

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Gloria Foret.....	Secretary/Treasurer
James A. Erny.....	Member
Kevin Ghirardi.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

FEBRUARY 18, 2016, 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 January 21, 2016
- D. COMMUNICATIONS**
- E. NEW BUSINESS:**
 - 1. Planned Building Group:
Placement of two (2) commercial buildings; 558 & 562 South Hollywood Road; Cal-Burn, L.L.C., applicant (*District 6/City of Houma Fire District*)
- F. STAFF REPORT**
- G. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's Comments
- H. PUBLIC COMMENTS**
- I. 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 January 21, 2016
- D. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 18, 2016 INVOICES AND TREASURER'S REPORT OF JANUARY 2016**
- E. PLANNING:**
 - 1. Planning Commissioners' Comments
 - 2. Administration's Comments
 - 3. Chairman's Comments
- F. COMMUNICATIONS**

G. APPLICATIONS:

1. a) Subdivision: Subdivision of Property of Tract 3-D, Part of a Redivision of Tract 2-2A and a Portion of Tract 3
Approval Requested: Process D, Minor Subdivision
Location: 136 Teal Court, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Jimmy & Karen Verret
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 1-A, 1-B, 1-C, 1-A-1, 1-B-1, and 1-C-1, A Redivision of Tract 1 belonging to Brucellen, L.L.C.
Approval Requested: Process A, Raw Land Division
Location: 5944 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Brucellen, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Lots 2, 3, & 5, Block 1, Property belonging to Tuna Properties, LLC, Section 5, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JANUARY 21, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of January 21, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:20 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mr. Kevin Ghirardi; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Gerald Schouest. Absent at the time of Roll Call were: Mrs. Gloria Foret, Secretary/Treasurer and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Senior Planner/Zoning Administrator, Department of Planning & Zoning, and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Kelley moved, seconded by Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 17, 2015.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of December 17, 2015.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the January 21, 2016 invoices and approve the Treasurer’s Report of December 2015.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. STAFF REPORT:
1. Mr. Chris Pulaski discussed the upcoming conference for the Louisiana American Planning Association along with speakers for the event. He suggested rather than the Planning Commission offer a sponsorship, that 100% participation from the Commission would show more support. He stated that if all were registered prior to the early bird deadline, the cost would be \$1,575 and after the deadline would be \$2,025. He also indicated there would be Commissioner training for anyone interested in a refresher course.
 - a) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC approve 100% participation to the LA APA Conference that will be hosted in Houma on March 2-4, 2016 by registering all members for the conference prior to the early bird deadline.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. The Chairman requested Mr. Pulaski to send the conference agenda to all the Commissioners and highlight topics of importance and not to be missed.
- G. ADMINISTRATIVE APPROVALS:
- Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3.”

1. Revised Lots 10 & 11 of a Redivision of Lots 10, 11, 12, & 14 of Block 1 of Matherne Subdivision, Sections 5, 101, & 102, T17S-R17E, Terrebonne Parish, LA
2. Lots 4A and 6A, A Redivision of Lots 4, 5, & 6 of Doris Subdivision, Property belonging to Robert J. Neil, Section 5, T17S-R18E, Terrebonne Parish, LA
3. Revised Lot 32 of Block 1, Phase 1 to Indian Ridge Plantation, A Redivision of Lots 32 & 33 of Block 1, Sections 38, 39, 40, 41, 44, & 45, T19S-R18E, Terrebonne Parish, LA

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

H. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.

I. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer discussed the National Conference to be held in Phoenix, Arizona in April and voting to send a few people.
- b) The Chairman opened a Public Hearing for comment on the matter before voting to add to the agenda. No one in the audience offered comment.
- c) Mr. Erny moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

- d) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC add an item to the agenda for discussion and possible action regarding the authorization to send Commissioners to attend the National APA Conference being held in Phoenix, Arizona in April."

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

- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC add an item to the agenda for discussion and possible action regarding the authorization to send three (3) Commissioners to attend the National APA Conference being held in Phoenix, Arizona in April and pay for travel expenses."

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

2. Chairman's Comments:

- a) Dr. Cloutier recognized and congratulated Mr. Pulaski as Parish President Dove's nomination for Director of the Planning and Zoning Department.

J. PUBLIC COMMENTS: None.

K. Mr. Ostheimer moved, seconded Mr. Kelley: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:32 p.m."

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

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

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): Trailer and house on property existing. Creating property line between the 2 structures. Nothing additional being build. Asking for waiver from Drainage Calculations.

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

- Name of Subdivision: Jimmy and Karen Verret Minor Subdivision
- Developer's Name & Address: Jimmy & Karen Verret, 136 Teal Court, Houma, LA 70363
*Owner's Name & Address: Jimmy & Karen Verret, 136 Teal Court, Houma, LA 70363
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

- Physical Address: 136 Teal Court
- Location by Section, Township, Range: Section 31, T18S-R17E
- Purpose of Development: Separate trailer and house onto each their own property
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: 1-27-16 1"=60'
- Council District: District 7 / Bayou Dularge #151.96
- Number of Lots: 2
- Filing Fees: \$155.39

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

Prosper J. Toups, III
Print Applicant or Agent

01/27/16
Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: X JV 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.

Jimmy Verret, Karen Verret
Print Name of Signature

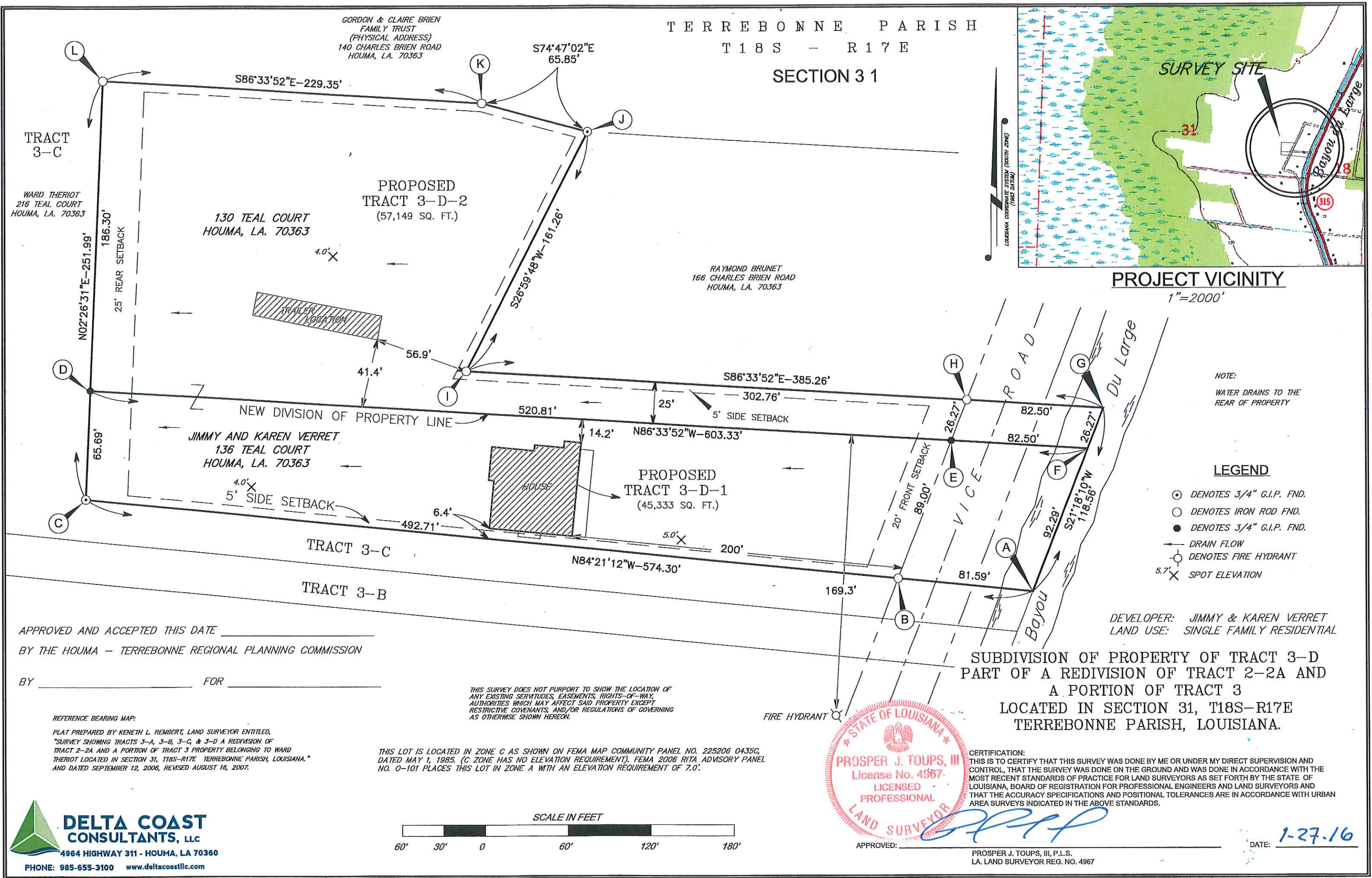
01/27/16
Date

X Jimmy Verret
Signature

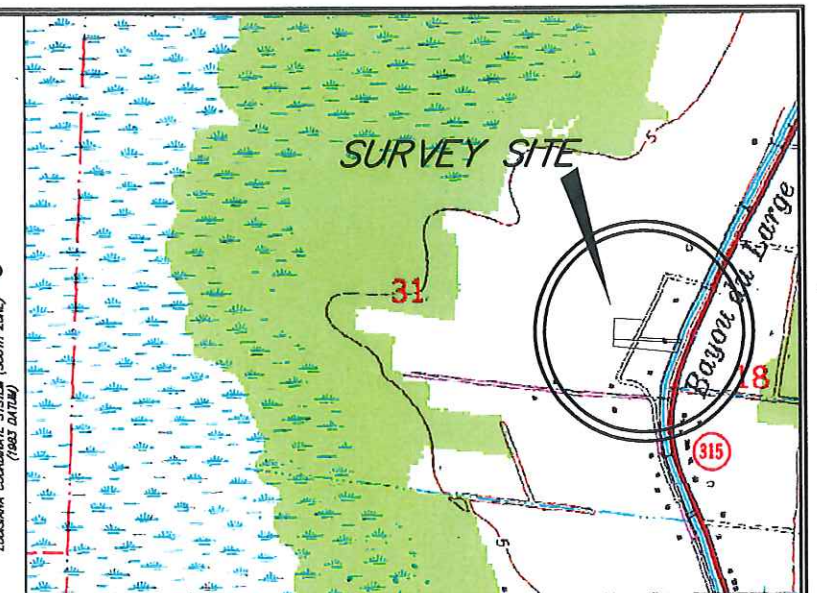
X Karen Verret
Signature

Revised 3/25/2010

PC16/ 2 - 1 - 1



TERREBONNE PARISH
T18S - R17E
SECTION 31



PROJECT VICINITY
1"=2000'

NOTE:
WATER DRAINS TO THE
REAR OF PROPERTY

LEGEND

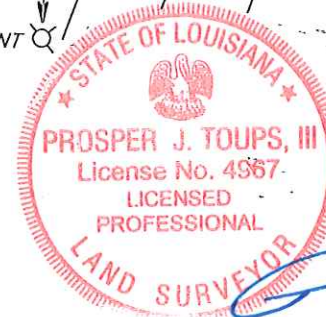
- ⊙ DENOTES 3/4" G.I.P. FND.
- DENOTES IRON ROD FND.
- DENOTES 3/4" G.I.P. FND.
- DRAIN FLOW
- ⊕ DENOTES FIRE HYDRANT
- 5.7' X SPOT ELEVATION

DEVELOPER: JIMMY & KAREN VERRET
LAND USE: SINGLE FAMILY RESIDENTIAL

SUBDIVISION OF PROPERTY OF TRACT 3-D
PART OF A REDIVISION OF TRACT 2-2A AND
A PORTION OF TRACT 3
LOCATED IN SECTION 31, T18S-R17E
TERREBONNE PARISH, LOUISIANA.

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

THIS LOT IS LOCATED IN ZONE C AS SHOWN ON FEMA MAP COMMUNITY PANEL NO. 225206 0435C,
DATED MAY 1, 1985. (C ZONE HAS NO ELEVATION REQUIREMENT). FEMA 2006 RITA ADVISORY PANEL
NO. 0-101 PLACES THIS LOT IN ZONE A WITH AN ELEVATION REQUIREMENT OF 7.0'.



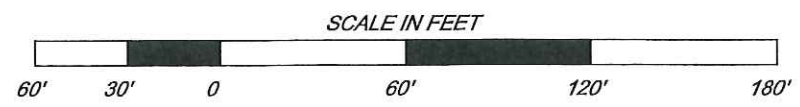
CERTIFICATION:
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND
CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE
MOST RECENT STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF
LOUISIANA, BOARD OF REGISTRATION FOR 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: _____
PROSPER J. TOUPS, III, P.L.S.
LA. LAND SURVEYOR REG. NO. 4967

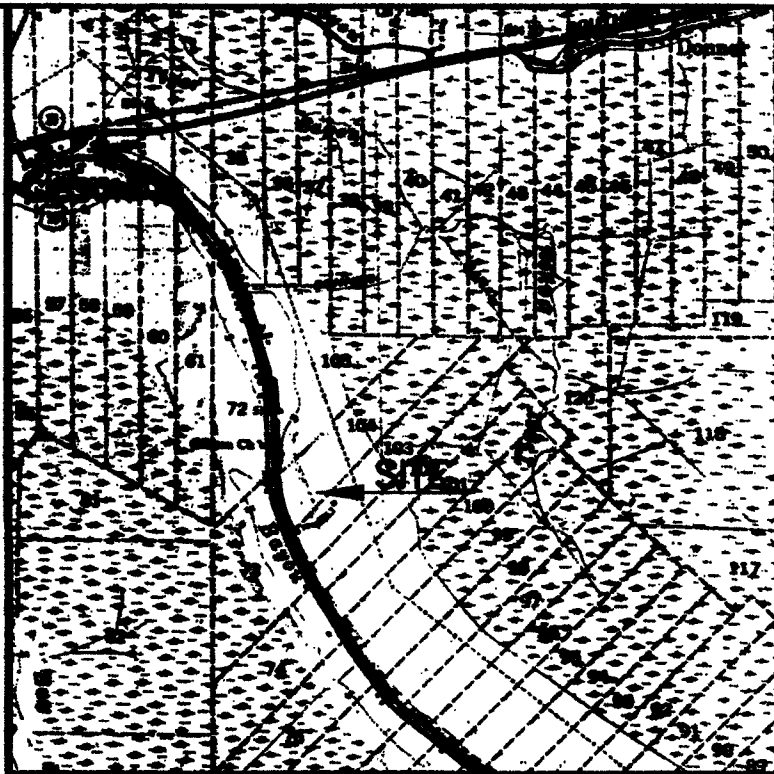
DATE: 1-27-16

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

REFERENCE BEARING MAP:
PLAT PREPARED BY KENETH L. REMBERT, LAND SURVEYOR ENTITLED,
"SURVEY SHOWING TRACTS 3-A, 3-B, 3-C, & 3-D A REDIVISION OF
TRACT 2-2A AND A PORTION OF TRACT 3 PROPERTY BELONGING TO WARD
THERIOT LOCATED IN SECTION 31, T18S-R17E, TERREBONNE PARISH, LOUISIANA,"
AND DATED SEPTEMBER 12, 2006, REVISED AUGUST 16, 2007.



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



VICINITY MAP
NOT TO SCALE

ZONE "A1"
(REQ-3)

EVE DIBERT HAMMETT BURTON ET AL

ZONE "C"

ESTATE OF ROOSEVELT & JOSEPHINE GARRETT

TRACT 1-A
(32.241 ACRES)

TRACT 1-B
(32.241 ACRES)

TRACT 1-C
(32.241 ACRES)

ADVISORY ZONE "AE"
(REQ-4)

GIBSON LAND COMPANY

TRACT 1-A-1
(27,358 SQ.FT.)

TRACT 1-B-1
(27,358 SQ.FT.)

TRACT 1-C-1
(27,358 SQ.FT.)

ADVISORY ZONE "A"
(REQ-5)

THESE TRACTS ARE LOCATED IN ZONES "C" AND "A1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225208, PANEL NO. 0570, SUFFIX AND DATED MAY 1, 1985. (ZONE "A1" HAS A BASE FLOOD REQUIREMENT OF 3'. F.E.M.A. ADVISORY PANEL NO. LA-184 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 4' & ZONE A WITH A BASE FLOOD REQUIREMENT OF 5'. THE 2008 DFIRM PLACES THESE TRACTS IN ZONE "AE" WITH A 6' REQUIREMENT.

THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, PIPELINES, POWER LINES, OR PHYSICAL OBJECTS THAT MAY AFFECT THIS PROPERTY.

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

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

BY _____ FOR _____

LAND USE: RESIDENTIAL
DEVELOPER: BRUCELEN, L.L.C.

SURVEY OF TRACTS 1-A, 1-B, 1-C
1-A-1, 1-B-1 AND 1-C-1
A REDIVISION OF TRACT 1
BELONGING TO BRUCELEN, L.L.C.
IN SECTION 73, T16S-R15E
TERREBONNE PARISH, LOUISIANA

DECEMBER 15, 2015 SCALE: 1" = 200'

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



LEGEND:

- INDICATES IRON MARKER FOUND
- INDICATES IRON MARKER SET

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

BY _____ FOR _____