

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Angi Falgout.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

MARCH 17, 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. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of February 18, 2016

E. COMMUNICATIONS

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. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 18, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 17, 2016 INVOICES AND TREASURER'S REPORT OF FEBRUARY 2016

F. ELECTION OF OFFICER:

1. Election of Secretary/Treasurer

G. COMMUNICATIONS

H. STAFF REPORT

1. Presentation of Bayou Country Sports Park plan and related infrastructure by Joey Furr, ASLA, Joseph Furr Design Studio, and possible action of the same
2. Resolution to acknowledge completion of training by Joseph Cehan, Jr. as required by Act 859 of the 2004 Louisiana Legislature
3. Discussion and possible action regarding Section 28-78(j)(1) having to do with the discontinuance of preexisting nonconforming outdoor advertising

I. ADMINISTRATIVE APPROVALS:

1. Redivision of Property belonging to Teuton-Caro Developments, LLC, Sections 13, 14, & 82, T16S-R17E, Terrebonne & Lafourche Parishes, LA
2. Survey and Redivision of Property belonging to Larry Joseph LeBlanc, Jr., Kayla G. LeBlanc, and Gloria Leray Gannon, Section 50, T16S-R15E, Terrebonne Parish, LA
3. Survey of Revised Lots 10 & 19, Hellier Row Subdivision, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Mary Louise Morgan, et al, Section 3, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
4. Plan showing Revised Tract A belonging to Unique Properties, L.L.C., et al, Section 96, 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 FEBRUARY 18, 2016

A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., called to order the regular meeting of February 18, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:10 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 Cehan, Jr.; Dr. L.A. "Budd" Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Gerald Schouest. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Laddie Freeman, Legal Advisor.

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 himself or herself from participating in the debate, discussion, and voting on that matter.

C. ACCEPTANCE OF MINUTES:

1. Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of January 21, 2016."

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

D. Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC emit payment for the February 18, 2016 invoices and approve the Treasurer's Report of January 2016."

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

E. PLANNING:

1. Planning Commissioners' Comments:

a) Discussion was held with regard to the mobile home park regulations as it pertains to the S.D.D.M. and awaiting further information from Clay Breaud and Administration. Discussion ensued with regard to spot zoning versus looking at areas that could be rezoned, looking at rezoning individually based on certain circumstances and speculation of rental properties versus owner-occupied.

2. Administration Comments: None.

3. Chairman's Comments:

a) The Chairman discussed reservoir banking and wisely using land that could be a multi-use facility and help drainage and flooding.

F. COMMUNICATIONS: None.

G. APPLICATIONS:

1. The Chairman called to order a Public Hearing for an application for Process D, Minor Subdivision, for the Subdivision of Property of Tract 3-D, Part of a Redivision of Tract 2-2A and a portion of Tract 3.

a) Mrs. Karen Verret, 2257 Brady Road, applicant, discussed the location and division of property. She indicated they were dividing the property for mortgage purposes due to their newly constructed home. The bank is requiring the existing mobile home and the house to be separated.

b) No one from the public was present to speak.

c) Mr. Kelley moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

Cloutier; ABSENT: Mr. Schouest. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the application.
- e) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Subdivision of Property of Tract 3-D, Part of a Redivision of Tract 2-2A and a portion of Tract 3."

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

- 2. The Chairman called to order a Public Hearing for an application for Process A, Raw Land Division, for 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.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, could not be present at the meeting due to medical issues and informed Administration of the same prior to the meeting.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon addresses being depicted on the plat.
- e) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process A, Raw Land Division, for 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. conditioned upon addresses being depicted on the plat."

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

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approval."

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

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

J. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:
 - a) Mr. Kurtz suggested the Planning Commission take an updated photo and have it taken at the next meeting.
 - b) Discussion was held about reservoir banking.

2. Chairman's Comments:

- a) Dr. Cloutier thanked Mrs. Gloria Foret and Mr. Kevin Ghirardi for their time serving on the Commission.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded Mr. Kurtz: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:35 p.m."

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

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