00" E - 176.93'
 - (B) S 72°19'23" E - 182.05'
 - (C) S 72°19'23" E - 110.43'
 - (D) N 17°38'45" E - 33.96'
 - (E) N 14°50'33" E - 74.10'
 - (F) N 14°50'33" E - 34.37'
 - (G) N 18°36'45" E - 65.68'
 - (H) S 20°19'40" W - 101.32'



- LEGEND:
- DENOTES 3/4" G.I.P. TO BE SET
 - DENOTES 3/4" G.I.P. FOUND
 - DENOTES CONCRETE MONUMENT FND.
 - △ DENOTES CONTROL MONUMENT FND.

*NOTE: SEE SHEET 2 OF 2 FOR OVERALL PRELIMINARY PLAT.

- REFERENCE:
- "BOUNDARY SURVEY OF PROPERTY FOR REBECCA PLANTATION L.L.C." DATED 8/25/09 BY T. BAKER SMITH
 - "DIVISION OF BLOCK 2 LOT 3 WITHIN THE REBECCA PLANTATION" DATED 3/30/09 BY T. BAKER SMITH
 - "LEASE OF 5.5 ACRES WITHIN REBECCA PLANTATION FOR REBECCA TRUCK STOP AND CASINO DATED" 12/26/07 BY T. BAKER SMITH
 - "DIVISION OF 2.208 ACRES ALONG HWY 311 WITHIN REBECCA PLANTATION" LOT 1, BLOCK 2 DATED 3/25/06 BY T. BAKER SMITH

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



- NOTE: ALL TREATED SEWER EFFLUENT SHALL BE DISCHARGED INTO ADJACENT DRAINAGE CANALS AND/OR DRAINAGE SYSTEMS. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.
- NOTE: NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN. CULVERTS WILL NOT BE ALLOWED IN THE OUTFALL DITCHES.
- NOTE: SERVICUTES SHOWN HEREON ARE BASED ON PRELIMINARY DESIGN. FINAL SIZE AND LOCATIONS OF SERVICUTES SHALL BE BASED UPON ACTUAL DESIGN REQUIREMENTS AS APPROVED BY THE TERREBONNE PARISH DEPARTMENT OF PUBLIC WORKS AND SHOWN ON THE FINAL PLAT.
- FLOOD NOTE: ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS NO. 225206 0420 C, DATED MAY 1, 1985. THIS PROPERTY IS LOCATED IN FLOOD ZONE C.

DATE	REVISIONS	DRAWN BY	APPROVED BY
11/19/09	ADD DRAINAGE EASEMENT NOTE	KSB	JJL
11/19/09	ADD BENCHMARKS AT INTERSECTIONS	KSB	JJL
DATE	REVISIONS	DRAWN BY	APPROVED BY
	REVISIONS		



PRELIMINARY PLAT

FILE NAME: Preliminary Plat
TBS NO.: 2009.0106
DATE: AUGUST 26, 2009
PLOT SCALE: 1"=200'
DRAWN BY: BEA
APPROVED: JJL
MAP NO.

REBECCA - PHASE II
FIRST FILING
LIGHT INDUSTRIAL & COMMERCIAL SUBDIVISION
LOCATED WITHIN REBECCA PLANTATION
SECTIONS 10, 11, & 75, T16S - R16E
GRAY, LOUISIANA
TERREBONNE PARISH

SHEET NO. 1 OF 2

CURVE DATA:

Ⓐ R = 990.42'
L = 715.87'
CH = S 60°52'42" E - 700.39'

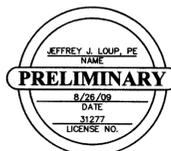
Ⓑ R = 570.00'
L = 297.84'
CH = S 57°25'53" E - 294.47'

Ⓒ R = 884.93'
L = 305.95'
CH = S 62°20'51" E - 304.43'



VICINITY MAP
SCALE IN FEET
0 3000 6000

P.O.C.
NGS MONUMENT "3052"
X = 3,446,197.33
Y = 429,393.41
Z = 12.60



LEGEND:
--- DENOTES PROPOSED SERVITUDES
--- DENOTES FLOOD ZONE
▲ DENOTES CONTROL MONUMENT FND.

- REFERENCE:**
- "BOUNDARY SURVEY OF PROPERTY FOR REBECCA PLANTATION L.L.C." DATED 8/25/09 BY T. BAKER SMITH
 - "DIVISION OF BLOCK 2 LOT 3 WITHIN THE REBECCA PLANTATION" DATED 3/30/09 BY T. BAKER SMITH
 - "LEASE OF 5.5 ACRES WITHIN REBECCA PLANTATION FOR REBECCA TRUCK STOP AND CASINO DATED" 12/26/07 BY T. BAKER SMITH
 - "DIVISION OF 2.208 ACRES ALONG HWY 311 WITHIN REBECCA PLANTATION" LOT 1, BLOCK 2 DATED 3/25/06 BY T. BAKER SMITH

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

SCALE IN FEET
0 300 600 1200 1800

NOTE:
PROPOSED 80' DRAINAGE SERVITUDE CONTINUES TO TERREBONNE-LAFOURCHE DRAINAGE CANAL (±2670')

NOTE:
SERVITUDES SHOWN HEREON ARE BASED ON PRELIMINARY DESIGN. FINAL SIZE AND LOCATIONS OF SERVITUDES SHALL BE BASED UPON ACTUAL DESIGN REQUIREMENTS AS APPROVED BY THE TERREBONNE PARISH DEPARTMENT OF PUBLIC WORKS AND SHOWN ON THE FINAL PLAT.

NOTE:
NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN. CULVERTS WILL NOT BE ALLOWED IN THE OUTFALL DITCHES.

NOTE:
ALL TREATED SEWERAGE EFFLUENT SHALL BE DISCARDED INTO ADJACENT DRAINAGE CANALS AND/OR DRAINAGE SYSTEMS. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD NOTE:
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS NO. 228206 0420 C, DATED MAY 1, 1985, THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C.

NOTES:

11/19/09	ADJUST SOUTH DITCH SERVITUDE	KSB	JJL
11/19/02	CORRECT FEMA FLOOD ZONE LINE LOCATION	KSB	JJL
11/19/09	ADD DRAINAGE EASEMENT NOTE	KSB	JJL
DATE	REVISIONS	DRAWN BY	APPROVED BY
REVISIONS			



OVERALL PRELIMINARY PLAT

FILE NAME: Preliminary Plat
TBS NO.: 2009.0106
DATE: AUGUST 26, 2009
PLOT SCALE: AS SHOWN
DRAWN BY: KSB
APPROVED: JJL
MAP NO.

REBECCA - PHASE 2 FIRST FILING
LIGHT INDUSTRIAL & COMMERCIAL SUBDIVISION
LOCATED WITHIN REBECCA PLANTATION
SECTIONS 10, 11 AND 75, T16S - R16E
GRAY, LOUISIANA
TERREBONNE PARISH

SHEET NO. 2 OF 2

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:

1. Name of Subdivision: Tract "A", redivision of property of Matherne Realty Partnership
2. Developer's Name & Address: Matherne Realty Partnership, P.O. Box 763, Houma, LA 70361
*Owner's Name & Address: Matherne Realty Partnership, P.O. Box 763, Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Keneth L. Rembert, PLS

SITE INFORMATION:

4. Physical Address: Corner of Enterprise Drive Extension and Westside Boulevard Extension
5. Location by Section, Township, Range: Sections 5, 101 & 102, T17S-R17E
6. Purpose of Development: Sale of tract before June 1st
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community (PRIVATE)
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: April 26, 2010 Scale: 1" = 100'
11. Council District: _____
12. Number of Lots: 2
13. Filing Fees: _____

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

Keneth L. Rembert

Print Applicant or Agent

3/24/2010

Date

The undersigned certifies: KR 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.

Matherne Realty Partnership

Print Name

5/3/10

Date

Keneth L. Rembert
Signature of Applicant or Agent

Paul J. Pau
Signature

PC10/ 5 - 5 - 31

Record # 32

Revised 5/3/07

OFFERED BY: Mr. C. Voisin.
SECONDED BY: Mr. K. Voisin.

ORDINANCE NO. 7803

AN ORDINANCE TO AMEND THE SUBDIVISION REGULATIONS, CHAPTER 24, SECTIONS 24.7.1.4.1 AND 24.7.1.4.6, RESIDENTIAL PLANNED UNIT DEVELOPMENT, TO REMOVE THE MINIMUM ACREAGE REQUIREMENT AND ADD ARCHITECTURAL REVIEW AS PER "ATTACHMENT A."

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend the Subdivision Regulations, Chapter 24, Sections 24.7.1.4.1 and 24.7.1.4.6, Residential Planned Unit Development, to remove the minimum acreage requirement and add architectural review as per "Attachment A."

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

This ordinance shall become effective upon approval by the Parish President or as otherwise provided in Section 2-13 (b) of the Home Rule Charter for a Consolidated Government of Terrebonne Parish, whichever occurs sooner.

This ordinance, having been introduced and laid on the table for at least two weeks, was voted upon as follows:

THERE WAS RECORDED:

YEAS: C. Voisin, J. Cehan, P. Lambert, A. Tillman, A. Williams, B. Hebert, T. Cavalier, J. Pizzolatto and K. Voisin.

NAYS: None.

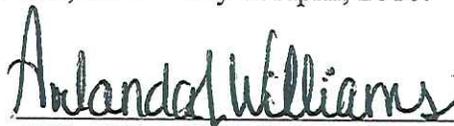
ABSTAINING: None.

ABSENT: None.

The Chairwoman declared the ordinance adopted on this, the 14th day of April, 2010.



PAUL A. LABAT, COUNCIL CLERK
TERREBONNE PARISH COUNCIL

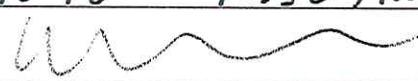


ARLANDA WILLIAMS, CHAIRWOMAN
TERREBONNE PARISH COUNCIL

Date and Time Delivered to Parish President:

4-15-10 10:30 AM POC

Approved



Michel H. Claudet, Parish President

Terrebonne Parish Consolidated Government

Vetoed

Date and Time Returned to Council Clerk:

4-19-10 9:15 AM P/PC

I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on April 14, 2010, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 19th
DAY OF April, 2010.



PAUL A. LABAT, COUNCIL CLERK
TERREBONNE PARISH COUNCIL

Attachment A

Planned Unit Developments - Unzoned Areas

Proposal:

Revise 24.7.1.4.1 of "Residential Planned Unit Development" of the Subdivision Ordinance:

24.7.1.4.1 Project Eligibility:

In Terrebonne Parish the owner or owners of any tract of land, or contiguous tracts of land, comprised of not less than two (2) acres may apply for approval of this type of development. No minimum acreage requirement shall apply to residential planned unit developments.

Revise 24.7.1.4.6 of "Residential Planned Unit Development" of the Subdivision Ordinance:

24.7.1.4.6 Special Residential Planned Unit Development Requirements:

For all types of residential planned unit development, the developer has to demonstrate effective control of structure construction so that certain minimum lot space standards are maintained.

At the time of engineering approval application the developer must submit architectural elevations, including graphic depictions such as photographs or measured drawings to the Planning Commission drawings which show the type of planned unit development being proposed and which show allowable building envelope for each proposed lot for Planning Commission review and approval. In addition to the general residential planned unit development being proposed and which show allowable building envelope for each proposed lot. In addition to the general residential planned unit development requirements listed above the drawings must show compliance with one of the following standards for development.

OFFERED BY: Mr. C. Voisin.
SECONDED BY: Mr. K. Voisin.

ORDINANCE NO. 7804

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, CHAPTER 28, SECTION 28-117 AND 28-118, PLANNED UNIT DEVELOPMENTS, TO REMOVE THE MINIMUM ACREAGE REQUIREMENT AND ADD ARCHITECTURAL REVIEW AS PER "ATTACHMENT A."

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend the Zoning Ordinance, Chapter 28, Section 28-117 and 28-118, Planned Unit Developments, to remove the minimum acreage requirement and add architectural review as per "Attachment A."

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

This ordinance shall become effective upon approval by the Parish President or as otherwise provided in Section 2-13 (b) of the Home Rule Charter for a Consolidated Government of Terrebonne Parish, whichever occurs sooner.

This ordinance, having been introduced and laid on the table for at least two weeks, was voted upon as follows:

THERE WAS RECORDED:

YEAS: C. Voisin, J. Cehan, P. Lambert, A. Tillman, A. Williams, B. Hebert, T. Cavalier, J. Pizzolatto and K. Voisin.

NAYS: None.

ABSTAINING: None.

ABSENT: None.

The Chairwoman declared the ordinance adopted on this, the 14th day of April, 2010.



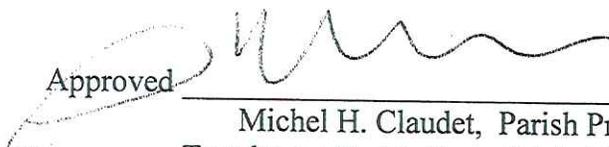
PAUL A. LABAT, COUNCIL CLERK
TERREBONNE PARISH COUNCIL



ARLANDA WILLIAMS, CHAIRWOMAN
TERREBONNE PARISH COUNCIL

Date and Time Delivered to Parish President:

4-15-10 10:30 A.M. PR

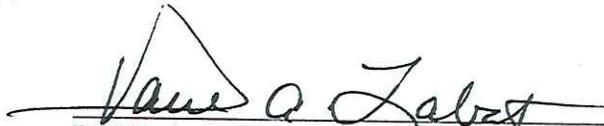
Approved  Vetoed
Michel H. Claudet, Parish President
Terrebonne Parish Consolidated Government

Date and Time Returned to Council Clerk:

4-19-10 9:15 AM PM

I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on April 14, 2010, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 19th
DAY OF April, 2010.


PAUL A. LABAT, COUNCIL CLERK
TERREBONNE PARISH COUNCIL

Attachment A

Planned Unit Developments

Revise the Zoning Ordinance, Sections 28-117 – 28-118, Planned Unit Developments, to remove the minimum acreage requirement and add architectural review as shown below:

Sec. 28-117. Conditions to be met by special plans for Planned Unit Developments.

(a) *District regulations.* The provisions of this section waive the applicable district requirements for yard requirements and spacing of structures when certain conditions herein set forth are met.

(b) *Project eligibility.* The owner or owners of any tract of land comprised of not less than ten (10) acres with the availability of all public services and utilities is eligible for a project under this article.

Sec. 28-118. Procedure on special plans for Planned Unit Developments.

(a) *Application for approval.* An application for approval of a special plan for a planned unit development shall be filed with the office of zoning administration and shall contain the following information:

(1) *Interest and ownership:* The applicant's name, address and interest in the application, and the name, address and interest of every person, firm or corporation represented by the applicant in the application; the concurrence of the owner or owners of the entire land area included in the special plan and all encumbrances of such land; and sufficient evidence to establish that the applicants are all the owners and encumbrances of the designated area, and have both the means and ability to undertake the project;

(2) *Plans for application for approval:* A special plan for a Planned Unit Development shall be submitted fifteen (15) days prior to the zoning commission meeting date and shall provide the following information:

- a. Name of proposed development;
- b. Name of developer;
- c. Stamp and signature of registered architect or engineer on each page of plans;
- d. Vicinity map;
- e. Date, scale and north arrow;
- f. Boundary of entire tract to be developed;
- g. Major existing roads and streets;
- h. Proposed street names, lot and block numbers;
- i. Alignments with existing streets and rights-of-way;
- j. Description of proposed improvements, materials, typical street cross-sections, etc.;
- k. Final alignments of streets and sewerage;
- l. Drainage plans showing proposed contours not to exceed one-foot intervals and necessary finished grades;
- m. Location of utilities, light standards and fire hydrants;
- n. Method of sewage disposal;
- o. Profiles of all streets;
- p. Location of buildings, gross floor area, number of dwellings, number of stories, height of structure, accessory structures, sidewalks, and all structural dimensions;

OFFERED BY: Mr. K. Voisin.
SECONDED BY: Mr. P. Lambert.

ORDINANCE NO. 7805

AN ORDINANCE TO AMEND THE SUBDIVISION REGULATIONS, CHAPTER 24, SECTIONS 24.5.1.7, 24.5.2.7, 24.5.3.2 AND 24.5.6 TO UPDATE SIGNAGE REQUIREMENTS FOR SUBDIVISION PROCESSES AS PER "ATTACHMENT A."

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend the Subdivision Regulations, Chapter 24, Sections 24.5.1.7, 24.5.2.7, 24.5.3.2 and 24.5.6 to update signage requirements for subdivision processes as per "Attachment A."

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

This ordinance shall become effective upon approval by the Parish President or as otherwise provided in Section 2-13 (b) of the Home Rule Charter for a Consolidated Government of Terrebonne Parish, whichever occurs sooner.

This ordinance, having been introduced and laid on the table for at least two weeks, was voted upon as follows:

THERE WAS RECORDED:

YEAS: C. Voisin, J. Cehan, P. Lambert, A. Tillman, A. Williams, B. Hebert, T. Cavalier, J. Pizzolatto and K. Voisin.

NAYS: None.

ABSTAINING: None.

ABSENT: None.

The Chairwoman declared the ordinance adopted on this, the 14th day of April, 2010.



PAUL A. LABAT, COUNCIL CLERK
TERREBONNE PARISH COUNCIL



ARLANDA WILLIAMS, CHAIRWOMAN
TERREBONNE PARISH COUNCIL

Date and Time Delivered to Parish President:

4-15-10 10:30 AM PBC


Approved _____ Vetoed _____
Michel H. Claudet, Parish President
Terrebonne Parish Consolidated Government

Date and Time Returned to Council Clerk:

4-19-10 9:15 AM PM

I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on April 14, 2010, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 19th
DAY OF April, 2010.



PAUL A. LABAT, COUNCIL CLERK
TERREBONNE PARISH COUNCIL

Attachment A

Signage Requirements for Subdivision Processes

Proposal:

To amend the Subdivision Regulations, Chapter 24, Sections 24.5.1.7, 24.5.2.7, 24.5.3.2 and 24.5.6 to update signage requirements to require that a dated photograph of the required 4' X 4' sign be provided to the Planning and Zoning Department at least ten (10) days prior to the public hearing for all subdivision processes, as shown below:

Process A: Section 24.5.1.7

7. In addition, for all subdivisions that will hold a public hearing consisting of six (6) lots or more, ~~a 4' x 4' sign shall be erected by the developer at the location of the proposed subdivision ten (10) days prior to the public hearing depicting the name of the development, owner and agent, time, date and location of the public hearing, and phone number of the planning commission.~~ a dated photograph of a 4' X 4', or larger, sign erected on the property to be developed ten (10) days prior to the Public Hearing with two-inch (2") letter identifying the name of the development; owner and agent; time, date, and location of the Public Hearing and phone number of the Planning Commission. The type of proposed land use shall be depicted including, but not limited to, residential subdivision, raw land division, and commercial/industrial, etc.

Process B: Section 24.5.2.7

7. In addition, for all subdivisions that will hold a public hearing consisting of six (6) lots or more, ~~a 4' x 4' sign shall be erected by the developer at the location of the proposed subdivision ten (10) days prior to the public hearing depicting the name of the development, owner and agent, time, date and location of the public hearing, and phone number of the planning commission.~~ a dated photograph of a 4' X 4', or larger, sign erected on the property to be developed ten (10) days prior to the Public Hearing with two-inch (2") letter identifying the name of the development; owner and agent; time, date, and location of the Public Hearing and phone number of the Planning Commission. The type of proposed land use shall be depicted including, but not limited to, residential subdivision, raw land division, and commercial/industrial, etc.

Process C: Section 24.5.3.2

In addition, for all subdivisions that will hold a public hearing consisting of six (6) lots or more, ~~a 4' x 4' sign shall be erected by the developer at the location of the proposed subdivision ten (10) days prior to the public hearing depicting the name of the development, owner and agent, time, date and location of the public hearing, and phone number of the planning commission.~~ a dated photograph of a 4' X 4', or larger, sign erected on the property to be developed ten (10) days prior to the Public Hearing with two-inch (2") letter identifying the name of the development; owner and agent; time, date, and location of the Public Hearing and phone number of the Planning Commission. The type of proposed land use shall be depicted including, but not limited to, residential subdivision, raw land division, and commercial/industrial, etc.

~~The type of proposed subdivision based on land use, including but not limited to residential subdivision, raw land division, family partition, commercial/industrial, etc.~~

Process D: Section 24.5.6

In addition, for all subdivisions that will hold a public hearing consisting of six (6) lots or more, ~~a 4' x 4' sign shall be erected by the developer at the location of the proposed subdivision ten (10) days prior to the public hearing depicting the name of the development, owner and agent, time, date and location of the public hearing, and phone number of the planning commission.~~ a dated photograph of a 4' X 4', or larger, sign erected on the property to be developed ten (10) days prior to the Public Hearing with two-inch (2") letter identifying the name of the development;

owner and agent; time, date, and location of the Public Hearing and phone number of the Planning Commission. The type of proposed land use shall be depicted including, but not limited to, residential subdivision, raw land division, and commercial/industrial, etc.