

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Vacant.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Phillip Livas.....	Member
Wayne Thibodeaux.....	Member

DECEMBER 20, 2018, 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. CONFLICTS DISCLOSURE**
- D. RECOGNITION OF FORMER PLANNING COMMISSIONERS / WELCOME NEW MEMBERS**
- E. APPROVAL OF MINUTES:**
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of November 15, 2018
- F. COMMUNICATIONS**
- G. NEW BUSINESS:**
 - 1. Home Occupation:
Allow for massage therapy, graphic design, and art classes; 903 Aycock Street; Heidi Domangue, applicant (*Council District 8 / City of Houma Fire*)
 - 2. Planning Approval:
Establish a church in an R-1 (Single-Family Residential) zoning district; 1855 Prospect Boulevard; Faith Baptist Church, c/o Pastor Richard Way, applicant (*Council District 8 / City of Houma Fire*)
- H. STAFF REPORT**
- I. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's Comments
- J. PUBLIC COMMENTS**
- K. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 15, 2018
- E. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 20, 2018 INVOICES AND TREASURER'S REPORT OF NOVEMBER 2018**
 - 1. Accept and approve the proposed 2019 Budget

F. ANNUAL ORGANIZATIONAL MEETING:

1. Approval of proposal(s) for the 2018 Audit
2. Election of Officers for 2019

G. COMMUNICATIONS

H. OLD BUSINESS:

1. a) Subdivision: Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A, & 6B)
Approval Requested: Process D, Minor Subdivision
Location: 583 Powhattan Court, Gibson, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: L-M Limited Partnership
Surveyor: Delta Coast Consultants, LLC
b) Consider Approval of Said Application
2. a) Subdivision: Tracts 1 & 2, Property belonging to Stanislaus Kidder, III & Edith Kidder
Approval Requested: Process D, Minor Subdivision
Location: 173 Azalea Drive, Donner, Terrebonne Parish, LA
Government Districts: Council District 2 / Donner-Chacahoula Fire District
Developer: Stanislaus Kidder, III & Edith Kidder
Surveyor: Delta Coast Consultants, LLC
b) Consider Approval of Said Application

I. APPLICATIONS:

1. a) Subdivision: Bergeron's Mobile Estates
Approval Requested: Process B, Mobile Home Park-Conceptual & Preliminary
Location: 5607 & 5609 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Stacey Bergeron Eschete
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Requests: Variances from the 10' green space along side of spaces, landscaping along highway, 15' spacing from adjacent structures, and 50' width requirement of both spaces
d) Consider Approval of Said Application

J. STAFF REPORT

K. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment for Parcel "A" belonging to Tony J. Himel, Section 36, T17S-R18E, Terrebonne & Lafourche Parishes, LA
2. Survey and Redivision of Three (3) Lots into Lot A and Lot B, Property belonging to James C. Harper Eschete, Section 88, T16S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of Property belonging to Home-Care P.C.A, L.L.C. & Perry Percle, Section 77, T15S-R16E, Terrebonne Parish, LA
4. Parcel A and Clay Dupont Homesite being a portion of Lot 172, Honduras Plantation Subdivision into Parcel "A-1" and Parcel "A-2" being a portion of Lot 172, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
5. Lot Line Adjustment on Property belonging to Melinda M. Guidry, Section 20, T17S-R16E, Terrebonne Parish, LA
6. Revised Tracts "A", "B", & "D", A Redivision of Revised Tracts "A", "B" & "D", Property belonging to S & A Capital Investments, L.L.C., Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA *WITHDRAWN*
7. Lot Line Adjustment between Property of Edward J. Gaidry and Albert H. Smith, et al, Section 13, T18S-R18E, Terrebonne Parish, LA
8. Raw Land, Division of Property belonging to Doris Marie Abramson and Janet Cox Redmon to create Tracts B-1 and B-2, Section 50, T17S-R16E, Terrebonne Parish, LA
9. Revised Lots 1 & 2, Block 4, Addendum No. 2, Phases A & B to Energy Center of Southeast Louisiana, Section 4, T16S-R17E, Terrebonne Parish, LA
10. Redivision of Tract A and Tract B into Tract "A-1" and Tract "B-1" of Property belonging to Vernon Lee Caldwell, III, Section 9, T16S-R16E, Terrebonne Parish, LA

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

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

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF NOVEMBER 15, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of November 15, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:14 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny, Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Keith Kurtz. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
- D. **ACCEPTANCE OF MINUTES:**
1. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of October 18, 2018.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the November 15, 2018 invoices, approve the Treasurer’s Report of October 2018, and the amendment to the 2018 Budget.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **PLANNING:**
1. Planning Commissioners’ Comments:
- a) Mr. Ostheimer discussed flooding and rain events as well as term limits of the Planning Commission.
2. Administration’s Comments:
- a) Mr. Pulaski thanked Mr. Ostheimer and Mr. Erny for their service to the Planning Commission.
3. Chairman’s Comments: None.
- G. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Delta Coast Consultants, LLC, dated November 14, 2018, requesting to table Item H.1 with regard to the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) until the next regular meeting of December 20, 2018 [See *ATTACHMENT A*].
- a) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) until the next regular meeting of December 20, 2018 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read a letter from Mr. Salvador Caminita, dated November 14, 2018, requesting to withdraw Item I.1 with regard to Tract 1, A Redivision of Property

belonging to Four Point Industries, Inc. from the agenda and that they would possibly resubmit at a later date [See *ATTACHMENT B*].

- a) Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC withdraw the application for Process D, Minor Subdivision, Tract 1, A Redivision of Property belonging to Four Point Industries, Inc. as per the Developer’s request [See *ATTACHMENT B*].”

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

H. OLD BUSINESS:

1. Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B). *Withdrawn* [See *ATTACHMENT A*]

I. APPLICATIONS:

1. Tract 1, A Redivision of Property belonging to Four Point Industries, Inc. *Withdrawn* [See *ATTACHMENT B*]
2. The Chairman called to order the Public Hearing for an application by Stanislaus Kidder, III and Edith Kidder requesting approval for Process D, Minor Subdivision, for Tracts 1 and 2, Property belonging to Stanislaus Kidder, III and Edith Kidder.

- a) Mr. Prosper Toups, Delta Coast Consultants, LLC, discussed the location and division of property.
- b) No one was present to speak on the matter.
- c) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the matter in order to allow Engineering Division time to complete their review and provide comments.
- e) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts 1 and 2, Property belonging to Stanislaus Kidder, III and Edith Kidder until the next meeting of December 20, 2018.”

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

3. The Chairman called to order the application by Low Land Investors, LLC requesting engineering approval for Process C, Major Subdivision, for High Land Development, Addendum No. 1.
 - a) Mrs. Brooke Domangue, on behalf of the TPCG Engineering Division, read a memo dated November 8, 2018 with regard to the punch list items for the development [See *ATTACHMENT C*].
 - b) Mr. Sterling Boudreaux, Low Land Investors, LLC, requested a variance from item 3.d and stated they would comply with the remaining items.
 - c) Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for High Land Development, Addendum No. 1, with a variance granted for Item 3.d and conditioned upon the Developer complying/resolving the remaining items as per the Terrebonne Parish Engineering Division’s memo dated November 8, 2018 [See *ATTACHMENT C*].”

- d) Discussion was held with regard to the variance for Item 3.d that all lots that all lots along the slip to drain to the slip.

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

- 4. The Chairman called to order the application by SONOCO requesting engineering approval for Process B, Residential Building Park, for Sonoco Living Quarters.

- a) Mrs. Brooke Domangue, on behalf of the TPCG Engineering Division, read a memo dated November 9, 2018 with regard to the punch list items for the development [See *ATTACHMENT D*].
- b) Mr. Gene Milford, Milford & Associates, Inc., requested a variance from item 3 and stated they have already completed the remaining items. He indicated the reasoning for the parking variance was because all of the workers living in the homes had no vehicles nor could even drive. He requested no parking requirement at all or at least be able to have aggregate rather than hard-surfaced.
- c) Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval for Process B, Residential Building Park, for Sonoco Living Quarters with a variance granted for Item 3 and conditioned upon the Developer complying/resolving the remaining items as per the Terrebonne Parish Engineering Division’s memo dated November 9, 2018 [See *ATTACHMENT D*].”
- d) Discussion was held with regard to the variance for Item 3 being for parking or the use of aggregate.
- e) Discussion ensued with regard to possible visitors, language added to the plat indicating the units cannot be rented or leased to anyone else and future sales of the property would have to come back to the Planning Commission, that the use was tied to the property, and providing a couple of aggregate off-street parking spaces to accommodate any visitors.

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

J. STAFF REPORT: None.

K. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mrs. Falgout: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

- 1. Revised Lots 24 & 25, A Redivision of Lots 24 & 25 of Helen Park Estates, Section 86, T15S-R16E, Terrebonne Parish, LA
- 2. Revised Lots 1 and 2, A Redivision of Lots 1 and 2, Block 5, Phase 4C of Capital Commercial Development, Sections 84 & 85, T17S-R17E, Terrebonne Parish, LA

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

L. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated Parish Council called two (2) Public Hearings for November 28, 2018 for the proposed changes to the Residential Building Park regulations and allowed number of units as well as the changes to the engineering deadline for Process C applications.

M. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
 - a) Mr. Ostheimer and Mr. Erny were thanked for their years of service to the Planning Commission.

- b) Mr. Ostheimer stated the election of officers was next month and jokingly stated he wasn't running for Vice-Chairman. He spoke of his greatest disappointment through the years was failure to expand sewerage throughout the parish and that he was most thankful for a \$2500 fine that led to a trust for his grandchildren and that he was appointed unanimously previously after someone spoke against his being reappointed.
- c) Mr. Erny thanked everyone on the Commission and told them to keep up the good work and to protect people's rights.

2. Chairman's Comments:

- a) The Chairman thanked Mr. Ostheimer and Mr. Erny for their years of service to the Planning Commission.

N. PUBLIC COMMENTS: None.

O. Mr. Ostheimer moved, seconded Mr. Thibodeaux: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:55 p.m."

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

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

Prosper J. Troups, III

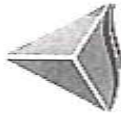
From: Prosper J. Troups, III
Sent: Wednesday, November 14, 2018 1:46 PM
To: 'Christopher Pulaski'
Cc: Becky Becnel
Subject: RE: L-M Limited Partnership, Subdivision in Gibson
Attachments: FIRE HYDRANTS.pdf

Good afternoon, Chris. The L-M Limited Partnership quest to install fire hydrants is still not complete. The current problem is trying to locate the waterline for the Proposed Hydrant #2 (on the attached plat) on Tract 9-1. The Waterworks has been trying to find the line for the past couple of weeks, and as of yesterday, they have not located it yet. I have spoken with Mary Trahan (WWI) and she explained that the line was originally installed by District 3, so no one on staff was present at the time of it's installation. They have as-built drawings showing a line in the vicinity, but they are still searching. The weather the last couple of weeks has not helped the situation, also.

I realize that this has been lingering for a while, so if my client must withdraw the application and re-submit later, I fully understand. We do admire the Planning Commission's patience, thus far, and would be much appreciative if they could table again for one more month.

Thanks. Call if you have any questions.

Prosper J. Troups, III, PLS
Survey Manager



DELTA COAST
CONSULTANTS, LLC

4924 Highway 311
HOUMA, LOUISIANA 70360

985.655.3100 (O)
985.655.3107 (D)
985.855.3006 (C)
www.deltacoastllc.com

From: Christopher Pulaski <cpulaski@tpcg.org>
Sent: Wednesday, October 17, 2018 4:12 PM
To: Prosper J. Troups, III <prosper@deltacoastllc.com>
Cc: Becky Becnel <bbecnel@tpcg.org>
Subject: RE: L-M Limited Partnership, Subdivision in Gibson

Ok – thanks.

Christopher M. Pulaski, PLA
Terrebonne Parish Planning & Zoning
(985) 873-6569
cpulaski@tpcg.org
"Saltwater Fishing Capital of the World"

1

Nov. 14, 2018

To. Surretown Parish Planning
Commission.
Reference Tract 1, A redimension
of property belonging to 4 Paint
Industries.

We would like to withdraw
our application for the
above referenced property.

We will possibly sub-
mit at a later date.

Salvador J. Camaroto Jr
Four Paint Ind. Inc.



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

November 8, 2018
1st Review
Item No. H-3

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Highland Development Add. 1
Review of Engineering Approval

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

1. 24.5.3.3 Specifications have not been received.
2. 24.5.4.7.6 Lot and block numbers are not shown.
3. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.2 Plan/profile needs to be provided from the intersection of Browning Court and Remington Court to the ditch's discharge point.
 - b. V.A.6 Plans do not show how the runoff from tracts 1-H, 1-I, and 1-J will drain to the slip.
 - c. V.A.6 Calculations and cross-sections are required to show the increase in runoff from tracts 1-H, 1-I, and 1-J will not impact adjacent properties.
 - d. V.A.6 All lots are not graded to drain to the street or to major drainage artery.
 - e. V.A.8 Cross-sections do not match the plan/profile and need to be shown to the property line.
 - f. V.A.8 A legend needs to be provided and the centerline of the cross-section is labeled incorrectly.
 - g. VIII. Label how much of the existing 50' servitude is on each side of the property line off of Industrial Avenue.
4. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Department of Health and Hospitals for water and sewer
5. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
6. 24.7.5.2 Street lights are spaced 370 feet apart which exceeds the 300 foot maximum spacing.
7. 24.7.6.4 Proposed benchmarks need to be shown on the plans.

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

JES/bbd

cc: Eugene P. Robichaux, P.E.
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File
Saltwater Fishing Capital of the World®



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HOUMA, LOUISIANA 70361
(985) 868-5050



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

November 9, 2018
1st Review
Item No. H-4

TO: Christopher M. Pulaski

FROM: Joan E. Schexnayder, P.E. *JES*

SUBJECT: REVISED Sonoco Living Quarters
Review of Engineering Approval

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

1. 17-70 9(a)(2) The plat does not include the verbiage that was conditioned at conceptual/preliminary.
2. 17-70(a)(3)f.3 Profile of the proposed sewer lines shall be submitted.
3. Each residential building park space shall provide a minimum of three hundred sixty square feet of hard-surfaced off-street parking sufficient for two parking spaces. Applicant is proposing aggregate off-street parking.
4. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

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

JES/bbd

cc: F.E. Milford, III, P.E.
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File

Saltwater Fishing Capital of the World®

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: L-M Limited Partnership into Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B
2. Developer's Name & Address: L-M Limited Partnership, PO Box 61077, Columbia, SC 29260-1077
*Owner's Name & Address: same
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

4. Physical Address: 583 Powhattan Court, Gibson, LA 70356
5. Location by Section, Township, Range: Section 21, 22, 23, & 24, T16-R14S
6. Purpose of Development: Industrial 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: 6-1-18, 1"=150'
11. Council District: District 6 / Gibson Fire
12. Number of Lots: 7
13. Filing Fees: 329.35

I, Prosper J. Toups, III, certify this application including the attached date to be true and correct.

PROSPER J. TOUPS, III

Print Applicant or Agent

June 1, 2018

Date

[Signature]

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.

S. Markey Stubbs

Print Name of Signature

6/8/18

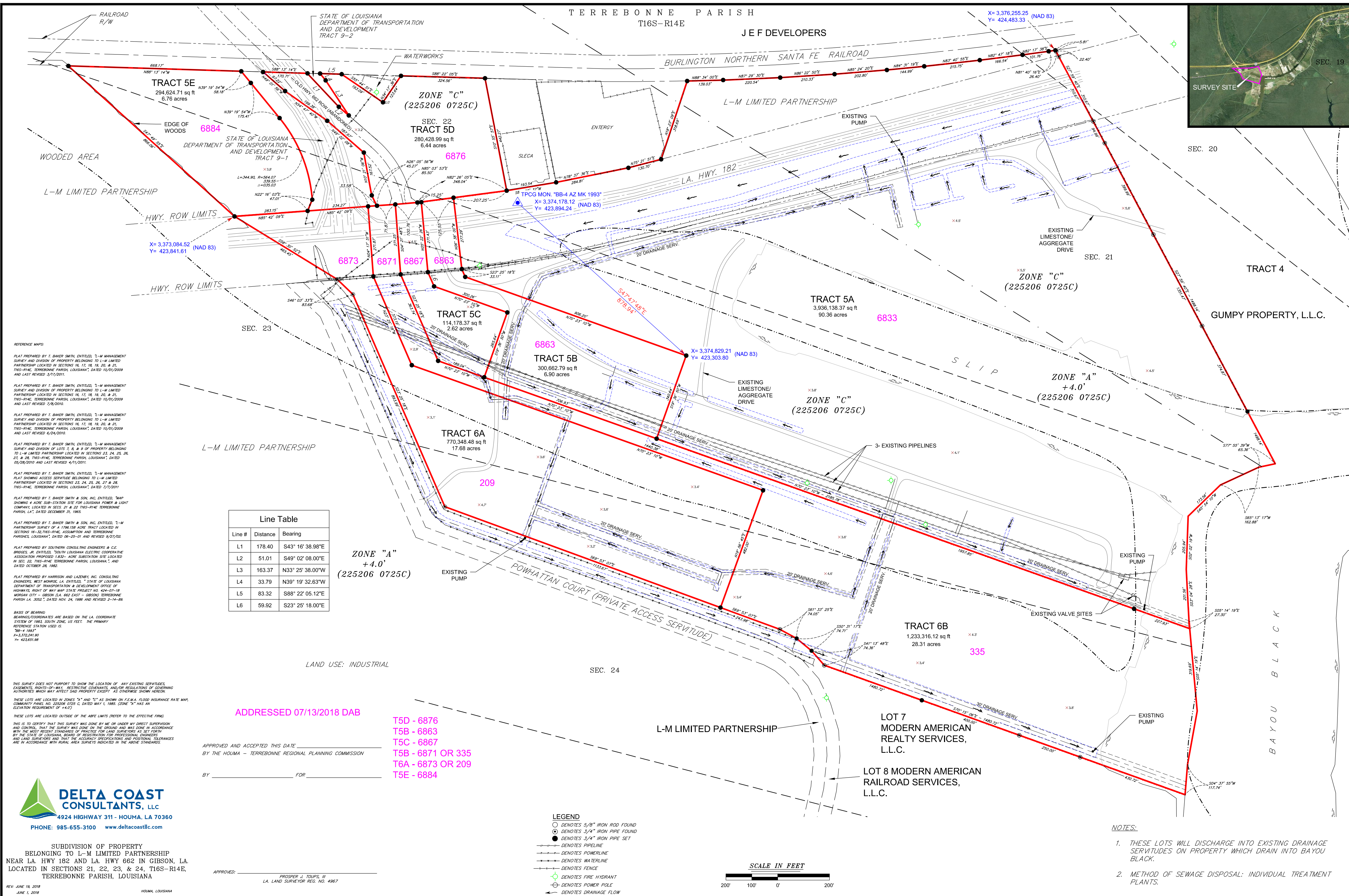
Date

[Signature]

Signature

President - L M Partnership Co inc
"new Partner"

PC18/ 7 - 1 - 25



Houma-Iberrebonne 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: Stanislaus Kidder Subdivision of Property
2. Developer's Name & Address: Stanislaus Kidder, III & Edith Kidder
*Owner's Name & Address: 173 Azalea Drive, Donner, LA 70352
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

4. Physical Address: 173 Azalea Drive, Donner, LA 70352
5. Location by Section, Township, Range: Section 49, T16S-R15E
6. Purpose of Development: Divide property
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: October 24, 2018 and 1" = 100'
11. Council District: District #2, Arlanda Williams / Donner, Chac Fire
12. Number of Lots: 2
13. Filing Fees: (2 x \$5.42) = \$10.84 + \$296 = \$306.84

I, Prosper J. Toups, III, certify this application including the attached date to be true and correct.

PROSPER J. TOUPS, III
Print Applicant or Agent
October 24, 2018

[Signature]
Signature of Applicant or Agent

Date

The undersigned certifies: X SK, EK 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.

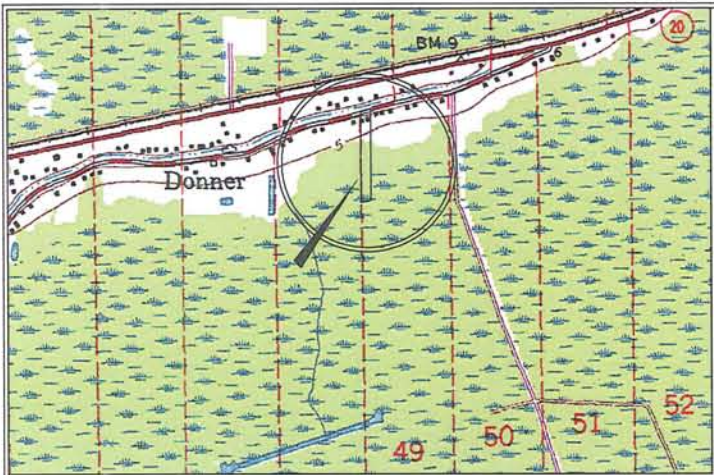
X Stanislaus Kidder III X Edith Kidder
Print Name of Signature Signature

X 10-24-2018
Date

Edith Kidder
10-24-2018

Edith Kidder

PC18/ 11-2-46



VICINITY MAP
1" = 2000'

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.

TERREBONNE
PARISH
T 16 S - R 15 E

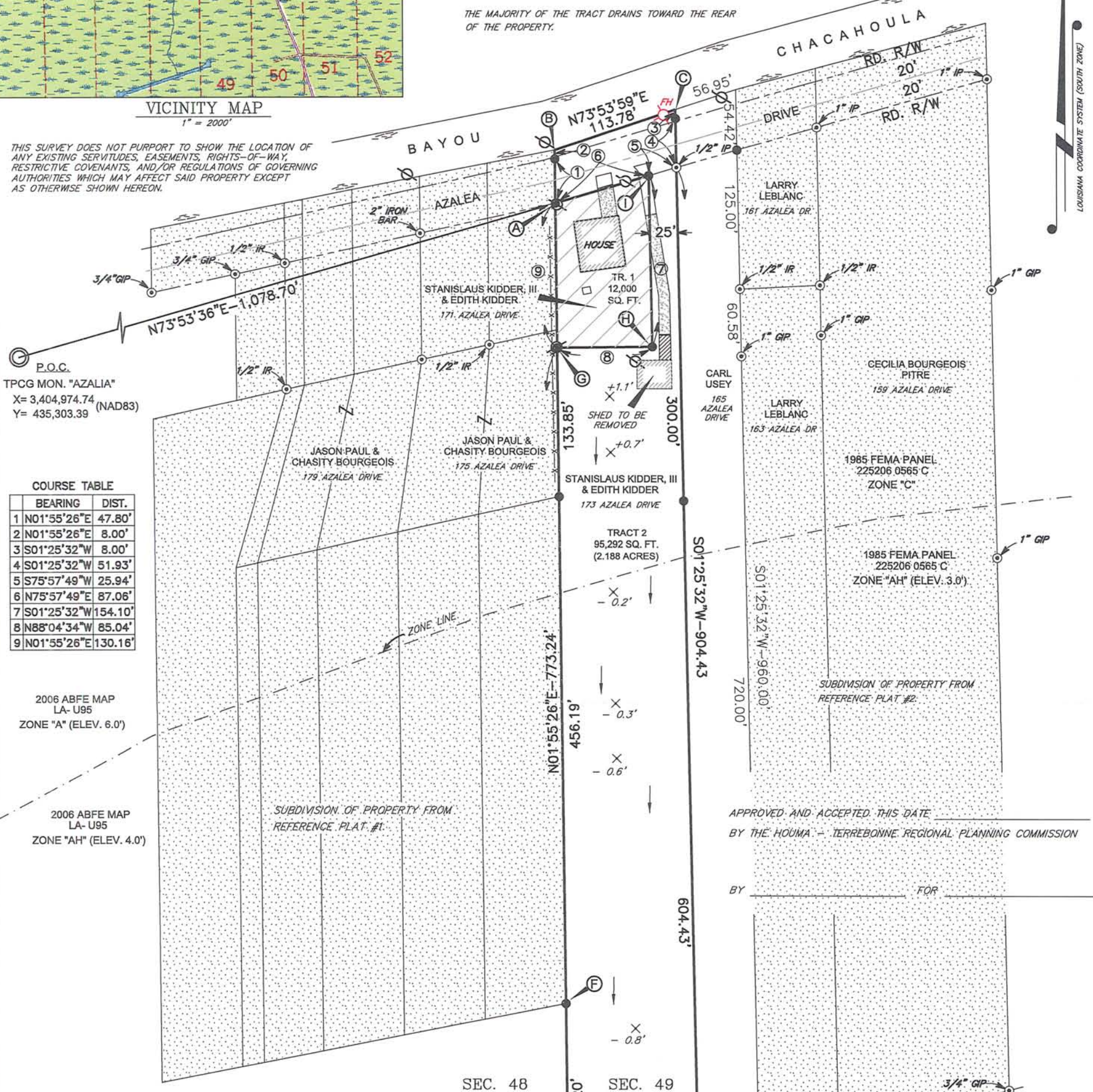
NOTE:

THE TRACTS HAVE DIRECT FRONTAGE ON AZALEA DRIVE.
THE ROADSIDE DITCH ALONG AZALEA DRIVE IS MAINTAINED
BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT.

THE MAJORITY OF THE TRACT DRAINS TOWARD THE REAR
OF THE PROPERTY.

LEGEND:

- DENOTES SURVEY MARKER FND.
- DENOTES 3/4" SET
- FH ○ DENOTES FIRE HYDRANT
- DENOTES POWER POLE
- DENOTES FENCE
- +2.4' X DENOTES SPOT ELEV.



COURSE TABLE

BEARING	DIST.
1 N01°55'26"E	47.80'
2 N01°55'26"E	8.00'
3 S01°25'32"W	8.00'
4 S01°25'32"W	51.93'
5 S75°57'49"W	25.94'
6 N75°57'49"E	87.06'
7 S01°25'32"W	154.10'
8 N88°04'34"W	85.04'
9 N01°55'26"E	130.16'

2006 ABFE MAP
LA- U95
ZONE "A" (ELEV. 6.0')

2006 ABFE MAP
LA- U95
ZONE "AH" (ELEV. 4.0')

SUBDIVISION OF PROPERTY FROM
REFERENCE PLAT. #1.

SUBDIVISION OF PROPERTY FROM
REFERENCE PLAT. #2.

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

BY _____ FOR _____

LAND USE: SINGLE FAMILY RESIDENTIAL

SUBDIVISION OF PROPERTY BELONGING TO
STANISLAUS KIDDER, III & EDITH KIDDER
LOCATED IN SECTION 49, T16S-R15E,
TERREBONNE PARISH, LOUISIANA

OCTOBER 24, 2018

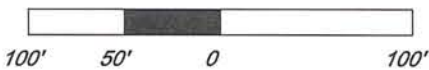
HOUMA, LOUISIANA

THESE LOTS ARE LOCATED IN ZONES C & AH (ELEV +3.0') AS SHOWN ON THE F.E.M.A. FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0565 C, DATED MAY 1, 1985.

THESE LOTS ARE LOCATED IN ZONES A (ELEV +6.0') & AH (ELEV +4.0') ON HURRICANE RITA
ABFE MAP, PANEL NO. LA-U95, DATED FEBRUARY 23, 2006.

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 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 RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

SCALE IN FEET



BASIS OF BEARING:

THE BASIS OF BEARING IS N 1°55'26"E, IS ALONG LINE
SEGMENT "F-A", AND IS TAKEN FROM PLAT #1 BELOW.

REFERENCE BEARING MAP:

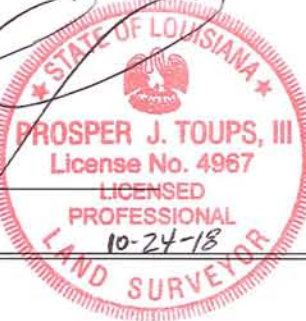
- 1 PLAT PREPARED BY CHARLES L. MCDONALD, LAND SURVEYOR, INC.,
ENTITLED, "MAP SHOWING THE REDIVISION OF TRACTS 3, 4 & 5 OF
PROPERTY OF LOIS PYE BOUDREAU, ET AL LOCATED IN SECTION 48
T16S-R15E, TERREBONNE PARISH, LOUISIANA.", AND DATED
APRIL 4, 2002.

REFERENCE MAPS:

- 2 PLAT PREPARED BY CHARLES L. MCDONALD LAND SURVEYOR, INC.,
ENTITLED, "SURVEY MAP SHOWING PROPERTY OF WILMER JOSEPH
LEBLANC, OR ASSIGNS AND MILFORD PITRE LOCATED IN SECTION 49,
T16S-R15E, TERREBONNE PARISH, LOUISIANA.", AND DATED
APRIL 19, 1988.
- 3 PLAT PREPARED BY CHARLES L. MCDONALD, LAND SURVEYOR, INC.,
ENTITLED, "MAP SHOWING THE REDIVISION OF PROPERTY BELONGING
TO LOIS PYE BOUDREAU, ET AL LOCATED IN SECTION 48
T16S-R15E, TERREBONNE PARISH, LOUISIANA.", AND DATED
AUGUST 2, 2000.

APPROVED:

PROSPER J. TOUPS, III
LA. LAND SURVEYOR REG. NO. 4967



DELTA COAST
CONSULTANTS, LLC
4924 HIGHWAY 311 - HOUMA, LA 70360
PHONE: 985-655-3100 www.deltacoastllc.com

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):

SEE ATTACHED VARIANCE REQUEST

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

1. Name of Subdivision: BERGERON'S MOBILE ESTATES
PROPERTY BELONGING TO STACEY BERGERON ESCHETE
STACEY BERGERON ESCHETE, 473 CHRISTOPHER DR. HOUMA,
LA 70364
2. Developer's Name & Address: _____
*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: 5607 & 5609 WEST MAIN STREET
5. Location by Section, Township, Range: SECTION 9, T16S-R17E
6. Purpose of Development: REPLACE DAMAGED BLDG WITH MOBILE HOME.
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: 11/19/18 SCALE: 1"=20'
11. Council District: 3 Michel / Bayou Cane Fire
12. Number of Lots: 2 SPACES
13. Filing Fees: \$88³⁴

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

KENETH L. REMBERT
Print Applicant or Agent

11/30/18
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.

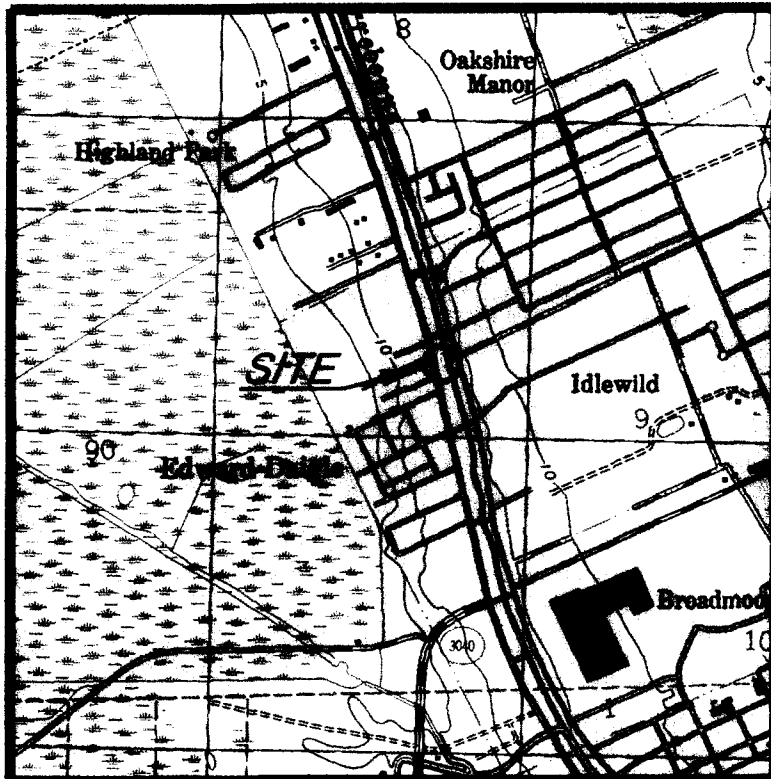
STACEY BERGERON ESCHETE
Print Name of Signatory

[Signature]
Signature

PC18/ 12 - 1 - 49

**BERGERON'S MOBILE ESTATES
VARIANCES REQUEST**

1. Due to limited width of space we request not to have to provide the 10' green space along the side of the spaces. An existing mobile home is 5'± from property line on Space 2 and the owner placing the proposed mobile home on Space 1 would like the parking area on the south side of the space next to Space 2 because the owner says that this side of the home is the main entrance to this mobile home. This would also create less traffic next to the neighbor's property.
2. Due to existing parking lot along the front of the property owner requests to leave this parking area and have a variance not to place landscaping along the highway.
3. The neighbor (Mrs. Clarence Babin) has an awning against the northern property line. The owner requests a variance not to have the proposed mobile home on Space 1 be 15' away from adjacent structures.
4. The two spaces are 42' wide and not the 50' wide requirement as needed. Variance requested.



"VICINITY MAP"

SEWER SYSTEM:
COMMUNITY SEWERAGE IS AVAILABLE.

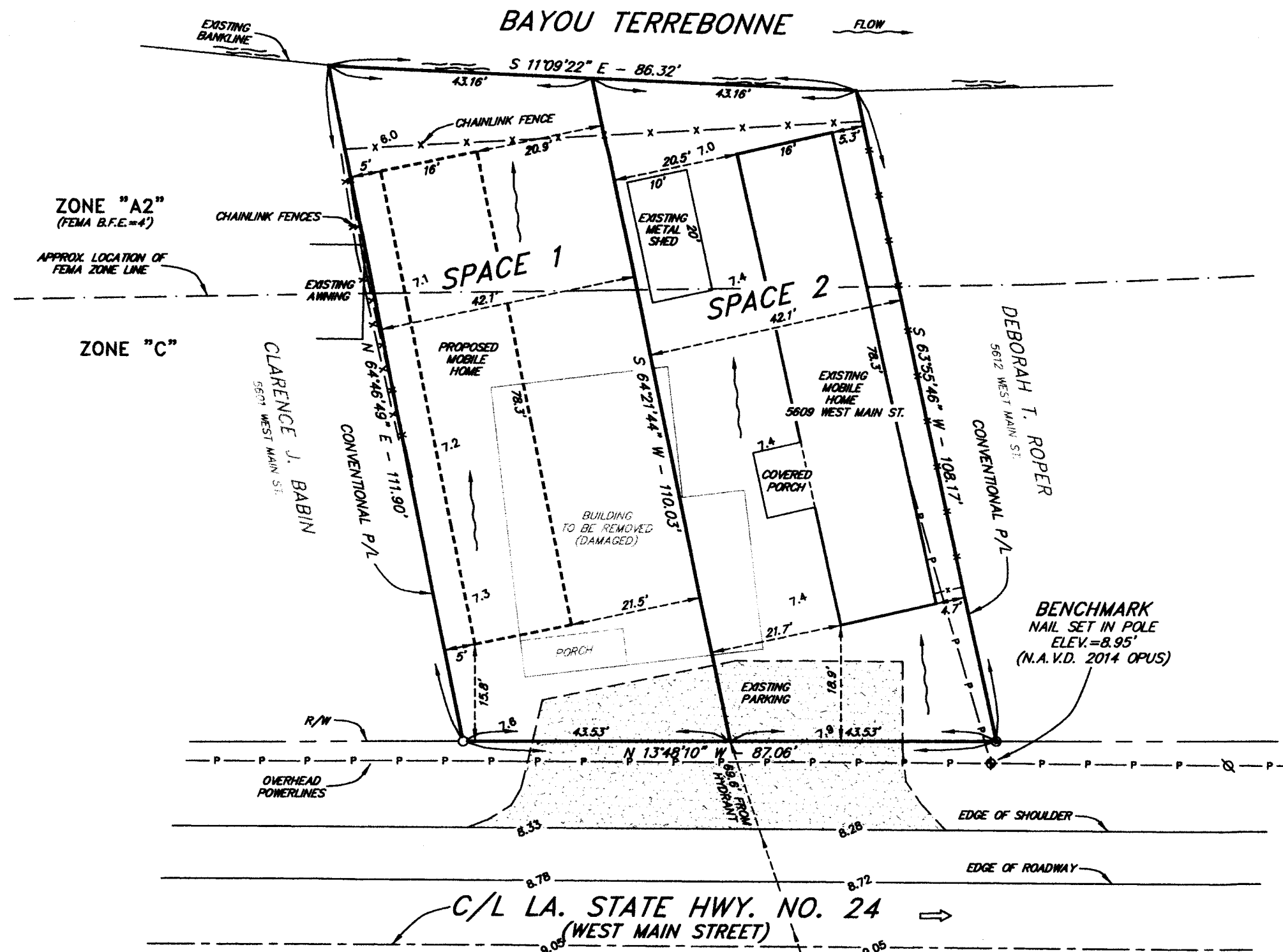
REFERENCE MAP:
MAP PREPARED BY SOUTHERN SURVEYORS ENTITLED "PARTITION OF PROPERTY BELONGING TO THE ESTATE OF ALBERT BRUNET LOCATED IN SECTION 8 AND SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA" DATED MAY 17, 1976.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS PROPERTY DRAINS TO BAYOU TERREBONNE IN THE REAR. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH BAYOU TERREBONNE.

THESE LOTS ARE LOCATED IN ZONES "A2" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 4'). (FIRM INDEX DATE DEC. 16, 1980).
F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-S101 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY DIRM COMMUNITY NO. 22109C, PANEL NO. 0095 SUFFIX "E" DOES NOT AFFECT THIS PROPERTY.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

JOB NO. : 510 FIELD BOOK : 435 ADDRESS : 5607 W.MAIN CAD NAME : STACEY-BERGERON-ESCHETE-5607-W-MAIN-PC_18-510
DRAWN BY : BM PAGES : 61-65 SURVEY FILE : BERG-ST A FOLDER : STACEY BERGERON ESCHETE CRD: STACEY BERGERON ESCHETE-5607 W-MAIN



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - ⊙ INDICATES 1-1/4" IRON PIPE FOUND
 - ⊕ EXISTING SERVICE POLE
 - ⊖ EXISTING POWER POLE WITH LIGHT
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ INDICATES SPOT ELEVATION
 - INDICATES TRAFFIC FLOW
 - INDICATES DRAINAGE FLOW



DATE	BY	DESCRIPTION
REVISIONS		

LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)

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

BY _____ FOR _____

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.

Surveyor's Signature: *Keneth L. Rembert*

Surveyor's Name: **KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**

Firm: **KENETH L. REMBERT LAND SURVEYORS**

Registration Number: **331**

"MOBILE HOME PARK"

LAND USE: RESIDENTIAL

DEVELOPER: STACEY BERGERON ESCHETE

2 - SPACES

BERGERON'S MOBILE ESTATES
PROPERTY BELONGING TO
STACEY BERGERON ESCHETE
LOCATED IN SECTION 9, T16S-R17E,
TERREBONNE PARISH, LOUISIANA



Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 20'

DATE: 28NOV18