

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

APRIL 16, 2015, 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 March 19, 2015
- D. COMMUNICATIONS**
- E. NEW BUSINESS**
 - 1. Parking Plan:
Creation of 88 parking spaces; 2335 St. Louis Canal Road; Craig Flannery, applicant (*District 3*)
 - 2. Planned Building Group:
Placement of additional building (office/shop); 220 Equity Boulevard; Cortec Fluid Control, applicant (*District 6*)
- 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 March 19, 2015
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of March 19, 2015
- D. APPROVE EMITTENCE OF PAYMENT FOR THE APRIL 16, 2015 INVOICES AND TREASURER'S REPORT OF MARCH 2015**
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
 - 1. a) Subdivision: Redivision of Property of Janice Richard Benoit (Lots "A" & "B")
Approval Requested: Process D, Minor Subdivision
Location: Southeast corner of St. George & Main Project Roads, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Janice Benoit
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Consider Approval of Said Application

2. a) Subdivision: Village East Industrial Park, Addendum No. 2
Approval Requested: Process D, Minor Subdivision
Location: South side of Industrial Avenue A, adjacent to 3552 Industrial Avenue A, Terrebonne Parish, LA
Government Districts: Council District 1 / Village East Fire District
Developer: C.S. & E. Properties, LLC
Surveyor: T. Baker Smith, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Tracts A & B, Property of Robert J. Theriot, et ux
Approval Requested: Process D, Minor Subdivision
Location: 873 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Robert J. Theriot
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Lot 5 of the Sylvester Hebert Family Partition into Lots 5A, 5B, & 5C
Approval Requested: Process D, Minor Subdivision
Location: 249 Horseshoe Road & 301 & 303 North Main Project Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Sherry Hebert Verret
Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action with regard to the proposed injection well as it pertains to state and local laws

I. ADMINISTRATIVE APPROVALS:

1. Revised Lot 1 & Revised Tracts 1 & 2, A Redivision of Revised Lot 1 & Revised Tracts 1 & 2, Property belonging to Daniel J. Hutcherson, et ux, Section 3, T18S-R18E and Sections 2, 43, 44, 45, 46, & 47, T18S-R19E, Terrebonne Parish, LA
2. Tracts A & B, Property of Timmy P. Collins, et al, Section 68, T19S-R17E, Terrebonne Parish, LA
3. Revised Tracts 5, 6, 7, 8, & 9, Dularge Estates Subdivision, Section 24, T19S-R16E, Terrebonne Parish, LA
4. Lot Line Shift between Tract "B" of the Redivision of Tract 4 of the partition of Property belonging to Toalcee A. Allemand and Tract 5B belonging to Robert Oliver, Section 7, T16S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
Public Hearing
 - a) Discussion and possible action with regard to the proposed RV Park Regulations

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 MARCH 19, 2015

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of March 19, 2015 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:27 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Gerald Schouest. At the Zoning & Land Use Commission portion of the meeting, Dr. Cloutier prayed especially for Commissioner Richard Elfert’s family and friends; Mr. Elfert passed away on March 5, 2015.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Mr. Pat Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Thibodeaux moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of February 26, 2015.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Schouest moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of February 26, 2015.”

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the March 19, 2015 invoices and approve the Treasurer’s Report of February 2015.”

The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from T. Baker Smith, Inc. dated March 11, 2015 requesting to table the minor subdivision application for Village East Industrial Park, Addendum No. 2 until the next regular meeting of April 16, 2015 [See *ATTACHMENT A*].
 - a) Mr. Kurtz moved, seconded by Mr. Kelley: “THAT the HTRPC table the minor subdivision application for Village East Industrial Park, Addendum No. 2 until the next regular meeting of April 16, 2015 as per the Developer’s request [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. OLD BUSINESS:
- Mr. Kurtz moved, seconded by Mr. Kelley: “THAT Old Business Item F.1 be removed from the table and be considered at this time.”

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; 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 Janice Benoit requesting approval for Process D, Minor Subdivision for the Redivision of Property of Janice Richard Benoit (Lots “A” & “B”).
 - a) Galen Bollinger, Charles L. McDonald Land Surveyors, stated the matter was tabled in December and the fire hydrant was installed and the drainage has been done.
 - b) Mr. Gordon discussed the staff report and stated that he had no knowledge that the fire hydrant had been installed because a photo was never submitted and the engineering letter had a condition that the lots are graded and the proposed swale ditches were dug [See *ATTACHMENT B*].
 - c) Discussion was held with regard to determining what was complete and verified and that the matter would have to be tabled until then.
 - d) Tre Chauvin, Leonard Chauvin P.E., P.L.S., Inc., engineer, verified that the drainage was complete.
 - e) Discussion was held with regard of the condition not being met.
 - f) Mr. Bollinger agreed to table the matter until the next meeting and stated they waived the right and/or requirement to have the application approved within 60 days as per state and local laws, and consented to the extension of such period.
 - g) Mr. Kurtz moved, seconded by Mr. Schouest: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Redivision of Property of Janice Richard Benoit (Lots “A” & “B”) until the next regular meeting of April 16, 2015 as per the Developer’s request and waived the right and/or requirement to have the application approved within 60 days as per state and local laws, and consented to the extension of such period.”

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

2. The Chairman called to order the Public Hearing for an application by Annie 1, LLC requesting approval for Process D, Minor Subdivision, for Trinity Commercial Park, Addendum No. 2, Phase C.
 - a) Mr. Gene Milford, Milford & Associates, Inc., stated the matter was tabled at the last meeting but everything was now complete.
 - b) Mr. Gordon discussed the Staff Report and stated a revised plat was submitted with addressing and a drainage plan depicted after his report was completed. He stated Staff would recommend approval.
 - c) Ms. Schexnayder stated the drainage for the 2 lots were included in the previous addendum.
 - d) Mr. Schouest moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Trinity Commercial Park, Addendum No. 2, Phase C.”

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

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Leon Cox requesting approval for Process D, Minor Subdivision for Tracts 4-A & 4-B, Property of Leon Cox.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated there was no letter from the gas department but the property was going to be total electric.
 - b) The Chairman recognized Gertrude Rodriguez, 5919 Bayou Black Drive, who expressed concerns of what the intentions were for the property. Mr. Rembert indicated he was under the impression it was for homesites.

- c) Mr. Ostheimer 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, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Gordon discussed the Staff Report and stated drainage calculations had been submitted and approved by Engineering. He stated Staff would recommend conditional approval provided addressing was depicted on the plat.
 - e) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Tracts 4-A & 4-B, Property of Leon Cox conditioned upon addressing being depicted on the plat.”
 - f) Discussion was held with regard to the definition of “minor subdivision” and the terminology misleading the public.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing for an application by David Jude Luke requesting approval for Process D, Minor Subdivision for Lots 3-A and 3-B. A Division of Property belonging to Ennis Paul Luke, Sr., et al.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested conditional approval until he could get an approval from the Board of Health.
 - b) No one from the public was present to speak on the matter.
 - c) Mr. Kelley moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided all addressing was depicted on the plat and a letter of compliance is submitted by the Board of Health.
 - e) Mr. Kelley moved, seconded by Mr. Schouest: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision Lots 3-A and 3-B. A Division of Property belonging to Ennis Paul Luke, Sr., et al conditioned upon addressing being depicted on the plat and a letter of compliance is submitted by the Board of Health.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the Public Hearing for an application by S & A Capital Investments, LLC requesting approval for Process A, Re-Subdivision, for the Resubdivision of Block 3, Hillcrest Estates.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
 - b) The Chairman recognized Ms. Maria Archer, Developer, who stated they were moving the rear property lines out of the pond/green space so it may be an area for the entire community.
 - c) Mr. Kelley moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Ms. Schexnayder indicated there was an error on the right-of-way whereas it should be 81' rather than 20'. Mr. Rembert stated he would have it corrected.
- f) Discussion was held with regard to Tract A where the pond is and designating it as "raw land."
- g) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the resubdivision of Block 3, Hillcrest Estates conditioned the right-of-way is corrected to 81' and Tract A is depicted as raw land."

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

- 4. The Chairman called to order the Public Hearing for an application by North Terrebonne Investors, LLC requesting conceptual & preliminary approval for Process C, Major Subdivision, for Trinity Commercial Park, Addendum No. 3.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property. He stated this should be the last of the extension of Trinity Lane.
- b) No one from the public was present to speak.
- c) Mr. Kelley moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided an approval letter from the Board of Health was received.
- e) Discussion was held with regard to the right-of-way and Ms. Schexnayder indicated it could be handled at the engineering stage.
- f) Mr. Kurtz moved, seconded by Mr. Kelley: "THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Trinity Commercial Park, Addendum No. 3 conditioned upon the submittal of an approval letter from the Board of Health."

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

- 5. WITHDRAWN. *Village East Industrial Park, Addendum No. 2* [See ATTACHMENT B]

H. STAFF REPORT:

- 1. Mr. Gordon discussed final inspections when concerning lights as indicated in the Subdivision Regulations. It was indicated that trenching for underground wiring cannot be backfilled until TPCG Electric Division inspects and approves regardless of the utility provider.

I. ADMINISTRATIVE APPROVALS:

Mr. Thibodeaux moved, seconded by Mr. Kelley: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

1. Revised Lots 6, 7, & 8 of Block 6, Capital Commercial Development, Phase 4B, A Redivision of Lots 3, 4, 5, & 6, Block 6, Sections 84 & 85, T17S-R17E, Terrebonne Parish, LA
2. Tracts A & B, A Redivision of Property belonging to Craig A. Major, et ux, Section 34, T19S-R16E, Terrebonne Parish, LA
3. Revised Lots 10 and 12, Block 3, Addendum No. 2 to Energy Center of Southeast Louisiana, Section 4, T16S-R17E, Terrebonne Parish, LA
4. Resubdivision of a portion of Lot 15 and a portion of Tract D of Ellender Brothers Subdivision into Lot 15-A & Tract D-1, Sections 5 & 24, T18S-R19E, Terrebonne Parish, LA
5. Tract A - 10 acre Raw Land Division, Property belonging to Elzie Verdin, Sections 2 & 3, T18S-R18E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) The Chairman called to order the Public Hearing for the discussion and possible action with regard to the proposed RV Park Regulations.

(1) Mr. Ostheimer discussed concerns and proposed revisions to the proposed RV Park Regulations as it pertains to clerical errors, landscaping, fire codes, etc.

(2) Mr. Thibodeaux moved, seconded by Mr. Ostheimer: "THAT the HTRPC table the proposed RV Park Regulations in order to allow for further comment."

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

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer suggested writing a letter to Parish President Claudet and the Parish Council with regard to the injection well as it pertains to state and local laws [See *ATTACHMENT C*].
- b) The Chairman suggested placing the matter on the next agenda for review and consideration.

2. Chairman's Comments:

- a) The Chairman took this time to acknowledge Councilman Danny Babin in the audience.

L. PUBLIC COMMENTS:

1. The Chairman recognized Mr. Ronnie Shaw, 123 Bocage Drive, discussed inspection issues as it pertains to utilities and meeting with representatives from all utility companies to get resolved.
2. The Chairman recognized Councilman Danny Babin, 347 Tulip Drive, who expressed condolences to Commissioner Richard Elfert. He spoke of a great man who was dedicated to the good of our Parish and that he would be greatly missed.

M. Mr. Kelley moved, seconded by Mr. Ostheimer: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:36 p.m."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. 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
- B. ☐ Mobile Home Park
☐ Residential Building 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:

TRACTS A & B, PROPERTY OF ROBERT J. THERIOT ET UX

1. Name of Subdivision: ROBERT J. THERIOT, 414 EAGLE DR., RACELAND, LA 70394
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: 873 BAYOU DULARGE ROAD
5. Location by Section, Township, Range: SECTION 18, T18S-R17E
6. Purpose of Development: BUILD A NEW DOLLAR GENERAL STORE ON TRACT A
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: 3/03/15 SCALE: 1"=40'
11. Council District: 7 / Bayou Dularge Fire
12. Number of Lots: 2
13. 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

3/27/15

Date

The undersigned certifies: ☒ Ref/et 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.

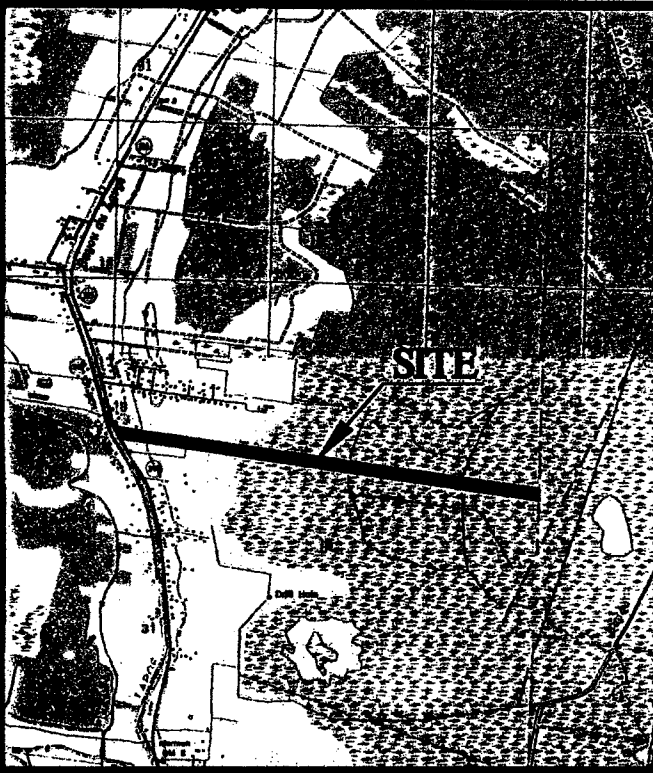
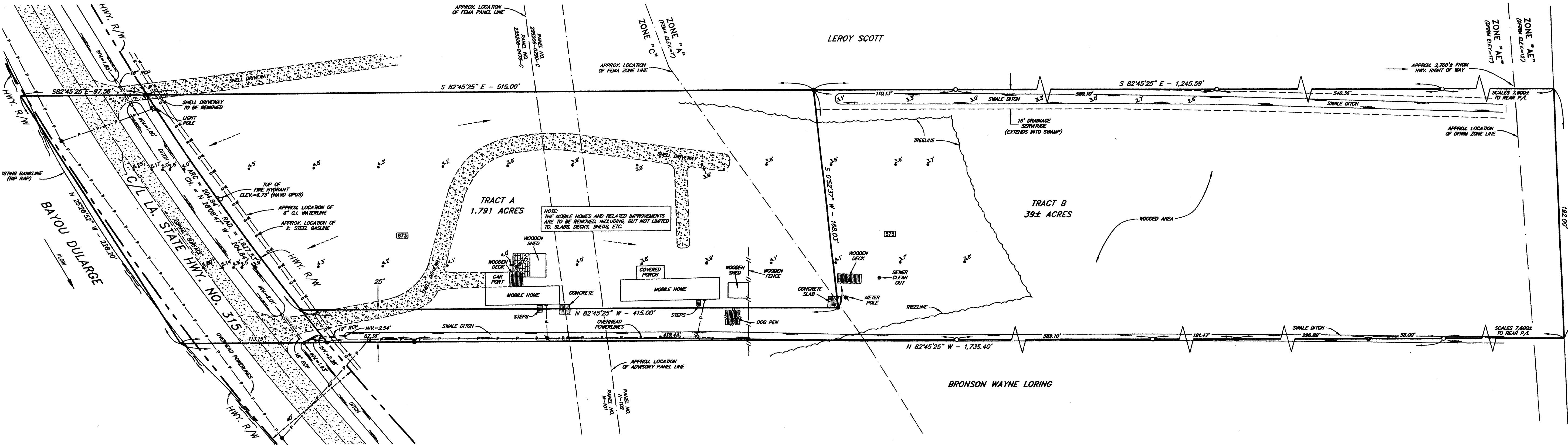
ROBERT J. THERIOT

Print Name of Signature

☒ Robert J. Theriot
Signature

PC15/ 4 - 1 - 15

Revised 3/25/2010



"VICINITY MAP"

BUTLER J. MAHLER
OR ASSIGNS

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

BY _____ FOR _____

PLAT SHOWING TRACTS A AND B,
A REDIVISION OF PROPERTY BELONGING
ROBERT J. THERIOT et ux
LOCATED IN SECTION 18, T18S-R17E,
TERREBONNE PARISH, LOUISIANA

MARCH 3, 2015

SCALE: 1" = 40'

Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
PH. (985) 879-2782



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - INDICATES 800 NAIL SET
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION
 - INDICATES DRAINAGE FLOW
 - 873 INDICATES MUNICIPAL ADDRESS



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

TRACTS ARE LOCATED IN ZONES "C" AND "A" AS SHOWN ON FEDERAL EMERGENCY
FLOOD INSURANCE RATE MAP, COMMUNITY NO. 225208, PANEL NOS. 0475 AND 0290,
"C" AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT
INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL
-N101 AND N102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD
INDEX OF 7. THE 2006 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0450
"E" HAS NOT BEEN ADOPTED BY TERREBONNE PARISH.

THIS PROPERTY DRAINS TO A ROADSIDE DITCH WHICH IS MAINTAINED BY THE STATE OF
LOUISIANA. SIDE DITCHES DRAIN TO THE SWAMP IN THE REAR OF THE PROPERTY.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE
COURSES NECESSARY TO REACH THESE AREAS.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE
HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE
WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: SYLVESTER HEBERT SUBDIVISION - REDIVISION OF LOT 5 F THE SYLVESTER HEBERT FAMILY PARTITION INTO LOTS 5A, 5B & 5C
SHERRY HEBERT VERRET
2. Developer's Name & Address: P. O. BOX 89, SCHRIEVER, LA 70395
SHERRY HEBERT VERRET
*Owner's Name & Address: P. O. BOX 89, SCHRIEVER, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 249 HORSESHOE ROAD & 301 & 303 NORTH MAIN PROJECT, SCHRIEVER, LA 70395.
5. Location by Section, Township, Range: SECTION 72, T15S-R16E
6. Purpose of Development: _____
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: MARCH 30, 2015 1" = 30'
11. Council District: 4 Amadee / Schriever Fire
12. Number of Lots: 3
13. Filing Fees: \$137.98

I, David A. Waitz, P.E., P.L.S., certify this application including the attached date to be true and correct.

David A. Waitz, P.E., P.L.S.

Print Applicant or Agent

3/30/2015

Date


Signature of Applicant or Agent

The undersigned certifies: SHV 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.

SHERRY HEBERT VERRET

Print Name


Signature

PC15/ 4 - 2 - 16

Revised 5/3/07

