

Houma-Terrebonne Regional Planning Commission

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

OCTOBER 20, 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 September 15, 2016
- E. COMMUNICATIONS**
- F. PRELIMINARY HEARING:**
 - 1. Rezone from R-2 (Two-Family Residential) to C-3 (Neighborhood Commercial) Lots 8 & 9, Block 4, Garnet Addition, 408 Palm Avenue; Motivati Seafoods, LLC, applicant (*Council District 5/City of Houma Fire District*)
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of September 15, 2016
- E. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 15, 2016 INVOICES AND TREASURER'S REPORT OF SEPTEMBER 2016**
- F. COMMUNICATIONS**
 - 1. Letter from Terrebonne Parish Council requesting support for Seafood Festival/Houma Airbase Revitalization efforts

G. OLD BUSINESS:

1. a) Subdivision: Tracts A-1, A-2, B-1 & B-2 belonging to Kay Naquin Olds, et al
Approval Requested: Process A, Raw Land Division
Location: 501± Main Project Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Kay Naquin Olds
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots "5-A" & 5-B", A Redivision of Lot 5, Block 3, Wildwood Heights
Subdivision belonging to Hugh R. Grimes
Approval Requested: Process D, Minor Subdivision
Location: 1751 Acadian Drive, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Hugh R. Grimes
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
3. a) Subdivision: Partition of property belonging to Albert J. Luke, III, et al
Approval Requested: Process D, Minor Subdivision
Location: 4312-4316 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Joni Fanguy Sanders
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tract 1 of the Redivision of Property owned by Myra Naquin, et al
belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-
A and Raw Land Tract 1
Approval Requested: Process A, Raw Land Division
Location: 1860 Highway 665, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Barry Boudreaux, Sr. & Stacy Boudreaux
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Resubdivision of portion of the Jon Mohon, Sr. Property into Lot F-B-I-K
Approval Requested: Process D, Minor Subdivision
Location: 6125 & 6126 Shrimpers Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Jon Mohon, Sr.
Surveyor: Dading, Marques, & Associates, LLC

b) Public Hearing
c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

1. Revised Lots 22 & 23, Block 2, Phase 1 to Northpark, Section 6, T16S-R17E, Terrebonne Parish, LA
2. Revised Tracts A-3 & A-4, A Redivision of Revised Tract A-3 & Tract A-4, Property belonging to Henry J Richard, et ux, Section 3, T17S-R17E, Terrebonne Parish, LA
3. Lot Line Adjustment of the Eastern Property Line of Property belonging to Bessie Toups Beason, et al, or assigns, Section 45, T16S-R15E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF SEPTEMBER 15, 2016

- A. The Vice-Chairman, W. Alex Ostheimer, called to order the regular meeting of September 15, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:46 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. James Erny. The Chairman, Dr. L.A. “Budd” Cloutier, Jr. was out of town.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Mr. James Erny; Mrs. Angi Falgout; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Dr. L.A. “Budd” Cloutier, Jr., Chairman. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-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.
1. Mr. Kurtz indicated he would abstain from Item G.2 pertaining to the Louis Mohana property.
- D. **ACCEPTANCE OF MINUTES:**
1. Mr. Cehan moved, seconded by Mrs. Falgout: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of August 18, 2016.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the September 15, 2016 invoices and approve the Treasurer’s Report of August 2016.”
- The Vice-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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated September 15, 2016 requesting to table Item H.1 with regard to Tracts A-1, A-2, B-1, & B-2 belonging to Kay Naquin Olds, et al until the next regular meeting of October 20, 2016 [See *ATTACHMENT A*].
- a) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts A-1, A-2, B-1, & B-2 belonging to Kay Naquin Olds, et al until the next regular meeting of October 20, 2016 [See *ATTACHMENT A*].”
- The Vice-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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated August 23, 2016 requesting to withdraw Pelican Retreat Townhouses which was tabled at the August 18, 2016 meeting [See *ATTACHMENT B*].
- G. **OLD BUSINESS:**
- Mr. Erny moved, seconded by Mr. Cehan: “That the Old Business be removed from the table and considered at this time.”
- The Vice-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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Vice-Chairman called to order an application by Deroche Development, LLC requesting approval for Process D, Minor Subdivision, for Townhomes of Deroche Estates.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the application that was tabled at the previous meeting. He requested a variance for 24.3 where a townhouse is defined as three units versus the zoning ordinance that defines it as two units. He indicated they had addressed the parking concerns.
- b) The Vice-Chairman recognized Councilwoman Christa Duplantis-Prather, 101 Saxony Drive, who stated she was pleased with the parking issue being addressed and the street being wide enough. She inquired about the common wall between the townhomes being fire rated. It was determined the wall was a building code issue and they would have to meet State Fire Marshal requirements.
- c) Mr. Pulaski discussed the Staff Report and stated the PUD application for the Zoning & Land Use Commission was approved and Deroche Estates Subdivision, Addendum No. 1 was on the Council's agenda of September 21, 2016. He stated Staff would recommend conditional approval provided upon a variance being granted for the minimum number of units in the definition of townhomes (24.3) to two townhomes as described in the zoning code and conditioned upon Deroche Estates Subdivision, Addendum No. 1 be approved by the Parish Council.
- d) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC grant a variance for the minimum number of units in the definition of townhouse from 3 to 2 and conditioned upon approval of Deroche Estates, Addendum No. 1 by the Terrebonne Parish Council."

The Vice-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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Vice-Chairman called to order an application by Louis J. Mohana requesting approval for Process D, Minor Subdivision, for Tracts "A-1" and "A-2", Property belonging to Louis J. Mohana, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the matter was tabled at the last meeting in order to reconfigure the lots to meet Waterworks' requirements.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- c) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Tracts "A-1" & "A-2", Property belonging to Louis J. Mohana, et ux."

The Vice-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, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Kurtz and Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS:

1. WITHDRAWN. *Tracts A-1, A-2, B-1, & B-2 belonging to Kay Naquin Olds, et al* [See ATTACHMENT A]

2. The Vice-Chairman called to order a Public Hearing for an application by Hugh R. Grimes requesting approval for Process D, Minor Subdivision, for Lots "5-A" & "5-B", A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Vice-Chairman read a letter Mr. Grimes sent to all of the Commissioners.
- c) The Vice-Chairman recognized Joy Bergeron, 1747 Acadian Drive, who objected to the minor subdivision and expressed concerns of subdividing property in her neighborhood. She also spoke of a trailer (manufactured home) that was placed in the subdivision.

d) The Vice-Chairman recognized Hugh Grimes, applicant, who stated he was a good neighbor and has been having a hard time selling his house due to the economy. He also expressed concerns of a “trailer” (manufactured home) placed on the neighboring property.

e) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the Public Hearing be closed.”

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

f) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the plat be revised to accommodate a sewer servitude as requested by Pollution Control and approval from the Board of Adjustment for the side yard setback.

g) Discussion was held with regard to the manufactured home that was legally allowed due to different construction standards from a typical mobile home.

h) Mr. Cehan moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots “5-A” & “5-B”, A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes until the Board of Adjustment can review the variance request.”

i) Further discussion was held with regard to manufactured homes and mobile homes where it pertains to construction standards and aesthetics.

j) Discussion ensued with regard to subdivision covenants and whether they exist in the subdivision.

k) Mr. Freeman stated that the Parish doesn’t regulate or enforce covenant restrictions but the Commission could use to consider their decision. He also discussed the motion made to be clearer to include that the matter be tabled until the next meeting.

l) *Motion Amended.* Mr. Cehan moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots “5-A” & “5-B”, A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes until the next regular meeting of October 20, 2016 in order for the Board of Adjustment to review the variance request.”

m) Should there be covenant restrictions, they are to be provided by the applicant.

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

3. The Vice-Chairman called to order a Public Hearing for an application by Indian Ridge Plantation, LLC requesting approval for Process D, Minor Subdivision, for Tract “FF-1”, A Portion of Tract “FF” being a Redivision of Property of Indian Ridge Plantation, LLC, et al.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.

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

c) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the Public Hearing be closed.”

The Vice-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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided an address for Tract “FF-1” was depicted on the plat as well as the required “north” arrow.

e) Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract “FF-1”, A Portion of Tract “FF” being a Redivision of Property of Indian Ridge Plantation, LLC, et al conditioned upon an address for Tract “FF-1” being depicted on the plat as well as the required ‘north’ arrow.”

f) Discussion was held with regard to a previous proposal for an OL-2 zoning district for lower parts of the parish which never came to fruition.

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

4. The Vice-Chairman called to order a Public Hearing for an application by Michael R. Macha requesting approval for Process D, Minor Subdivision, for Tracts “3-A” and “3-B”, Division of Tract 3, Being a portion of Tract 21 of the Division of Waubun, St. George, and Isle of Cuba Plantations.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.

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

c) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

The Vice-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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.

e) Mr. Kurtz moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “3-A” and “3-B”, Division of Tract 3, Being a portion of Tract 21 of the Division of Waubun, St. George, and Isle of Cuba Plantations.”

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

5. The Vice-Chairman called to order an application by Linton Road Company, LLC requesting engineering approval for Process C, Major Subdivision, for Cameron Isles Business Park Unit 1.

a) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a memo dated September 15, 2016 regarding the punch list items for the development [See *ATTACHMENT C*].

b) Discussion was held with regard to the issues on the letter.

c) Mr. Ben Elliott, Delta Coast Consultants, LLC, stated they could comply/resolve all items on the punch list.

d) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Cameron Isles Business Park Unit 1 conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated September 15, 2016 [See *ATTACHMENT C*].”

The Vice-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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

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

1. Tract "A-3" & Revised Tracts "A-1" & "A-2", A Redivision of property belonging to Jackie A. Marie, et al, Section 19, T18S-R18E and Sections 14, 15, & 16, T18S-R19E, Terrebonne Parish, LA
2. Revised Lots 26 & 27, Bernard Subdivision, Section 4, T17S-R17E, Terrebonne Parish, LA
3. Shift of Lot Lines between Steven Marmande and St. Michel Plantation, LLC, Section 18, T18S-R17E, Terrebonne Parish, LA
4. Tract "A-3" & Revised Tracts "A-1" & "A-2", A Redivision of property belonging to Jackie A. Marie, et al, Section 19, T18S-R18E and Sections 14, 15, & 16, T18S-R19E, Terrebonne Parish, LA
5. Revised Lots 22 & 23, Block 2, Phase 1 to Northpark, Section 6, T16S-R17E, Terrebonne Parish, LA

The Vice-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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) The Vice-Chairman called to order the Public Hearing for the discussion and possible action with regard to modifications to the Storm Drainage Design Manual as it pertains to mobile home parks.
- b) Mr. Pulaski read a letter from Mr. Mark Guidroz regarding his comments on the matter.
- c) Discussion was held with regard to sending this matter to the Subdivision Regulations Review Committee for further discussion.
- d) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC refer the modifications to the Storm Drainage Design Manual as it pertains to mobile home parks back to the HTRPC's Subdivision Regulations Review Committee for further review and discussion."

The Vice-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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Kurtz inquired about voting on previous meeting minutes when he was present for that particular meeting. Mr. Freeman indicated he can if he has read them but also can abstain if he so wishes to. Clarification was also given to Mr. Kurtz regarding the treasurer's report.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS:

1. The Vice-Chairman recognized Joy Bergeron, 1747 Acadian Drive. Further discussion was held with regard to manufactured homes versus mobile homes as it concerns construction standards and aesthetics.

N. Mr. Erny moved, seconded Mr. Thibodeaux: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:03 p.m."

The Vice-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. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 (FAX) 985-879-1641

September 15, 2016

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Palaski:

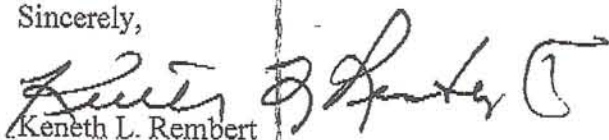
Re: APPLICATIONS-Item 1 Property of Kay Naquin Olds

Dear Chris:

Please let this letter serve as a request to place the above item on the table until next month's meeting. We have to address a few unfinished issues.

Thank you.

Sincerely,


Kenneth L. Rembert

KLR/apr

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
504- 879-2782 (FAX) 504-879-1641
e-mail - klrsurveyors@aol.com

August 23, 2016

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

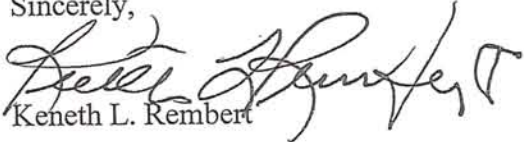
Re: PELICAN RETREAT TOWNHOUSES

Dear Chris:

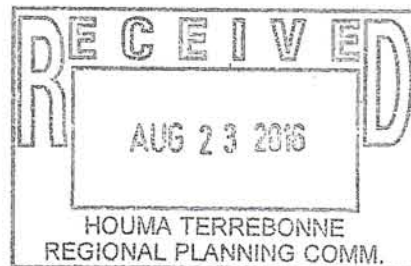
Please remove above item from further consideration. We may re-submit at another time.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr





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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

September 15, 2016
1st Review
Item No. H-5

TO: Christopher M. Pulaski

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

SUBJECT: Cameron Isles Business Park Unit 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. 22-187 LONO is required for the removal of the 42" culvert and re-sloping the ditch along Westside Boulevard.
2. 24.5.3.3. Specifications have not been received.
3. 24.5.4.6.7 Label all utility servitudes on the plat.
4. 24.5.4.6.7 Label existing drainage servitudes.
5. 24.5.4.6.7. All servitudes on the plat need to be labeled with bearings and distances.
6. 24.5.4.6.7 Proposed drainage servitudes not shown on the plat.
7. 24.5.4.7.6. Block number not shown on the plat.
8. 24.5.4.7.7. Alignment for roundabout needs to be as recommended by Providence.
9. 24.5.4.8. Existing contours at one foot intervals or less are not shown on final drainage plan.
10. 24.7.6.1.7 Street and Traffic signs as per "Louisiana Manual on Uniform Traffic Control Devices". No sign plan provided.
11. 24.7.6.1.10. Plans need to use current LADOTD construction standards.
12. 24.7.6.2.6 Does not conform to the SDDM:
 - a. IV.A. Discharge is not limited to 10-year, 24-hour pre-development rate and there are no calculations showing there are no adverse impacts.
 - b. V.A.1 One foot contours on existing site plan not provided.
 - c. V.A.2 Lot grading on proposed site plan not provided.
 - d. V.A.2 Outfall A & B culverts are not shown on the plan sheet.
 - e. V.A.2 Drainage Pump location needs to be revised as per T. Baker Smith.
 - f. V.A.3 Scale is inconsistent and there is no legend on plan/profile sheets.
 - g. V.A.3 Finished grade at right-of-way on plan/profile not shown.
 - h. V.A.3 Dimensions of all servitudes on plan/profile not shown.
 - i. V.A.3 The invert of the culverts should be inline with the invert of the ditch.
 - j. V.A.4 Scale inconsistent on overall drainage plan.
 - k. V.A.4 Appendix 1 of calculations have not been provided.
 - l. V.A.4 Individual hydrographs need to be submitted.
 - m. V.A.4 No calculations for the culverts in outfalls A & B.
 - n. V.A.4 Calculations are incomplete and inconsistent.
 - o. V.A.4 Outfall ditch A needs to show more information since it is a roadside ditch.

Saltwater Fishing Capital of the World®

- p. V.A.4 Cannot relate the stations on the outfalls to the plans.
 - q. V.A.6 There needs to be access to all outfall ditches for maintenance.
 - r. V.A.5 Location of all utilities on typical roadway section not shown.
 - s. V.A.8 Cross-sections do not show the roadway.
 - t. V.A.8 Legend for cross-sections is incorrect.
 - u. V.A.8 Cross-sections should be of the entire lot.
 - v. V.C.2 Minimum service life for culverts needs to be noted.
 - w. V.C.18 Culverts should be sized as if the entire subdivision was subsurfaced. These sizes should be shown on the plat.
 - x. VII.A Since this development will result in disturbance of more than 5 acres a LAR100000 permit and a NOI need to be submitted to LaDEQ. TPCG-ED should receive a copy prior to construction.
 - y. VIII.A. Servitude is not shown on the typical sections of the outfalls.
 - z. VI.A.27 Written restriction stating that no structure, fill or obstructions shall be located within any drainage easement or delineated flood plain should be on the plat.
- 13. 24.7.5.4.2 Servitude for gas main needs to be provided.
 - 14. 24.7.5.2. No lights are depicted in the plans.
 - 15. 24.7.5.2 No electrical servitude
 - 16. 24.5.4.8 Drawings showing final alignment of streets and sewerage, method of sewerage disposal and/or tie-in with existing collective systems, lagoons, lift stations, force mains, etc.
 - 17. 24.7.6.4 Benchmarks: brass or aluminum disk located in the street near the centerline of each road intersection shown on engineering plans.
 - 18. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Electric Utility
 - c. Department of Heath and Hospitals
 - d. Pipeline compnay
 - e. Gas Utility
 - 19. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
 - 20. Reminder: Need to provide master drainage plan when applying for phase 2 engineering as part of the Master Plan approval requirement.

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: Ernest Brown
Michelle Eschete
Benjamin D. Elliott, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File

JOHN NAVY, CHAIRMAN

DISTRICT 1

JOHN NAVY

DISTRICT 3

GERALD MICHEL

DISTRICT 5

CHRISTA M. DUPLANTIS-PRATHER, RN

DISTRICT 7

ALIDORE "AL" MARMANDE

DISTRICT 9

STEVE TROSCLAIR



DIRK GUIDRY, VICE CHAIRMAN

DISTRICT 2

ARLANDA J. WILLIAMS

DISTRICT 4

SCOTTY DRYDEN

DISTRICT 6

DARRIN W. GUIDRY, Sr.

DISTRICT 8

DIRK J. GUIDRY

COUNCIL CLERK

VENITA H. CHAUVIN

Post Office Box 2768 • Houma, LA 70361
Government Tower Building • 8026 Main Street, Suite 600 • Houma, LA 70360
Telephone: (985) 873-6519 • FAX: (985) 873-6521
vchauvin@tpcg.org www.tpcg.org

October 3, 2016

Dr. Budd Cloutier, Chairman
Houma-Terrebonne Regional Planning Commission
Post Office Box 1446
Houma, LA 70361

RE: Seafood Festival - Houma Airbase Revitalization

Dear Dr. Cloutier:

Although economic conditions have indicated a downturn in the economy, Terrebonne Parish has been fortunate in that there have been many local events that have brought in tourists from near and far. Terrebonne Parish has been recognized over the last few years for the Best of the Bayou Festival, Downtown Live After Five, and the "Rou Ga Rou" Festival.

In an effort to revitalize East Houma and the Houma Airbase, we would like your support of establishing an annual Seafood Festival and other activities similar to that of City Park in New Orleans. It is the intent that other local activities such as the Seafood Festival and "A Cajun Christmas" of lights will draw visitors to the underutilized airbase. This once abandon area can become the staple of what it use to represent years ago when families sought prime locations there with their families.

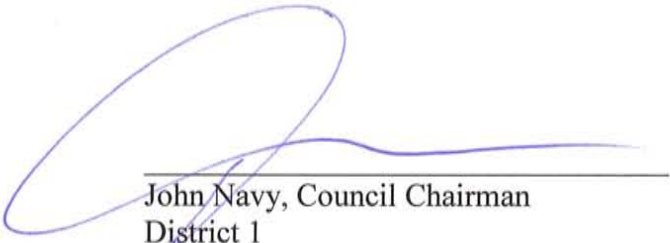
We are asking for your support of this revitalization effort to not only support and promote our local seafood vendors, but to bring the family atmosphere back to the Houma airbase. With the assistance of a local committee consisting of the Parish Council, Administration, and representatives from the Houma-Terrebonne Chamber of Commerce, South Central Industrial Association, South Central Planning & Development Commission, the Terrebonne Economic Development Authority, Houma-Terrebonne Planning Commission, the Terrebonne Parish Planning & Zoning Department, the Houma Police Department, Recreation District No. 11, and the Houma Area Convention and Visitors Bureau, we hope to formulate a committee to begin discussions of how we can begin this initiative.

October 3, 2016

Page 2

Each of the aforementioned agencies are requested to submit the name of one representative from their organization to be a part of the planning process for this historical revitalization event. All representative names and contact information should be submitted to the Office of the Terrebonne Parish Council, Post Office Box 2768, Houma, LA 70361 and received no later than November 30, 2016. Should you have any questions, please feel free to contact the Council Office at (985) 873-6519.

Sincerely,



John Navy, Council Chairman
District 1



Dirk Guidry, Council Vice Chairman
District 8

/st

cc: Terrebonne Parish Council
Mrs. Venita H. Chauvin, Council Clerk
Council Reading File

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: TRACTS A-1, A-2, B-1 & B-2, PROPERTY OF KAY NAQUIN OLDS ET AL
2. Developer's Name & Address: KAY NAQUIN OLDS, 4408 HWY 182 WEST, PATTERSON, LA 70392
KAY NAQUIN OLDS, 4408 HWY 182 WEST, PATTERSON, LA 70392
*Owner's Name & Address: DEL RIO DEVELOPMENT, 369 TULIP DR, HOUMA, LA 70360
[*All owners must be listed, attach additional sheet if necessary] Chad M. Naquin
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 501 +/- MAIN PROJECT ROAD
5. Location by Section, Township, Range: SECTION 84, T15S-R16E
6. Purpose of Development: DIVIDE OWNERSHIP IN LAND (2/3 FOR OLDS, 1/3 FOR DEL RIO)
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: 7/20/16 SCALE: 1"=100'
11. Council District: 4 Dryden / Schriever Fire
12. Number of Lots: 4
13. Filing Fees: \$16544

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

KENETH L. REMBERT

Print Applicant or Agent

7/26/16

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 X K.N.O. 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.

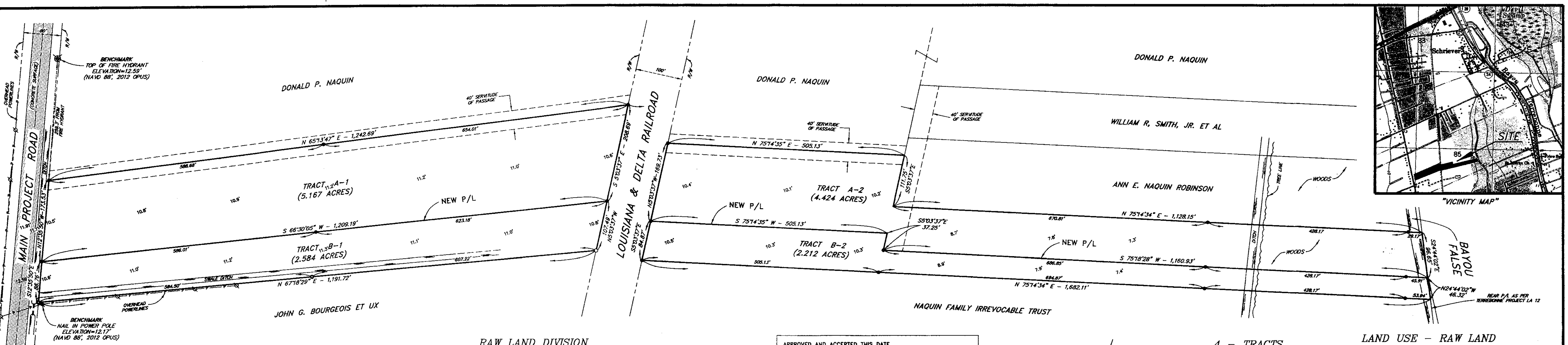
KAY N. OLDS
Print Name of Signature

7/26/16

Date

Kay N. Olds
Signature

PC16/ 9 - 1 - 31



RAW LAND DIVISION

THIS DIVISION OF "RAW LAND" IS FOR CONVEYANCE OF TITLE ONLY. A VARIANCE FOR A TOPOGRAPHICAL SURVEY OF THIS LAND IS REQUESTED. NO BUILDING PERMITS WILL BE ISSUED ON THESE TRACTS UNTIL THEY ARE RESUBMITTED AND BROUGHT INTO FULL COMPLIANCE WITH ARTICLE 25.5.1.

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 "D" RURAL 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**

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 3.5 INDICATES SPOT ELEVATION (NAVD 88-2012 OPUS)
- ◆ INDICATES TEMP. BENCHMARK (NAVD 88-2012 OPUS)

GRAPHIC SCALE

100' 50' 0 100' 200'

4 - TRACTS

LAND USE - RAW LAND

PLAT SHOWING TRACTS A-1, A-2, B-1 AND B-2, BELONGING TO KAY NAQUIN OLDS ET AL SECTION 85, T15S - R16E TERREBONNE PARISH, LOUISIANA

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

Keneth L. Rembert, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. No. 331

DRAWN: B.MARTIN

CHK'D.: K.L.R.

SCALE: 1" = 100'

ACAD VERSION 2010

FILE: MAPS/BOBBY/2016

DATE: JULY 20, 2016

THESE TRACTS ARE PARTIALLY LOCATED IN ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 9'). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-0100 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E", PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 7'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 535202 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

JOB NO.: 239 FIELD BOOK: 419 ADDRESS: SCHRIEVER CAD NAME: KAY-OLDS-NAQUIN-PROPERTY-SCHRIEVER-PC_16-239
DRAWN BY: BM PAGES: 8-14 SURVEY FILE: NAQU-RB3 FOLDER: DEL PRO DEVELOPMENT - KAY OLDS CRD FILE: KAY-OLDS-NAQUIN-PROPERTY-SCHRIEVER

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: Lots 5-A & 5 B, Blk. 3, Wildwoods Heights Subdivision
2. Developer's Name & Address: Hugh R. Grimes, 1751 Acadian Dr., Houma, La. 70363
*Owner's Name & Address: Hugh R. Grimes, 1751 Acadian Dr., Houma, La. 70363
[* 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: 1751 Acadian Dr., Houma, LA 70363
5. Location by Section, Township, Range: Section 105, T17S-R17E
6. Purpose of Development: Create smaller site to live in.
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:
8/29/16 Scale 1"=30'
11. Council District:
8 Guidry / COH Fire
12. Number of Lots: 2
13. Filing Fees: \$138⁴⁸

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

KENETH L. REMBERT

Print Applicant or Agent
8/29/16

Date

The undersigned certifies: ☒ H.R.G. 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.

Hugh R. Grimes

Print Name of Signature
8/29/16

Date

[Signature]
Signature of Applicant or Agent

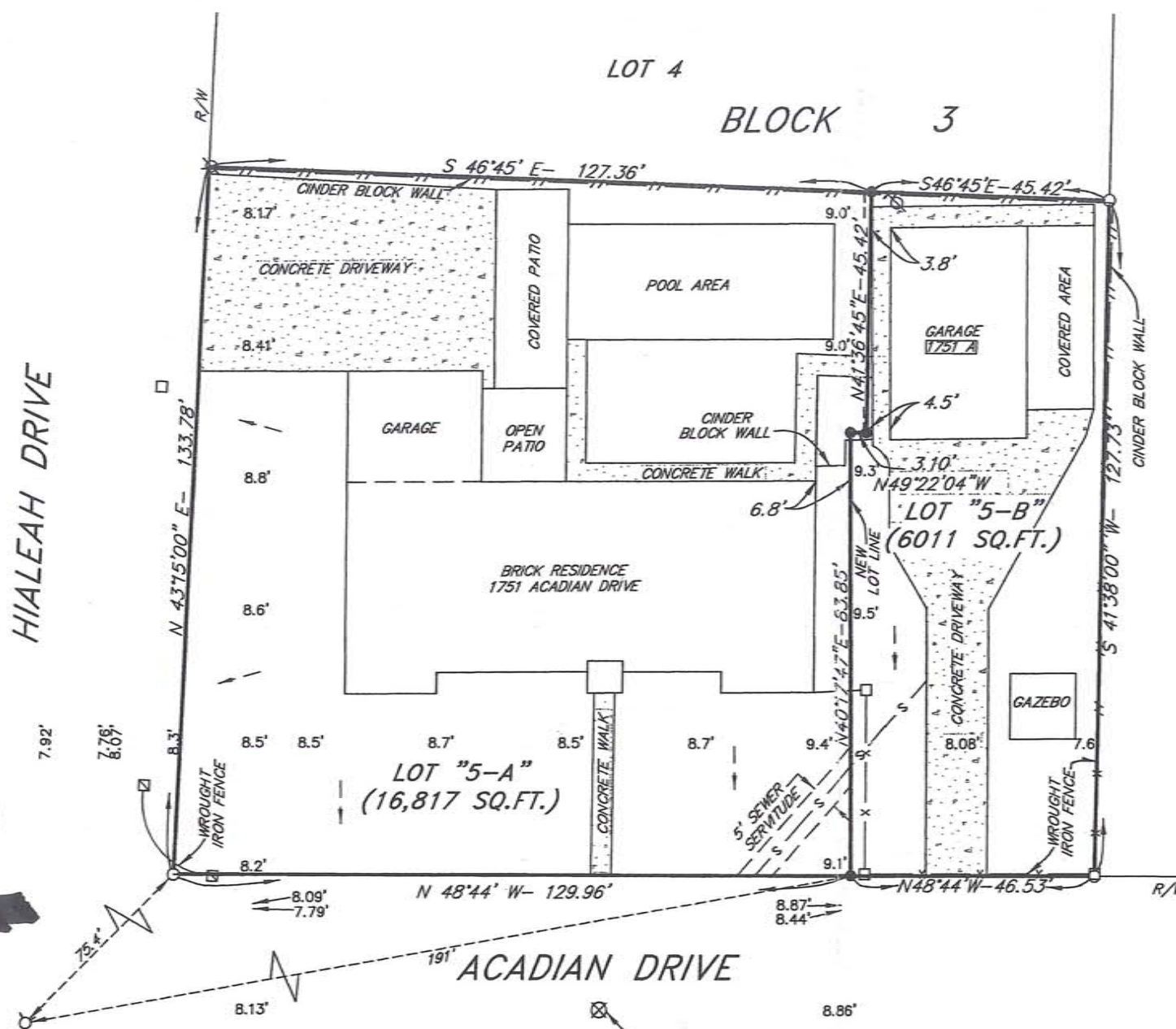
[Signature]
Signature

PC16/ 9 - 2 - 32



OB2

HIALEAH DRIVE



LAND USE: RESIDENTIAL

SURVEY OF LOTS "5-A" & "5-B"
A REDIVISION OF LOT 5 BLOCK 3
WILDWOOD HEIGHTS SUBDIVISION
BELONGING TO HUGH R. GRIMES
LOCATED IN SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA

AUGUST 26, 2016

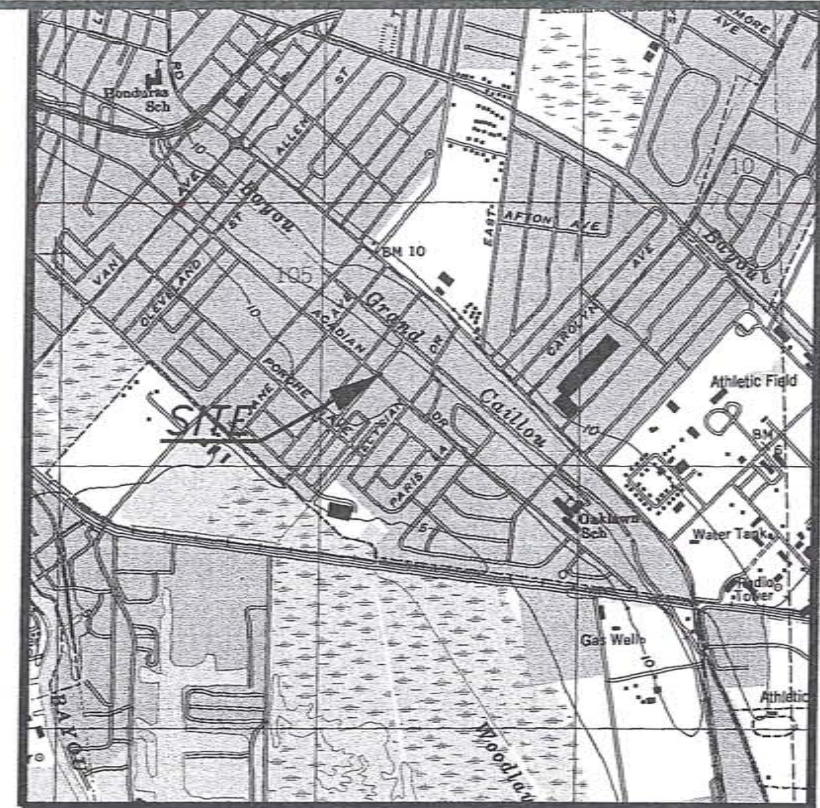
SCALE: 1" = 30'



Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR

635 SCHOOL ST., HOUMA, LA. (985)879-2782

BENCHMARK
CHISELED SQUARE SET
IN CENTER OF STREET
ELEVATION = 7.98'
(NAVD 88', 2012 OPUS)



VICINITY MAP

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION (NAVD 88', 2012 OPUS SOLUTION)
- INDICATES DRAINAGE ARROWS
- ⊗ INDICATES BENCHMARK CHISELED SQUARE SET (NAVD 88', 2012 OPUS SOLUTION)

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

BY _____ FOR _____

SEWERAGE: COMMUNITY

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

THIS PROPERTY DRAINS TO GUTTERS ON SIDE THE ROADWAY WHICH NEED NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONE "A1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A1" HAS A BASE FLOOD REQ. OF 9'). F.E.M.A. ADVISORY PANEL NO. LA-Q103 DOES NOT AFFECT THIS AREA.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 93239 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
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:

- Name of Subdivision: Partition of property belonging to Albert J. Luke, III, et al
Joni Fanguy Sanders 30313 Everett Morris Road Mt. Hermon,
LA 70450
- Developer's Name & Address: LA 70450
*Owner's Name & Address: same as above
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 4312-4316 Highway 56
- Location by Section, Township, Range: Section 45, T18S-R18E
- Purpose of Development: Creates 3 tracts and 1 lot extension
- 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: 28 August 2015
- Council District: _____
- Number of Lots: 3
- Filing Fees: _____

I, Galen Bollinger, certify this application including the attached data to be true and correct.

Galen Bollinger

Print Applicant or Agent

31 August 2015

Date


Signature of Applicant or Agent

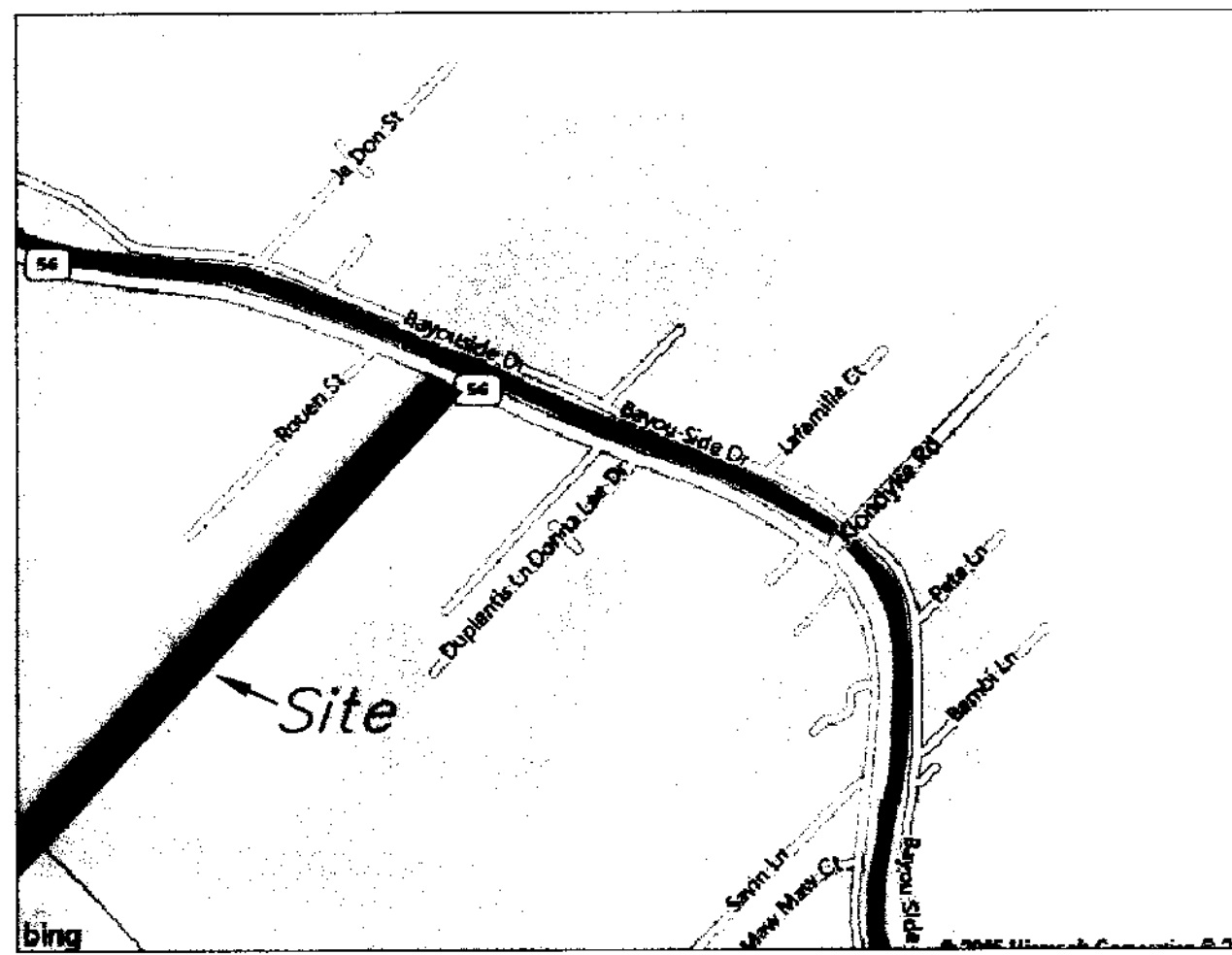
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal,
and concurs with the Application, or 85 2) That he/she has submitted with this Application a complete,
true and correct listing of all of the owners of the entire land included within the proposal, 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.

Joni Fanguy Sanders
Print Name of Signatory

9/2/15
Date

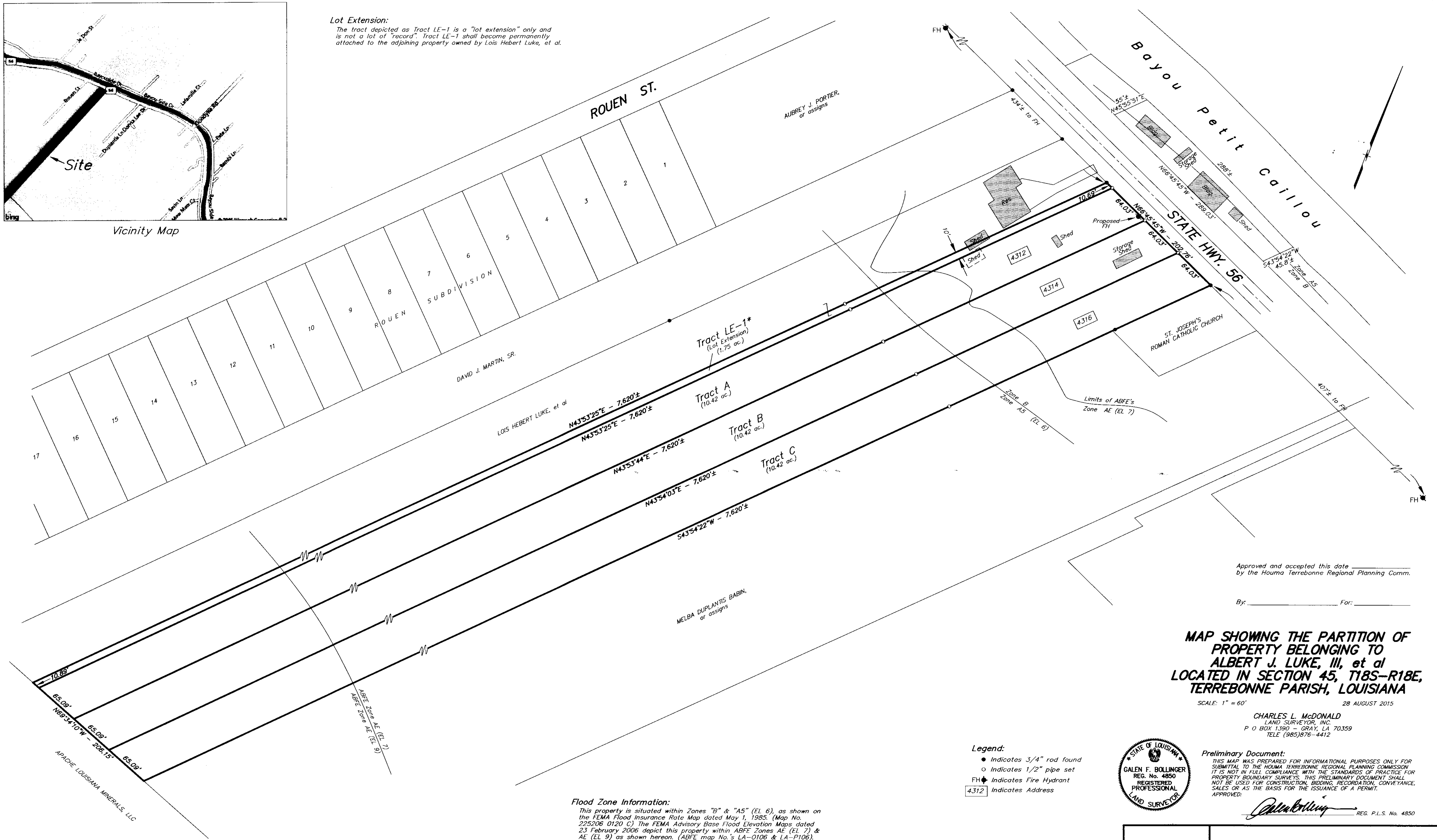

Signature

Revised 11/25/2010



Vicinity Map

Lot Extension:
The tract depicted as Tract LE-1 is a "lot extension" only and is not a lot of "record". Tract LE-1 shall become permanently attached to the adjoining property owned by Lois Hebert Luke, et al.



Approved and accepted this date _____
by the Houma Terrebonne Regional Planning Comm.

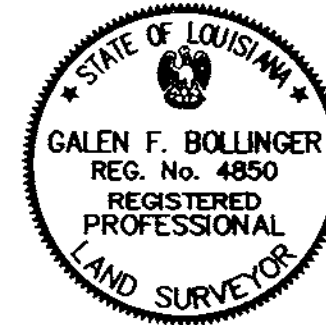
By: _____ For: _____

**MAP SHOWING THE PARTITION OF
PROPERTY BELONGING TO
ALBERT J. LUKE, III, et al
LOCATED IN SECTION 45, T18S-R18E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 60' 28 AUGUST 2015

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P O BOX 1390 - GRAY, LA 70359
TELE (985)876-4412

- Legend:**
- Indicates 3/4" rod found
 - Indicates 1/2" pipe set
 - FH ♦ Indicates Fire Hydrant
 - 4312 Indicates Address



Preliminary Document:
THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION. IT IS NOT IN FULL COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THIS PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
APPROVED: *Charles L. McDonald* REG. P.L.S. No. 4850

Flood Zone Information:
This property is situated within Zones "B" & "A5" (EL 6), as shown on the FEMA Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0120 C) The FEMA Advisory Base Flood Elevation Maps dated 23 February 2006 depict this property within ABFE Zones AE (EL 7) & AE (EL 9) as shown hereon. (ABFE map No. S LA-0106 & LA-P106).

Notes:
All title information shown hereon was provided by the client. No additional title research was done by the surveyor.
This map does not purport to show any servitudes, rights of way, pipelines, restrictions or improvements that may affect this property.
Sewer plants within this development shall utilize the roadside ditch along State Highway 56 for discharge.

0 30 60 120 180
Scale in Feet

3 Oct 16	Fire Hydrant location depicted	GB
DATE	REVISION	BY

OB3

Charles L. McDonald
Land Surveyor, Inc.
P.O. Box 1390
Gray, LA 70359
Tele: (985)-876-4412
FAX: (985)-876-4806
email: clmsurveyor@aol.com

DRAWN BY: GFB
CHECKED: C.L.M.
SCALE: 1" = 60'
DATE: 28 AUG 15

JOB # CAD # 5877.dwg FILE #

Houma-Terrebonne Regional Planning Commission

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

Dist. 9
Montegut Fire

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:

*SURVEY AND REDIVISION OF TRACT 1 OF THE REDIVISION OF
PROPERTY OWNED BY MYRA NAQUIN, ET AL BELONGING TO BARRY
BOUDREAUX, SR. AND STACY BOUDREAUX CREATING TRACT 1-A AND*

- Name of Subdivision: RAW LAND TRACT 1
- Developer's Name & Address: BARRY BOUDREAUX, SR. & STACY BOUDREAUX
BARRY BOUDREAUX, SR. & STACY BOUDREAUX, 1860
*Owner's Name & Address: HIGHWAY 665, MONTEGUT, LA 70377
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

- Physical Address: 1860 HIGHWAY 665, MONTEGUT, LA 70377
- Location by Section, Township, Range: SECTIONS 52 & 55, T18S-R19E
- Purpose of Development: REDIVISION TO DECREASE SIZE OF HOMESITE
- 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: SEPTEMBER 8, 2016 1" = 100'
- Council District:
- Number of Lots: 2
- Filing Fees: \$125.00

I, BARRY BOUDREAUX, SR. & STACY BOUDREAUX, certify this application including the attached date to be true and correct.

BARRY BOUDREAUX, SR. & STACY BOUDREAUX

Print Applicant or Agent

9-20-2016

Date

Stacy Boudreaux
Barry Boudreaux

Signature of Applicant or Agent

The undersigned certifies: BB BC 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.

BARRY BOUDREAUX, SR. & STACY BOUDREAUX

Print Name of Signature

9-20-2016

Date

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Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-3141

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: LOT F-B-1-K OF JON MOHON SR. PROPERTY
2. Developer's Name & Address: JON MOHON SR., 154 SCENIC DR. MANY, LA 71449
*Owner's Name & Address: JON MOHON SR., 154 SCENIC DR. MANY, LA 71449
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: RICHARD DADING

SITE INFORMATION:

4. Physical Address: 6125/6126 SKIMPER ROW DULAC, LA
5. Location by Section, Township, Range: SECTION 1, T19S - R17E
6. Purpose of Development: SALE OF LOT F-B-1-K FOR RESIDENTIAL USE
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: 7-11-2016 Scale 1" = 30'
11. Council District: 7 / Grand Caillou Fire
12. Number of Lots: 2
13. Filing Fees: \$13848

1. JON MOHON SR., certify this application including the attached date to be true and correct.

JON MOHON SR.

Print Applicant or Agent

10-6-16

Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: JJM 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.

JON MOHON SR.

Print Name of Signature

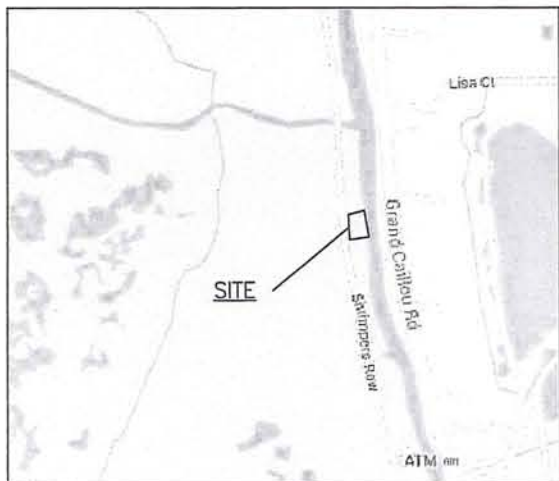
10-6-16

Date

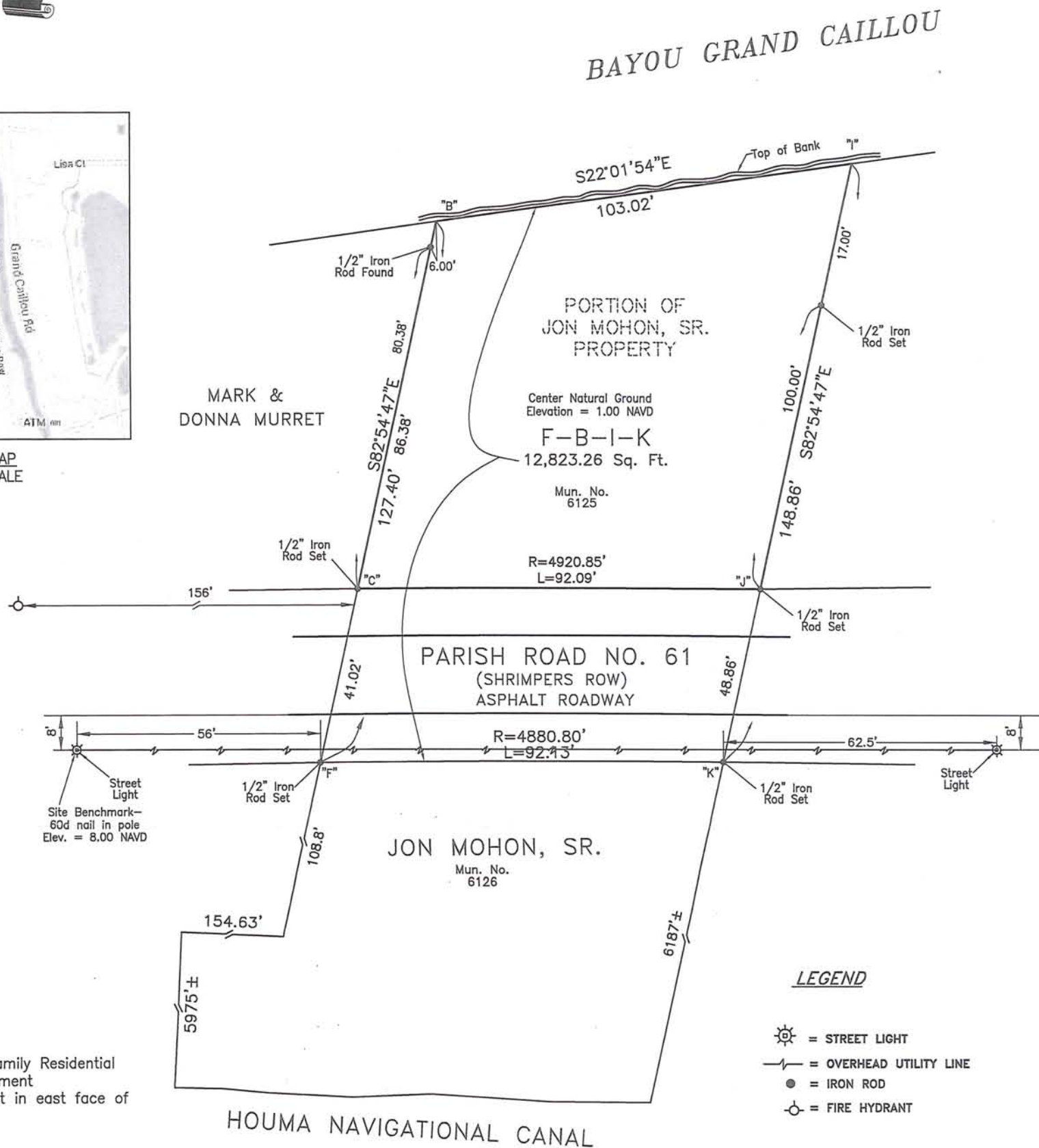
[Signature]
Signature

Revised 3/25/2010

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VICINITY MAP
NOT TO SCALE



PLANNED LAND USE: Single Family Residential
SEWAGE TYPE: Individual Treatment
SITE BENCHMARK: 60d nail set in east face of
Light Pole 50' north of site.
Elevation = 8.00 NAVD

LEGEND

- ☼ = STREET LIGHT
- = OVERHEAD UTILITY LINE
- = IRON ROD
- ⊙ = FIRE HYDRANT

Approved & Accepted this date _____
by the Houma-Terrebonne Regional Planning Commission _____
By _____ For _____

NOTE:
Improvements may not be to scale
for clarity. The dimensions shown
prevail over scale.

SURVEY REFERENCE: PLAT SHOWING TRACT A-B-F-E-A
PROPERTY BELONGING TO AUDREY V.
HEBERT ET AL, SECTION 1, T19S-R17E
BY KENNETH L. REMBERT, PLS
DATED MAY 26, 2005

BEARING BASIS: TAKEN FROM REFERENCED SURVEY

RESUBDIVISION OF PORTION OF THE JON MOHON, SR.
PROPERTY INTO LOT F-B-I-K
SECTION 1, T19S-R17E
TERREBONNE PARISH, LOUISIANA

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED
BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION.
MADE AT THE REQUEST OF:

CHARLES WAGNER

DADING, MARQUES &
ASSOCIATES, LLC



P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE
LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND
THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES
AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE
NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE
DATA FOR THIS SURVEY.

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE
UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF
LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS"
FOR A CLASS "C" SURVEY

DATE:	SCALE:		DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
7-11-2016	1" = 30'		B.D.	R.T.D.	54397	M-2804