

# Houma-Terrebonne Regional Planning Commission

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

**SEPTEMBER 19, 2013, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 August 15, 2013
- D. COMMUNICATIONS**
- E. NEW BUSINESS:**
  - 1. Planned Building Group:
    - a) Placement of one additional building; 817 Blimp Road; LJ Coatings, LLC, c/o Lloyd Hamilton, applicant (*Council District 8*)
- 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 August 15, 2013
  - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of August 15, 2013
- D. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 19, 2013 INVOICES and TREASURER'S REPORT OF AUGUST 2013**
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
  - 1. a) Subdivision: Tracts 1-A thru 9-A & Revised Tract "A", A Redivision of Tract "A",  
Property of Scotty Aucoin, et ux  
Approval Requested: Process A, Re-Subdivision  
Location: 510 Bayou Dularge Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Scotty Aucoin  
Surveyor: Keneth L. Rembert Land Surveyors
    - b) Consider Approval of Said Application

2. a) Subdivision: Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B  
Approval Requested: Process D, Minor Subdivision  
Location: 221 Back Project Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Dwayne A. & Anna P. Gaudet  
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Reconfiguration of Property belonging to Nolan & Patricia Dolese (Revised Tracts 1-4 & 2-4)  
Approval Requested: Process A, Re-Subdivision  
Location: End of Nella B Street (intersects with Michael Street off of West Main Street), Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Nolan & Patricia Dolese  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Consider Approval of Said Application
4. a) Subdivision: Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 380 South Van Avenue, Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Bennett Porche  
Surveyor: T. Baker Smith, LLC  
b) Consider Approval of Said Application

#### **G. APPLICATIONS:**

1. a) Subdivision: Trinity Commercial Park, Addendum No. 1  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Olympian Offshore Lane, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Revised Lots 12, 13-A, & 13-B, Property of Cropland Investment Group, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: 3656 West Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Cropland Investment Group, L.L.C.  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Tract A-1 into A-1, B-1, & C-1, Property belonging to GCGK Investments, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 1477 & 1509 Hwy. 311, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: GCGK Investments, LLC  
Surveyor: T. Baker Smith, LLC  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Ingram Mobile Home Park  
Approval Requested: Process B, Mobile Home Park  
Location: 306 Hwy. 311 (600' north from Ingram Street), Schriever, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Sylvester Ingram, Sr.  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application

## **H. STAFF REPORT**

### **I. ADMINISTRATIVE APPROVALS:**

1. Revised Lots 5, 6, & 6-A, George Pitre Subdivision, Section 8, T17S-R17E, Terrebonne Parish, LA
2. Redivision of Property belonging to Maurice Mouton, et al, or assigns, Section 7, T16S-R17E, Terrebonne Parish, LA
3. Revised Lots 18A & 19, A Redivision of Lots 19 & 18A of Tract 4, Property belonging to K.S.I., Inc., Section 23, T17S-R18E, Terrebonne Parish, LA
4. Lots 23-B and 23-C of Addendum No. 1 to the Gauthreaux Estates Subdivision, Section 81, T15S-R16E, Terrebonne Parish, LA

### **J. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee
  - a) *Public Hearing* Discussion and possible action with regard to the introduction of a resolution and ordinance as it pertains to detention facilities within the Storm Drainage Design Manual

### **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 AUGUST 15, 2013**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of August 15, 2013 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:20 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; 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. Patrick Gordon, Director, and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Elfert moved, seconded by Mr. Kelley & Mr. Kurtz: “THAT the HTRPC accept the minutes, as revised, for the Regional Planning Commission for the regular meeting of July 18, 2013.”  
  
The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Kelley moved, seconded by Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of July 18, 2013.”  
  
The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and 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 August 15, 2013 invoices and approve the Treasurer’s Report of July 2013.”  
  
The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. PLANNING:
1. Planning Commissioners’ Comments: None.
  2. Administration’s Comments: None.
  3. Chairman’s Comments:
    - a) Dr. Cloutier discussed coming up with new ways to handle stormwater runoff.
- F. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated August 14, 2013 requesting to keep Old Business Item G.1 (Scotty Aucoin) on the table until the issues could be addressed [See *ATTACHMENT A*].
    - a) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC table the application by Scotty Aucoin for Process A, Re-Subdivision, for Tracts 1-A thru 9-A & Revised Tract “A”, A Redivision of Tract “A”, Property of Scotty Aucoin, et ux indefinitely as per the Developer’s request [See *ATTACHMENT A*].”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Mr. Gordon read a letter from Charles L. McDonald Land Surveyor, Inc. dated July 18, 2013 requesting to keep Old Business Item G.2 (CRT Services, LLC) on the table until the issues could be addressed [See *ATTACHMENT B*].

- a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Bryan Bascle for Process D, Minor Subdivision, for the Redivision of the East one-half of Tract “A-B-C-D-A” belonging to CRT Services, L.L.C. indefinitely as per the Developer’s request [See *ATTACHMENT B*].”

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

3. Mr. Gordon read a letter from Leonard Chauvin, P.E., P.L.S., Inc.’s dated August 14, 2013 requesting to table Item G.4 with regard to the Robert Schouest Estate until the next regular meeting of September 19, 2013 [See *ATTACHMENT C*].

- a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Dwayne A. & Anna P. Gaudet for Process D, Minor Subdivision, for the Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 30A & Tract 3-B until the next regular meeting of September 19, 2013 as per the Developer’s request [See *ATTACHMENT C*].”

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

#### G. OLD BUSINESS:

Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT Old Business Items G.3 and G.5 be removed from the table and be considered at this time.”

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

1. WITHDRAWN. *Tracts 1-A thru 9-A & Revised Tract “A”, A Redivision of Tract “A”, Property of Scotty Aucoin, et ux* [See *ATTACHMENT A*]
2. WITHDRAWN. *Redivision of the East one-half of Tract “A-B-C-D-A” belonging to CRT Services, L.L.C.* [See *ATTACHMENT B*]
3. The Chairman called to order the Public Hearing for an application by Deroche Development, LLC requesting conceptual and preliminary approval for a Process C, Major Subdivision for Deroche Estates.
  - a) Gene Milford, Jr., Milford & Associates, Inc., discussed the location and division of property. He added that plans would have to be submitted to Engineering before the project was constructed.
  - b) Upon questioning by Mr. Ostheimer, Mr. Milford stated that they were connecting to Parish sewerage.
  - c) The Chairman recognized Mr. Darryl Hebert, 107 Hebert Court, who presented pictures of the existing drainage issues they have in their neighborhood with rain events and expressed concerns of sewer and where the lines were going to go and concerns of the retention pond.
  - d) The Chairman recognized Mr. Mike Delaune, 311 Louis Drive, who expressed concerns of keep developing with no place for the water to go starting with Colonial Acres and now this development. He also expressed concerns of increasing flood insurance premiums and fixing the drainage issues parishwide.
  - e) The Chairman recognized Ms. Penny Thibodeaux, 307 Richard Drive, who expressed concerns of sewerage and drainage and stated that the existing issues needed to be taken care of before new development would be allowed.
  - f) The Chairman recognized Mr. Jonathon Hebert, 6715 West Park Avenue, who expressed concerns of drainage and altering the grade of the property with flowerbeds, dirt, etc.

- g) Discussion was held with regard to altering landscape grade of property after approval not being allowed per the regulations.
- h) The Chairman recognized Mr. Clarence Price, 106 Everette Drive, who expressed concerns of existing traffic and it being worse with the added homes and the street not being lined up to an existing bridge.
- i) The Chairman recognized Mr. Russell Thibodeaux, 307 Richard Drive, who expressed concerns of gravity fed drainage and schools being full to capacity.
- j) The Chairman recognized Mr. Glenn Knoblock, 6685 West Park Avenue, who expressed concerns of flooding.
- k) The Chairman recognized Councilwoman Christa Duplantis-Prather, 101 Saxony Drive, District 5, who stated her district had two major subdivisions they were dealing with. She expressed concerns of sewerage, drainage, traffic, and schools. She inquired about a possible moratorium on development until the drainage and sewer taken care of.
- l) Discussion was held with regard to a moratorium that usually takes place within the Council and is based on a specific area and for a specific date.
- m) Mr. Freeman stated there are often times legal issues with moratoriums and since there is already an existing application before the Commission, a moratorium would more than likely not help in this situation.
- n) Discussion ensued with regard to developments complying with the subdivision regulations and not being able to table the matter because it would constitute an approval by the Commission due to the matter being tabled at the last meeting and it being over 60 days and not being able to deny if it meets the regulations. Discussion ensued with regard to the development getting to the engineering phase in order to address drainage and sewerage.
- o) Discussion ensued with regard to problems in the area that have existed for years and funding needed to fix.
- p) Councilwoman Duplantis-Prather further discussed possibilities with the bridge crossing Bayou Terrebonne, the detention pond, and future plans for drainage from Westside Boulevard to Hollywood Road.
- q) The Chairman recognized Councilwoman Beryl Amedée, Council Chairwoman, District 2, who suggested the residents utilize rain gages and keep detail of rain events as to how fast, how much, and how long, etc. so there may be different solutions for different rain events.
- r) Councilwoman Duplantis-Prather stated Ms. Karin Kraemer, an adjacent property owner, could not make the meeting but wanted to state for the record she was concerned about the drainage.
- s) The Chairman recognized Mr. Russell Hebert, 123 Everette Drive, who expressed concerns of the pond and mosquitoes.
- t) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- u) Mr. Gordon discussed the Staff Report and stated there was a neighborhood meeting at the Lisa Park Gym and was well-attended with lots of discussion on drainage. He stated the property was surrounded by a lot of vacant property for runoff and they weren't required to put curb and gutter but were. He stated Staff recommended approval provided adjoining property owners were notified by regular mail for the engineering phase of the development and upon the submittal of an approval letter from Pollution Control.
- v) Discussion was held with regard to the SDDM and the subdivision not being allowed to impact adjoining subdivisions. Mr. Ostheimer suggested possibly tabling the matter until a special meeting before the 60 days.
- w) Discussion ensued with regard to no green space to help take water and the possibility that the subdivision help the area neighborhoods' drainage better.

- x) Mr. Elfert moved, seconded by Mr. Erny & Mr. Kelley: “THAT the HTRPC grant conceptual and preliminary approval of the application by Deroche Development, LLC for Process C, Major Subdivision for Deroche Estates conditioned upon the adjoining property owners being notified by regular mail for the engineering phase of the development and upon the submittal of an approval letter from Pollution Control.”

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

- 4. WITHDRAWN. *Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B* [See ATTACHMENT C]

- 5. The Chairman stated the next item under Old Business was an application by T.B. Prospects, LLC requesting conceptual & preliminary approval for Process C, Major Subdivision for Ardoyne Crossing Subdivision.

- a) Mr. Terral Martin, GSE Associates, Inc., representing the Developer, stated the matter was tabled at the last meeting and since they have dropped the variance for the cross street and added it into the plat.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided a cross street be placed at Lot 9 interconnected with the USDA property.
- c) Discussion was held with regard to water availability and the Schriever Fire Chief’s requests at Engineering. Mr. Martin stated they would comply with Waterworks’ requirements as well as Chief Pitre’s requests.
- d) Mr. Thibodeaux discussed why conditioning matters and not having all documentation needed.
- e) Mr. Thibodeaux moved: “THAT the HTRPC deny it because we don’t have everything we need to comply, he said the Fire Chief had the check here, but I don’t see it here in the packet.” *THE CHAIRMAN DECLARED THE MOTION FAILED DUE TO LACK OF A SECOND.*
- f) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC grant conceptual and preliminary application for Process C, Major Subdivision for Ardoyne Crossing Subdivision.”
- g) Discussion was held with regard to having a letter from Waterworks that water can be made available to the development and USDA’s request to add in the cross street and the Surveyor no longer requesting a variance from the cross street.
- h) Mr. Gordon read a letter from Mr. Jim Simon, American Sugar Cane League, dated August 15, 2013 with regard to the development meeting all subdivision regulations and no variance be granted for the cross street [See ATTACHMENT D].

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

#### H. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by Dove Development & Land, LLC for a Process D, Minor Subdivision for Tracts 1-A thru 1-D, Property of Dove Development & Land, LLC.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated Milford’s office was handling the engineering and drainage and requested the matter be tabled until complete but could continue the Public Hearing.
  - b) No one was present to speak for the Public Hearing.

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

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

- d) Mr. Thibodeaux moved, seconded by Mr. Schouest: “THAT the HTRPC table the application by Dove Development & Land, LLC for Process D, Minor Subdivision, for Tracts 1-A thru 1-D, Property of Dove Development & Land, LLC indefinitely as per the Developer’s request.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and 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 Lawrence J. Boquet, Jr. for a Process D, Minor Subdivision for Lots B-31 thru B-34, Property of Lawrence J. Boquet, Jr.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the property was leased that was to be sold.
- b) No one was present to speak for the Public Hearing.
- 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. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED PUBLIC HEARING CLOSED.

- d) Discussion was held with regard to this property being a portion of a much larger portion that was mostly lake and marsh.
- e) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided addresses were depicted on the plat.
- f) Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application by Lawrence J. Boquet, Jr. for a Process D, Minor Subdivision for Lots B-31 thru B-34, Property of Lawrence J. Boquet, Jr. conditioned addresses were depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and 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 Nolan & Patricia Dolese requesting approval for Process A, Re-Subdivision for the Reconfiguration of Property belonging to Nolan & Patricia Dolese (Revised Tracts 1-4 & 2-4).

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Mr. Dean Click, 209 Kenneth Street, representing 50 residents, stated he had a petition signed by the residents and requested the Commission decline the request and the landhooks be placed back on the property. He expressed concerns of rental properties, sewerage, not abiding by the mobile home regulations, traffic, low-income residents, and renters on adjacent Guidry property.
- c) The Chairman recognized Ms. Mary Shutts Billiot, 200 Michael Street, who presented packets to the members and discussed previous Planning Commission meetings with landhooks placed on the property.
- d) Discussion was held with regard to the previous intent for the property to be sold to adjacent property owners that never happened. Discussion ensued with regard to mobile homes on the property with no permits on the Dolese/Guidry property.



- e) The Chairman recognized Mr. Cory Dolese, 5560 West Main Street, son of the Dolese's, who stated his parents will agree to sell the tract of land to their daughter so she can place her mobile home.
- f) The Chairman recognized Ms. Ellen Click, 209 Kenneth Street, who expressed concerns of their close-knit subdivision and requested the Commission not grant because it will end up with another trailer and a rental with more traffic through Michael Street and Nella B Street.
- g) The Chairman recognized Mr. Cory Dolese, 5556 West Main Street, who spoke on behalf of his parents, Nolan & Patricia Dolese, who stated there were no zones or restrictions on the property and the residents had the opportunity to purchase and didn't. He also stated the neighborhood had no restrictions.
- h) The Chairman recognized Ms. Denise LeBouef, 213 Kenneth Street, who stated there was no fire hydrant and expressed concerns of safety.
- i) The Chairman recognized Mary Himel, 217 Himel Street, who stated they were never offered to purchase the property, requested clarification of the mobile home regulations with regard to three mobile homes on one piece of property, and concerns of safety and conditions of the mobile homes.
- j) Mr. Gordon stated the mobile homes met the regulations concerning fire hydrants at the time the lots were developed in 1994. Discussion ensued with regard to the Chief Building Official of the Planning Department taking care of the matter of the condition of the existing mobile homes but the proposed mobile home to be placed out there was a new one.
- k) The Chairman recognized Mr. Earl Brunet, 219 Kenneth Street, who presented a petition of 51 signatures of the neighborhood against this development and presented a picture of one of the existing mobile homes.
- l) The Chairman recognized Andrea Pamplin, 208 Kenneth Street, who stated there was a fire hydrant in her front yard but she lived across the street and how far the fire department would have to go to provide water should a fire happen.
- m) The Chairman recognized Mr. David Duplantis, 216 Kenneth Street, who expressed concerns of property that belonged to an extended family member that was a meth lab.
- n) Mr. Erny moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- o) Discussion was held with regard to the fire hydrant regulations.
- p) Mr. Gordon discussed the Staff Report and stated Mr. Dolese has agreed to block off Nella B Street from the Lester Guidry property to get access from Main Street.
- q) Discussion was held with regard to the lots and existing mobile homes/travel trailers on the property.
- r) Mr. Gordon added to his Staff Report the matter of taking zoning all the way to Highway 90 to eliminate these types of problems with mobile homes in these nicer subdivisions.
- s) Discussion was held with regard to the original intention of selling the property to the adjacent property owners, two different issues of dividing property versus placing mobile homes, and the 20' flag lot versus the regulations of 25' and if that were grounds of denial.
- t) Mr. Freeman discussed whether the Commission has the rights to use prior regulations at the time the lots were approved or not. He stated he was not prepared to answer that tonight and suggested tabling and would have an answer by the next meeting.
- u) Mr. Schouest moved, seconded by Mr. Elfert: "THAT the HTRPC table the application by Nolan & Patricia Dolese for Process A, Re-Subdivision for the Reconfiguration of Property belonging to Nolan & Patricia Dolese (Revised Tracts 1-4 & 2-4) until the next meeting of September 19, 2013."

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and 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 a conceptual and preliminary application by Guidry Land Development for a Process C, Major Subdivision for Blanchard Gardens.

- a) Mr. Cliff Guidry, Developer, 410 Gordon Crockett Road, Lafayette, discussed the location and division of property. He discussed drainage and stated the pond would have fountains for aeration and beautification. He stated he was going to add a connector street for future development and would asphalt Sherry Street and fix an existing broken culvert. He gave out his cell phone number, (337) 962-3274, in case any of the neighbors had any questions or concerns.
- b) Mr. Elfert discussed utilizing North Terrebonne Drive as access to the subdivision and the regulations of the same. They believed it to be a 40' right-of-way and whether it was capable of the traffic the new development would bring.
- c) Mr. Travis Laurent, Paul Miers Engineering, LLC, stated North Terrebonne Drive was actually a 50' right-of-way and Sherry Street was 40' but they were proposing 60' when they asphalt and should be able to handle the traffic but not have gone through a full traffic impact study.
- d) The Chairman recognized Mr. Jerry Clark, 200 North Terrebonne Drive, who stated he has been maintaining Sherry Street for 17 years and has seen it flood and knows the road is not wide enough to handle the traffic.
- e) The Chairman recognized Mr. Cory Fontenot, 121 North Terrebonne Drive, who expressed concerns of the width of the roadway, construction traffic, added traffic, no sidewalks, and street parking. He also spoke of existing sewer treatment plants that were not being properly maintained.
- f) The Chairman recognized Mr. Michael Collinson, 210 North Terrebonne Drive, who expressed concerns of the width of the road, street parking, traffic, safety, construction vehicles, sewer, pond and mosquitoes, and possibly moving the pond across.
- g) The Chairman recognized Ms. Denise East, 4267 Sherry Street, who expressed concerns of the school buses not being able to turn around, the street not being able to handle the traffic, and a road "patch" that was just repaired after a really long time.
- h) The Chairman recognized Councilwoman Beryl Amedée, Councilwoman representing the area, who stated she will continue to watch the repaired "patch" because it may fail regardless of big trucks passing over it or not. She said she understands that if the subdivision meets the regulations, it must pass. She said she has spoken to the Developer about the option of utilizing Blanchard Court as access but not an option because they don't own the property. She stated that with or without the development, issues still remain with traffic due to North Terrebonne Drive not lining up with Braves Bridge. She further discussed the pond, drainage, the stub-out, sewer, and the narrow street with illegal street parking.
- i) The Chairman recognized Duane Suggs, 106 North Terrebonne Drive, who stated as a Realtor she was glad to see development, but as a resident, her street cannot handle the traffic and also expressed concerns of drainage.
- j) 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. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED PUBLIC HEARING CLOSED.

- k) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided "Aline Lydia Street" was depicted on the plat.

- l) Discussion was held with regard to if there were any proposed street improvements to North Terrebonne Drive, traffic, street right-of-way, street parking, enforcing parking on one side of the street only, and Mr. Gordon discussing with Public Works the subject of streets.
  - m) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC grant conceptual & preliminary approval of the application by Guidry Land Development for Blanchard Gardens conditioned “Aline Lydia Street” is depicted on the plat.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. The Chairman called to order the Public Hearing for an application by Bennett Porche for a Process D, Minor Subdivision for Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision.
- a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the location and division of property.
  - b) No one was present from the public to speak.
  - c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED PUBLIC HEARING CLOSED.
  - d) Mr. Gordon discussed the Staff Report and stated Staff recommended tabling the matter until drainage calculations are approved by the Terrebonne Parish Engineering Division and addresses are depicted on the plat.
  - e) Ms. Schexnayder stated they have received the calculations this week but have not yet had the time to review.
  - f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the application by Bennett Porche for a Process D, Minor Subdivision for Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision until the next regular meeting of September 19, 2013.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
6. The Chairman stated the next item was an engineering application by Houma-Terrebonne Airport Commission requesting a variance for receiving an approval letter from the Electric Utility and a variance from having to provide street lights for Process C, Major Subdivision for Safety Road (extension).
- a) Mr. James Templeton, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the reasoning for the variance request.
  - b) Mr. Gordon stated this matter was a road project which at one time was not even brought to the Planning Commission for approval.
  - c) Discussion was held with regard to regulations for lighting and the same for airports.
  - d) The Chairman recognized Mr. David Slater, 10264 East Main Street, who discussed FAA regulations and design curricular with regard to lighting.
  - e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant a variance request for receiving an approval letter from the Electric Utility and a variance from having to provide street lights for Process C, Major Subdivision for Safety Road (extension) because of special circumstances of operation and regulations covering this road as part of airport operations.”

- f) Discussion was held with regard to FAA regulations, penetrating air space, tenants in area having security lighting, and providing copies of the advisory to the members and the file.

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

- 7. The Chairman stated the next item on the agenda was an engineering application by Annie 1, LLC requesting a variance to allow more than 60% of the total lots to drain to the rear, since the size limitations for the roadside ditches will otherwise be exceeded and a variance from the fence and gate requirement due to the ponds being private for Process C, Major Subdivision for Trinity Commercial Park.

- a) Mr. Ronnie Shaw, Developer, discussed his variance requests.
- b) Mr. Gordon stated they were currently looking into amending the regulations with regard to ponds and fences.
- c) Mr. Schouest moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant the variance to allow more than 60% of the total lots to drain to the rear, since the size limitations for the roadside ditches will otherwise be exceeded and deny the variance from the fence and gate requirement due to the ponds being private until the Council approves the amendment for Process C, Major Subdivision for Trinity Commercial Park."
- d) Discussion was held with regard to drainage and private ponds regarding security where it relies on the property owner.
- e) Mr. Elfert offered a substitute motion, seconded by Mr. Erny: "THAT the HTRPC grant the variance to allow more than 60% of the total lots to drain to the rear, since the size limitations for the roadside ditches will otherwise be exceeded and a variance from the fence and gate requirement due to the ponds being private for Process C, Major Subdivision for Trinity Commercial Park."
- f) Mr. Schouest discussed the by-laws and granting variances.

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

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

- 1. Revised Lots 1 & 2, A Redivision of Lot 1 and Revised Lot 2 of John Theriot Partition, Section 35, T19S-R16E, Terrebonne Parish, LA
- 2. Revised Tracts C & D, A Redivision of Tracts C & D, Property belonging to Ivan Authement, Section 14, T18S-R18E, Terrebonne Parish, LA
- 3. Revised Tracts "A" & "B", Property belonging to DKC Associates, Inc., Section 105, T17S-R17E, Terrebonne Parish, LA
- 4. Raw Land Division of Property of Harry Bourg Corporation to Four Point Harbor, L.L.C.
- 5. Redivision of Tracts B & C-1 of the Redivision of D-M Realty Co., Inc., Section 5, T16S-R16E, Terrebonne Parish, LA

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

K. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee:

- a) The Chairman called to order the discussion and possible action with regard to the proposed resolution and ordinance concerning fire hydrant regulations.
  - (1) Mr. Gordon discussed the proposal.
  - (2) No one was present to speak on the matter.

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

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

- (4) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC approve the proposed resolution and ordinance concerning fire hydrant regulations and forward to the Terrebonne Parish Council for consideration.”

- (5) Ms. Schexnayder stated Waterworks’ letters are received at Engineering and Final which are based on Waterworks and the Fire Department’s working together on the waterlines and fire hydrants.

- (6) Mr. Elfert discussed the background information regarding fire hydrants and stated that the type, color, etc. belonged with Waterworks and not with the Planning Commission.

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

- b) The Chairman stated the next item on the agenda was discussion and possible action with regard to the introduction of a proposed resolution and ordinance as it pertains to detention facilities within the Storm Drainage Design Manual.

- (1) Mr. Gordon discussed the issues with regard to ponds concerning fences, gates, and stumps.

*Note: Jim Erny left the meeting at this time – 10:10 pm*

- (2) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC call a Public Hearing for the discussion and possible action with regard to the introduction of a proposed resolution and ordinance as it pertains to detention facilities within the Storm Drainage Design Manual for Thursday, September 19, 2013 at 6:00 pm.”

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

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.

2. Chairman’s Comments:

- a) Dr. Cloutier thanked Mr. Ostheimer for taking over for him at last month’s meeting while he was out of the country.

M. PUBLIC COMMENTS:

1. The Chairman recognized Mr. Ronnie Shaw, 155 Autumn Drive, who expressed concerns of the regulations with regard to existing substandard roads. He spoke of development districts to help curb and gutter streets.
2. The Chairman recognized Mr. Garland Bryan, 111 Louis Drive, who expressed concerns of stumps being buried on property of the proposed Colonial Acres Subdivision. He also spoke of concerns of following the SWPPI plan and washing out of cement trucks into the street drains.

N. Mr. Ostheimer moved, seconded unanimously: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 10:24 p.m.”

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

August 14, 2013

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

Att: Mr. Pat Gordon:

Re: OLD BUSINESS ITEM (SCOTTY & LISA AUCOIN)

Dear Pat:

Please let this letter serve as a request to allow the above item to remain on the table at tomorrow night's meeting. We have met with Waterworks and they want us to provide more information at their next meeting.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

**Charles L. McDonald**  
Land Surveyor, Inc.  
P O Box 1390  
Gray, Louisiana 70359  
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

July 18, 2013

Houma Terrebonne Regional Planning Commission  
Attn: Becky Becnel  
P O Box 1446  
Houma, LA 70361

Re: Redivision of the East One-Half of tract "A-B-C-D-A" belonging to  
CRT Services, L.L.C.

Dear Becky:

I'm requesting that the above referenced item on tonight's Planning  
Commission agenda be **tabled** indefinitely until all requirements are  
met/obtained.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,  
(agent for Bryan Bascle/CRT Services, L.L.C.)



627 JACKSON ST.  
THIBODAUX, LA. 70301

(985) 449-1376 TEL  
(985) 449-1050 FAX

**LEONARD CHAUVIN P.E., P.L.S., INC.**  
***Civil Engineer - Land Surveyor***

August 14, 2013

VIA EMAIL

Terrebonne Parish Consolidated Government, Department of Planning & Zoning  
Attn: Patrick Gordon, Director

**Re: Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A  
& Tract 3-B, Agenda Item #24**

Dear Mr. Gordon,

The item above is on the planning commission agenda for August 15, 2013. We are requesting that this item be removed from the agenda on August 15, 2013 and be scheduled to go before the planning commission on September 19, 2013. Our client is scheduled to have the fire hydrant installed within the next 30 days. We will seek approval once all subdivision requirements have been fulfilled. Please contact if you have any questions or concerns.

Sincerely,

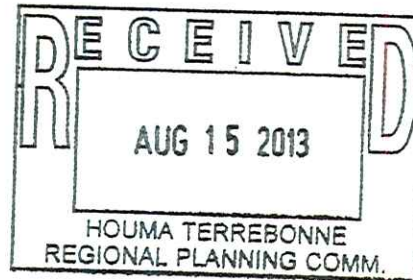
Tre' Chauvin  
**LEONARD CHAUVIN P.E., P.L.S. INC.**  
Office: 1-985-449-1376  
Fax: 1-985-449-1050



Mike Daigle  
President

Michael G. Melancon  
Vice-President

James H. Simon  
General Manager



August 15, 2013

Mr. L.A. "Budd" Cloutier, Jr.  
Houma - Terrebonne Regional Planning Commission  
P O Box 1446  
Houma, LA 70361

PURPOSE: Process C, Major Subdivision-Conceptual & Preliminary  
Ardoyne Crossing Subdivision; Bull Run Road, 1 mile from Intersection with LA Hwy. 311;  
Section 103, T-17S-R17E, Terrebonne Parish, LA; T.B. Prospects, LLC

Comments offer by the American Sugar Cane League of the USA, Inc.

Dear Mr. Cloutier,

We are the adjacent property owners along the western border of the proposed subdivision referenced above. We respectfully request that the commission approve this proposal only after all normal subdivision requirements are met and adhered to. Additionally, we specifically request that the subdivision be designed to meet all current requirements for cross streets and that no variance is issued for same.

We have had discussion with the design engineers to express our concerns regarding drainage and water supply issues and to make them aware of flooding that has occurred in this area on several occasions over the past 10 years.

Runoff from heavy rains has caused problems for us and of more concern is backwater flooding and levee topping from tidal surges that have been problematic for lower lands in that area. Preliminary engineering work shows retention and sewer pond on some of these lower land and care should be taken to make sure that these ponds are not overtaken by such tidal surges. We have also discussed sewer capacity and how future development in this area might impact the system.

Our organization does not oppose this development but we do want to make sure that every effort is being taken to maintain the integrity of the USDA Sugar Cane research station. The work done at this research facility is crucial to sustaining Louisiana's 219 year old sugar industry which provides an economic impact to our state of \$3 Billion.

Sincerely,

Jim Simon  
General Manager

American Sugar Cane League of the U.S.A., Inc.

Mailing Address:  
P. O. Drawer 938  
Thibodaux, LA 70302-0938

206 East Bayou Rd.  
Thibodaux, LA 70301

Phone: (985) 448-3707  
Fax: (985) 448-3722  
Web site: [www.amscl.org](http://www.amscl.org)



*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  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final

         Variance(s) (detailed description):  
.

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

1. Name of Subdivision: TRACTS 1-A THRU 9-A & REVISED TRACT "A", SCOTTY AUCOIN ET UX  
PROPERTY
2. Developer's Name & Address: SCOTTY AUCOIN, 510 BAYOU DULARGE ROAD, HOUMA, LA  
\*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: 510 BAYOU DULARGE ROAD, HOUMA, LA 70363
5. Location by Section, Township, Range: SECTION 32, T18S-R17E
6. Purpose of Development: CREATE 10 tracts from 1
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: 1/22/13 Scale: 1"=100'
11. Council District: 7 Babine / Bayou Dularge Tric
12. Number of Lots: 10
13. Filing Fees: \$155.55

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

KENETH L. REMBERT  
Print Applicant or Agent

1/31/13  
Date

[Signature]  
Signature of Applicant or Agent

The undersigned certifies: ☒ W 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.

SCOTTY & LISA AUCOIN  
Print Name of Signature

1/31/13  
Date

[Signature]  
Signature

PC13/ 2 - 1 - 6  
Record # 7

PC/HI  
Revised 3/25/2010





# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: MAP SHOWING REDIVISION OF A PORTION OF TRACT 3 OF THE ROBERT SCHOUEST ESTATE INTO TRACT 3-A & TRACT 3-B LOCATED IN SECTION 84, T15S-R16E
2. Developer's Name & Address: DWAYNE A. & ANNA P. GAUDET  
\*Owner's Name & Address: 221 BACK PROJECT ROAD, SCHRIEVER, LA 70395  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: LEONARD CHAUVIN, P.E., P.L.S.

### SITE INFORMATION:

4. Physical Address: 221 BACK PROJECT ROAD, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTIONS 84, T15S-R16E
6. Purpose of Development: REDIVISION OF A PORTION OF TRACT 3 OF ROBERT SCHOUEST ESTATE INTO TRACT 3-A & TRACT 3-B.
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☐ Curb & Gutter  
☐ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map: 6/27/2013 1" = 60'
11. Council District: + Amadee / Schriever Ave
12. Number of Lots: 3
13. Filing Fees: Filing- \$296; certified mail- \$36.66

I, LEONARD CHAUVIN, certify this application including the attached date to be true and correct.

LEONARD CHAUVIN, P.E., P.L.S.  
Print Applicant or Agent

JUNE 28, 2013  
Date

The undersigned certifies: initial 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.

Dwayne A Gaudet  
Print Name of Signature

Dwayne A Gaudet  
Signature

7-1-2013  
Date  
Anna Gaudet  
Print Name of Signature

7-1-2013  
Date

PC13/ 7 - 2 - 46  
Record # 47

Revised 3/25/2010

# **REFERENCE MAP AND BEARING:**

1. "MAP SHOWING A PORTION OF TRACT 3 & 4 OF THE PARTITION PROPERTY BELONGING TO THE ESTATE OF ROBERT SCHOUEST BEING A PORTION OF TRACT 28 TERREBONNE PROJECT LA-12 LOCATED IN SECTIONS 72, 83, 84 & 131, T15S-R16E TERREBONNE PARISH, LOUISIANA  
PREPARED BY: CHARLES L. McDONALD

# **GENERAL NOTES**

1. THE EXISTING ROADSIDE DITCHES SHOWN DRAIN TO THE EXISTING FORCED DRAINAGE PUMP STATION LOCATED AT THE END OF ISLE OF CUBA ROAD AND ARE MAINTAINED BY TERREBONNE PARISH DRAINAGE DEPARTMENT.
2. NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASMENT OR DELINEATED FLOOD PLAIN.
3. CULVERTS INSTALLED FOR DRIVEWAY ACCESS MUST HAVE A MINIMUM DIAMETER OF 15 INCHES.










# **FEMA FLOOD ZONE AND HAZARDS:**

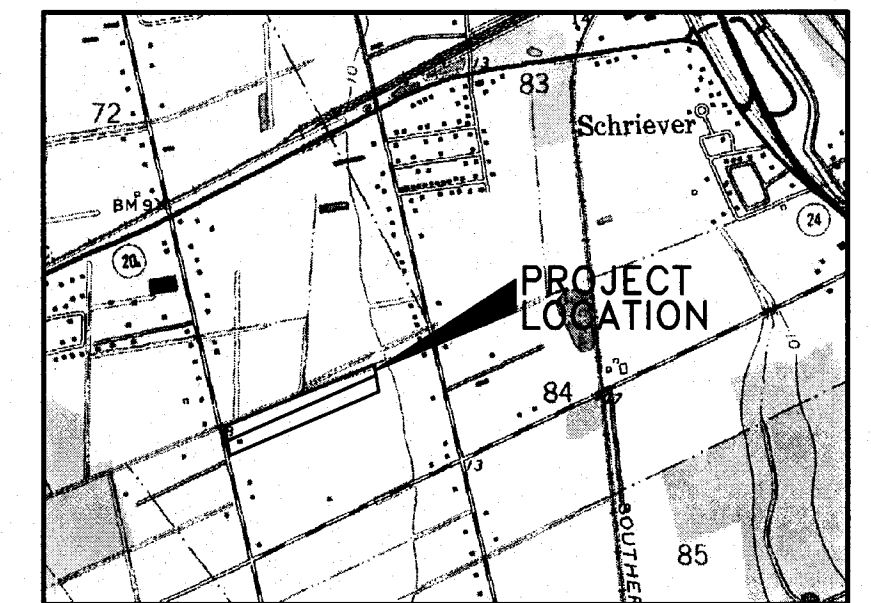
THIS TRACT IS LOCATED IN ZONE C, AN AREA OF MINIMAL FLOODING  
FEMA MAP COMMUNITY PANEL NUMBER 225206 0415 C DATED: MAY 1, 1985

ADVISORY BASE FLOOD ELEVATION MAP  
LA-V99, DATED FEBRUARY 23, 2006 INDICATE  
THIS AREA IS LOCATED OUT OF LIMITS OF ABFEs.

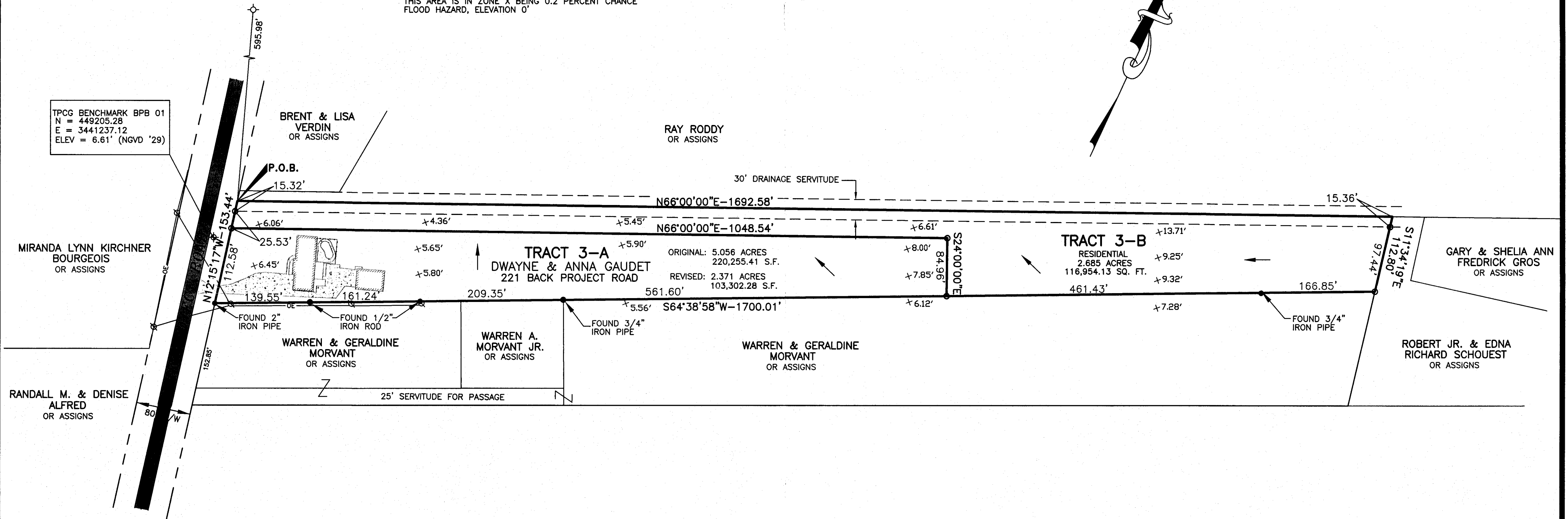
DIGITAL FLOOD INSURANCE RATE MAP  
PANEL ID 22109C0100E, DATED: PRELIMINARY INDICATE  
THIS AREA IS IN ZONE X BEING 0.2 PERCENT CHANCE  
FLOOD HAZARD, ELEVATION 0'

# **LEGEND**

-  BENCHMARK AS NOTED
-  SET 5/8" IRON ROD
-  FOUND AS NOTED
-  EXISTING FIRE HYDRANT
-  EXISTING POWER POLE
-  SPOT ELEVATION
-  DIRECTION OF DRAINAGE
-  EXISTING DRAINAGE DITCH
-  OVERHEAD ELECTRICITY FENCE



**VICINITY MAP**  
1" = 2000'



# **CERTIFICATIONS:**

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "B" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

# **APPROVALS:**

APPROVED & ACCEPTED THIS DATE \_\_\_\_\_

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

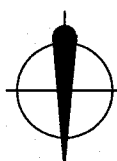
BY \_\_\_\_\_

FOR \_\_\_\_\_

APPROVED: \_\_\_\_\_

LEONARD J. CHAUVIN, JR.

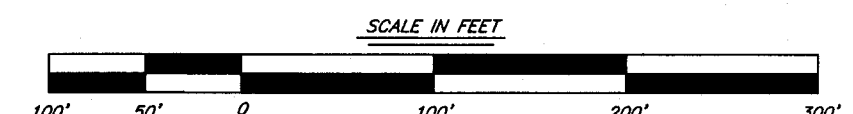
REG. NO. 4607



**LEONARD CHAUVIN P.E., P.L.S., INC.**  
CIVIL ENGINEER - LAND SURVEYOR  
627 JACKSON ST. THIBODAUX, LA.

# **SURVEY SHOWING**

**SINGLE FAMILY/RESIDENTIAL  
REDIVISION OF A PORTION OF  
TRACT 3 OF THE ROBERT SCHOUEST ESTATE  
INTO TRACT 3-A & TRACT 3-B  
LOCATED IN SECTION 84, T15S-R16E,  
TERREBONNE PARISH, LOUISIANA  
JUNE 27, 2013**





# 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: Reconfiguration of Property of Nolan & Patricia Dolese
- Developer's Name & Address: Nolan & Patricia Dolese 5556 West Main St Houma, LA70360  
\*Owner's Name & Address: Nolan & Patricia Dolese  
[\* 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: End of Nella B Street (intersects Michael Street off of West Main St)
- Location by Section, Township, Range: Section 8, T16S-R17E
- Purpose of Development: Consolidates former lot extensions with adjoining lot
- 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: 18 July 2013 1"=60'
- Council District: 3 / Bayou Cane Fire
- Number of Lots: 2
- Filing Fees: \$ 360.00

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

Galen Bollinger  
Print Applicant or Agent

29 July 2013  
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  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.

Nolan Dolese  
Print Name of Signature

  
Signature

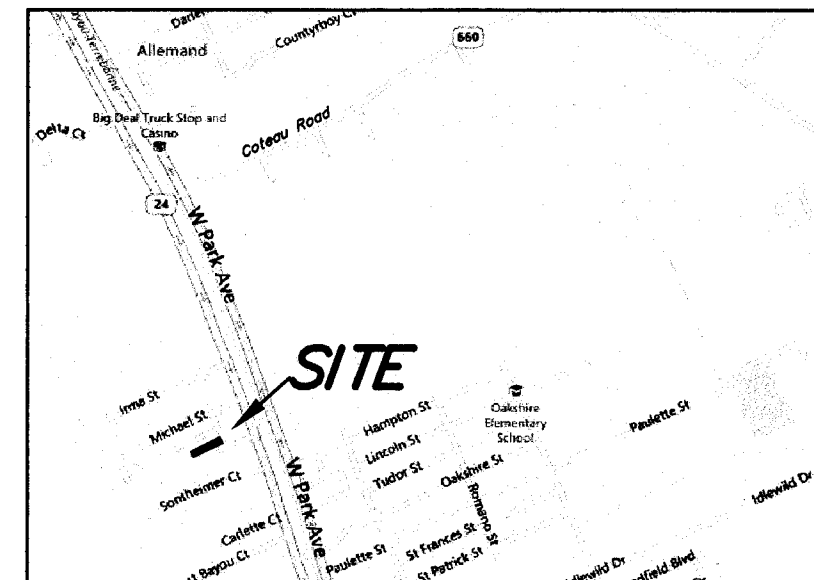
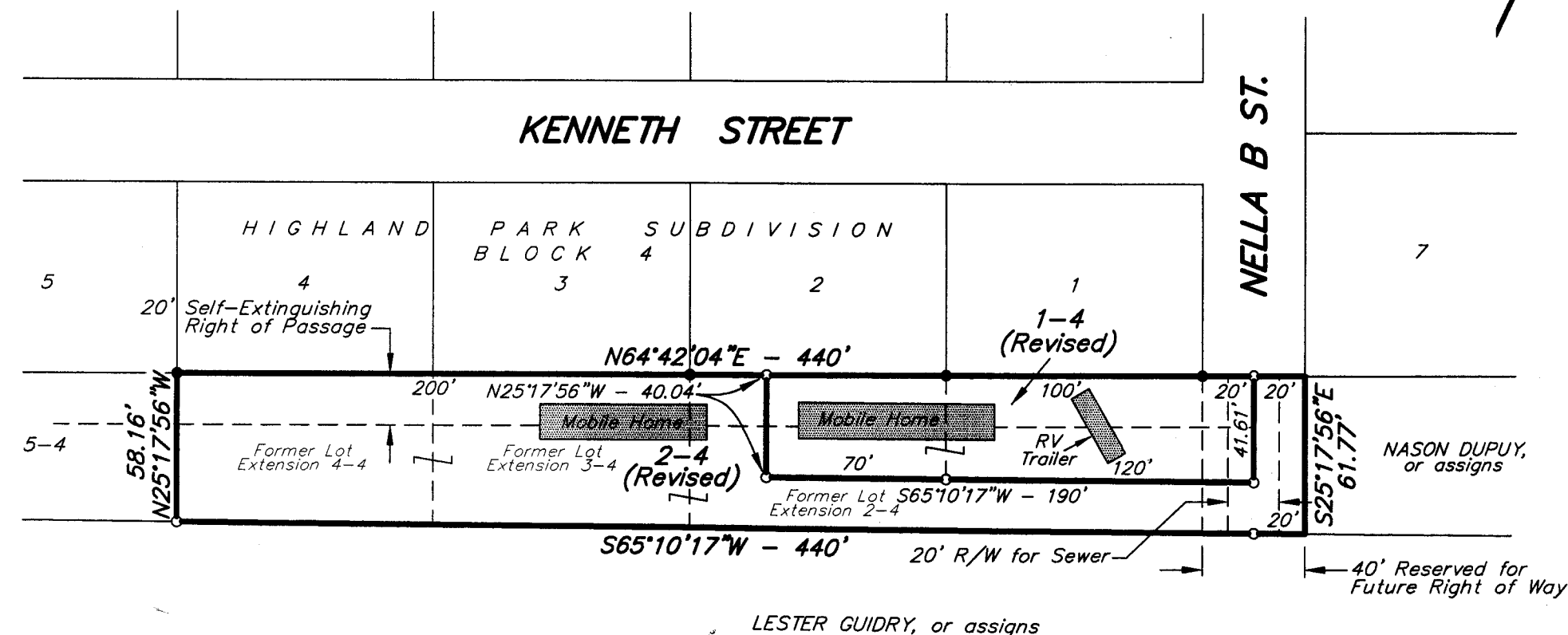
7-29-13  
Date

PC13/ 8 - 3 - 54

Record # 55

# Reference map:

Bearings shown hereon are based on the reference map prepared by Charles L. McDonald, Land Surveyor, Inc., entitled "MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO NOLAN & PATRICIA DOLESE" dated 8 September 1994 and recorded at entry #1074206.



Vicinity Map

## Notes:

This development is within an area served by Terrebonne Parish Pollution Control. All structures placed hereon shall meet TPCG requirements for sewer.

This map does not purport to show all structures, servitudes and/or rights of way which may affect this property. Title information was provided by owner. No additional title research was performed by the surveyor.

## MAP SHOWING THE RECONFIGURATION OF PROPERTY BELONGING TO NOLAN & PATRICIA DOLESE LOCATED IN SECTION 8, T16S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

18 JULY 2013

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

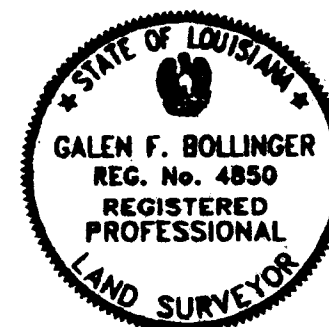
By: \_\_\_\_\_ For: \_\_\_\_\_

## Flood Zone Information:

This property is situated within Zone "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0410 C). The FEMA Advisory Base Flood Elevation Map (Map No. LA-S101) indicates this property to be outside of the limits of the ABFE's.

## Legend:

- Indicates 1/2" iron rod set
- Indicates 1/2" iron pipe found



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

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

APPROVED:

*Galen F. Bollinger*

REG. P.L.S. No. 4850



## 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: Belanger Park Subdivision
- Developer's Name & Address: Bennett Porche, 173 Tyler Christian Drive, Houma, LA 70360  
A-Cajun Mini Storage, L.L.C.  
 \*Owner's Name & Address: 173 Tyler Christian Drive, Houma, LA 70360  
(\* All owners must be listed, attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

## SITE INFORMATION:

- Physical Address: 380 S. Van Avenue, Houma, LA 70363
- Location by Section, Township, Range: Section 105, T17S-R17E
- Purpose of Development: to divide existing lot into two separate lots
- 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: July 17, 2013 Scale: 1"=30'
- Council District: 1 / C04 Fire Dist.
- Number of Lots: 2
- Filing Fees: 308.22

I, Kim A. Knight, certify this application including the attached date to be true and correct.

Kim A. Knight

Print Applicant or Agent

Date

Kim A. Knight  
 Signature of Applicant or Agent

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Bennett M. Porche

Print Name of Signature

Date

Bennett M. Porche  
 Signature

PC13/ 8 - 5 - 56

Record # 57

Revised 3/25/2010

Kim:

A - Cajun is a partnership with 2 partners.

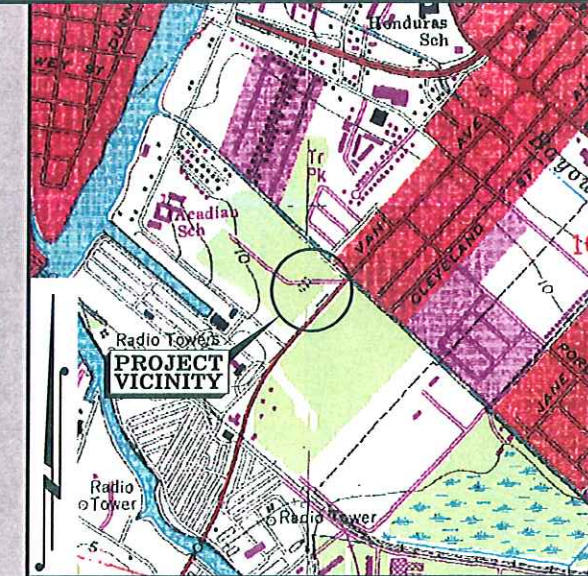
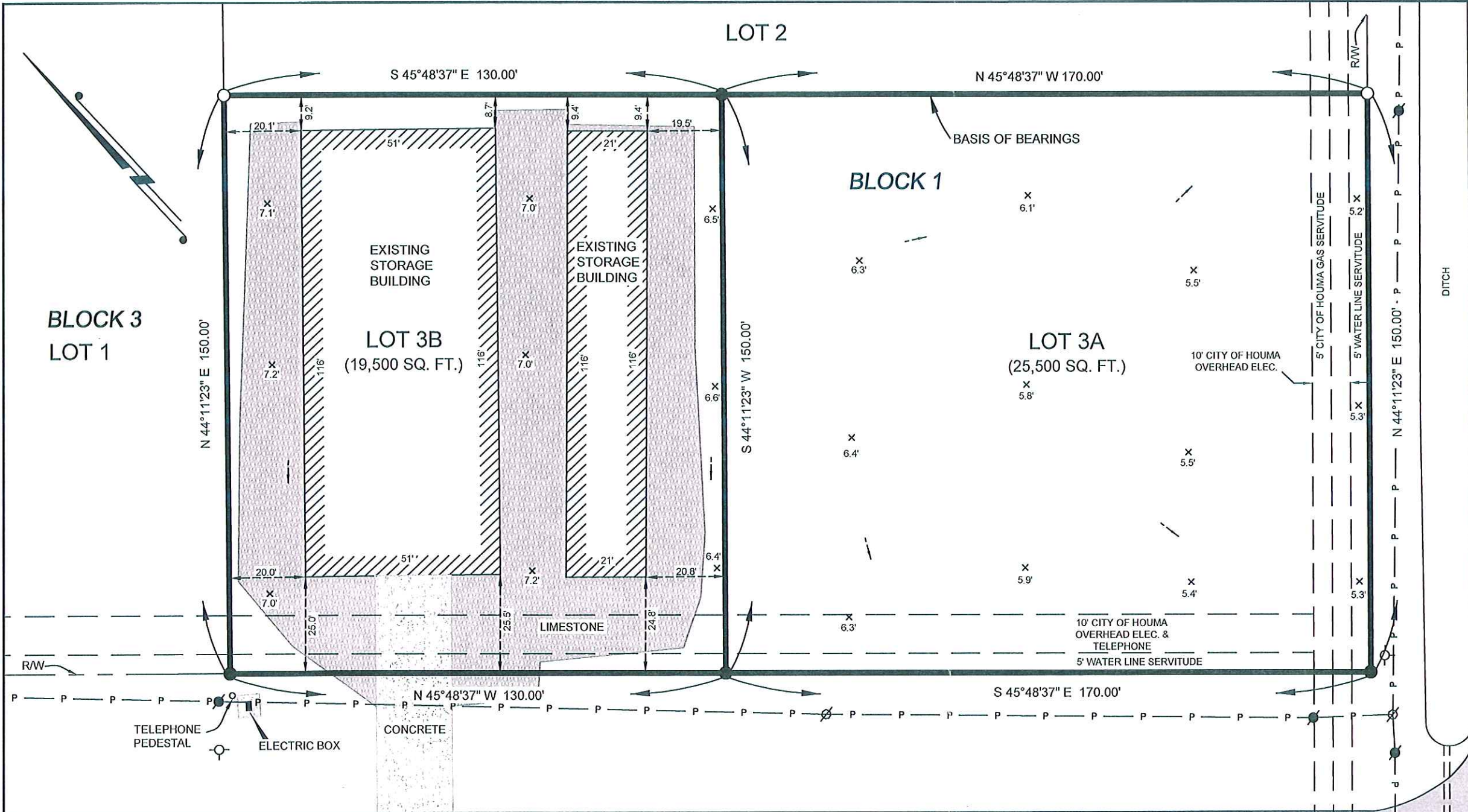
The other owner is:

BRYAN J PORCHE

3814 Southdown Mandalay Road

Houma LA 70360





- VICINITY MAP**  
SCALE: 1"=200'
- LEGEND:**
- DENOTES FIRE HYDRANT
  - ⊗ DENOTES POWER POLE WITH LIGHT
  - DENOTES POWER POLE
  - P — DENOTES O/H POWER LINE
  - DENOTES FOUND 1/2" IRON ROD
  - DENOTES SET 3/4" G.I.P.
  - X DENOTES SPOT ELEVATION (GEOID 12A)
  - DENOTES DRAINAGE ARROW

**SET BACK REQUIRED:**  
25' - FRONT  
10' - SIDE/REAR

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q103 DOES NOT AFFECT THIS PROPERTY.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED:   
DAVID L. MARTINEZ  
L.A. LAND SURVEYOR REG. NO. 4614



**INTRACOASTAL DRIVE**

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 665312 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY T BAKER SMITH, L.L.C. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

THIS PROPERTY DRAINS TO ROADSIDE DITCH MAINTAINED BY TPCG. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

LAND USE: LIGHT INDUSTRIAL  
DEVELOPER: A-CAJUN MINI STORAGE, L.L.C.

NOTES:

**T. BAKER SMITH** 1913  
A CENTURY OF SOLUTIONS  
412 South Van Ave, Houma, LA 70363  
(985)868-1050 - tbsmith.com

SCALE: 1" = 30'		
30'	15'	0'
REV. NO: 00	REV. DATE: --/--	REV. BY: --
REVISION DESCRIPTION:		

DRAWN BY:	EMC	APPROVED BY:	KAK
DATE:	7/17/13	JOB NO:	2013.0631
DRAWING NAME:	BLOCK 1 LOT 3.DWG		
PROJECTION:	LA SOUTH ZONE		
GEO. DATUM:	NAD83   VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET		
SHEET NO:	1	OF	1

**SURVEY OF LOT 3A & 3B**  
**A REDIVISION OF LOT 3, BLOCK 1**  
**BELANGER PARK SUBDIVISION**  
**LOCATED IN SECTION 105, T17S-R17E**  
**TERREBONNE PARISH, LOUISIANA**



APPLICATION  
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land  
☐ Re-Subdivision
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final
- 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:

1. Name of Subdivision: TRINITY COMMERCIAL PARK ADDENDUM NO. 1
2. Developer's Name & Address: ANNIE I, L.L.C., P.O.BOX 869, HOUMA, LA 70361  
Same  
\*Owner's Name & Address: \_\_\_\_\_  
[\* 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: OLYMPIAN OFFSHORE LANE
5. Location by Section, Township, Range: Section 4,, T16S-R17E  
Create tracts for sale
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:  
3/26/13 SCALE: 1"=60'
11. Council District:  
2 Schriever Fire
12. Number of Lots: 11
13. Filing Fees: \$ 111.66 bmb

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

KENETH L. REMBERT  
Print Applicant or Agent

8/26/13  
Date

[Signature]  
Signature of Applicant or Agent

The undersigned certifies: [Signature] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or [Signature] 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

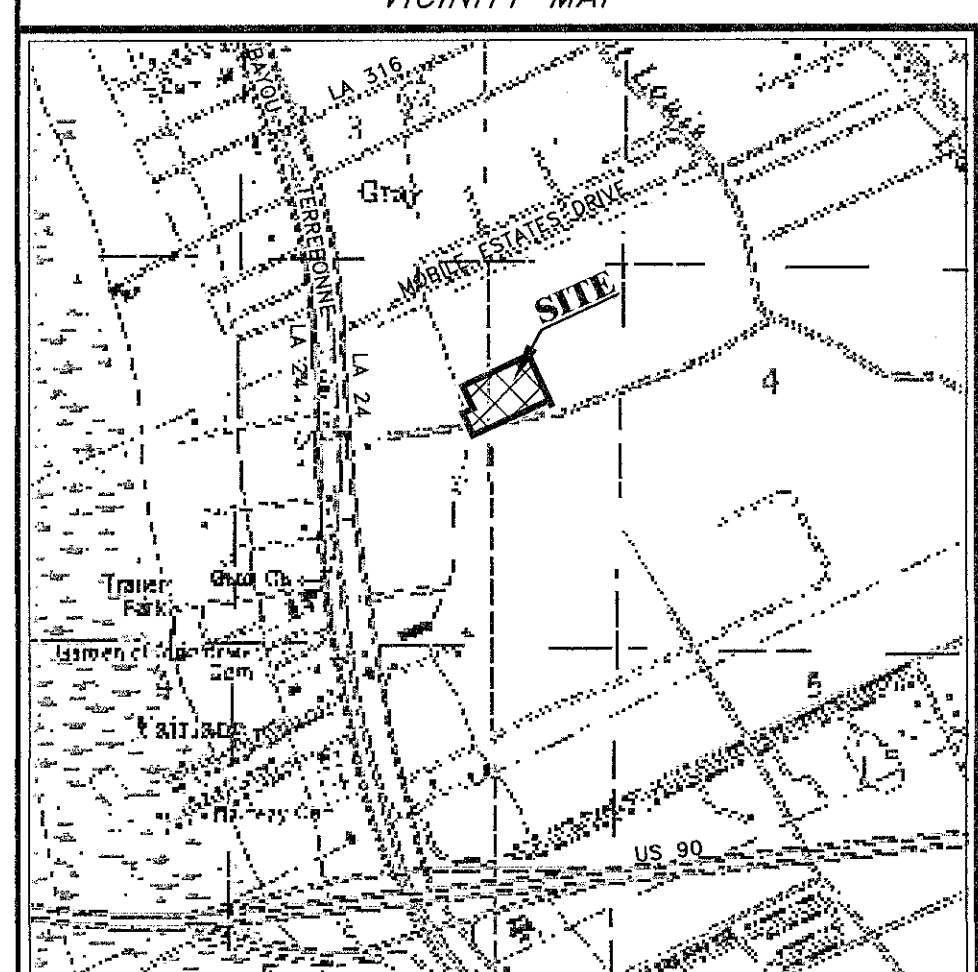
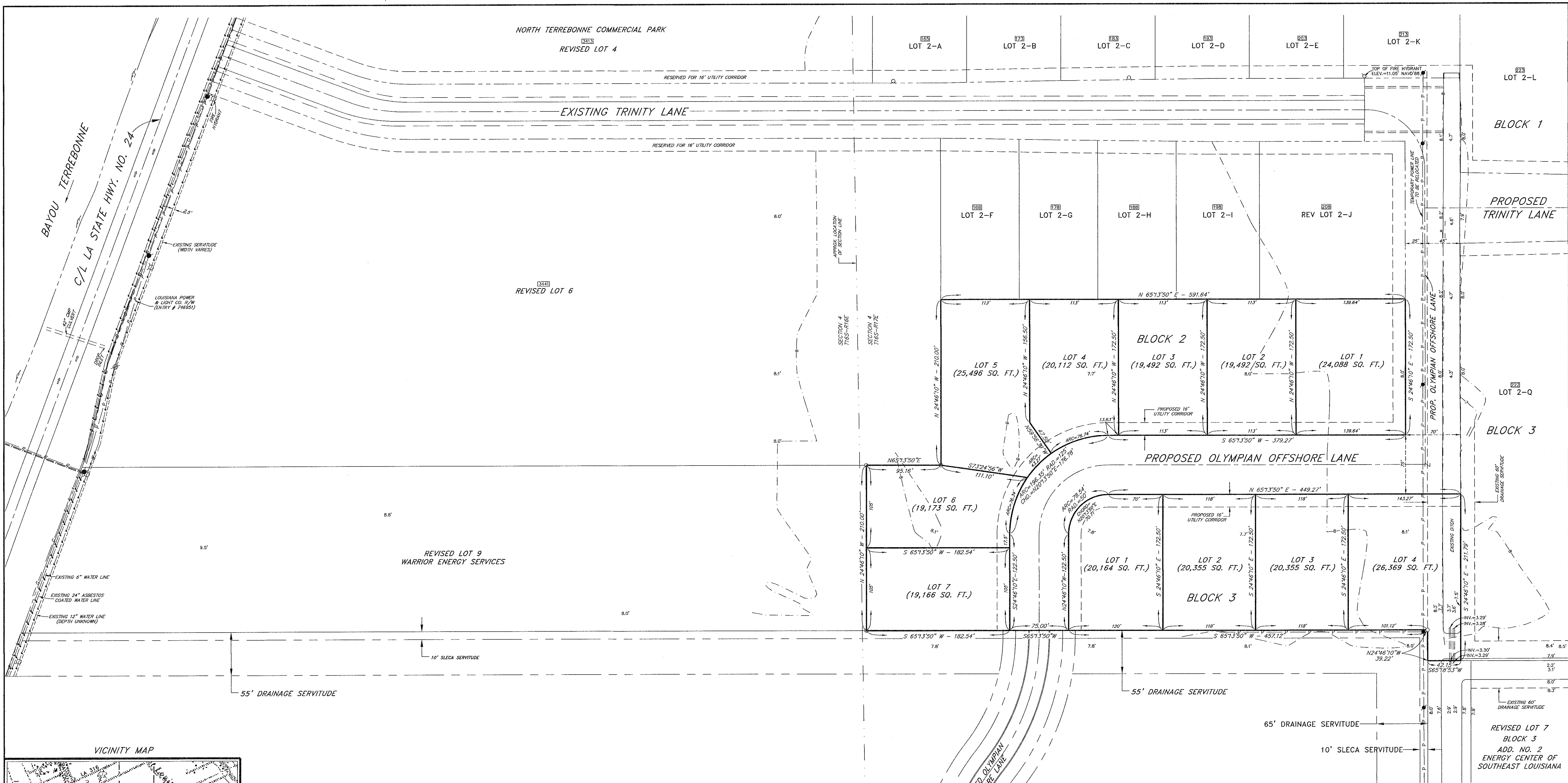
ANNIE I, L.L.C.

Print Name of Signature

8/26/13

PC13/ 9 - 1 - 59

Record # 60



JOB NO. 1424 FIELD BOOK 1 ADDRESS OLYMPIAN OFFSHORE LANE CAD NAME: TRINITY-COMMERCIAL-PARK-ADD-NO-1-PC  
DRAWN BY: KRM PAGES: 1 SURVEY FLESHAM-REL & TR-2-16-FOUR-1: RONALD J. SHAW - NORTH TERREBONNE PARISH, LOUISIANA

- REFERENCE MAPS:
- 1) "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL SECTIONS 4 & 5, T16S-R16&17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.
  - 2) "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S - R16E & SECTION 3, T16S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.
  - 3) "STATE PROJECT NO. 855-06-15 HOUMA-SCHIREVER HIGHWAY (LA 3052 - GRAY) TERREBONNE PARISH LA 659" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.

THIS MAP IS BASED ON MAP ENTITLED "SURVEY OF TRACT 'A', 'B', 'C' & 'D' A REDIVISION OF TRACT 2-A BELONGING TO CROPLAND INVESTMENT GROUP, L.L.C. LOCATED IN SECTION 4, T16S-R16E AND SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR.

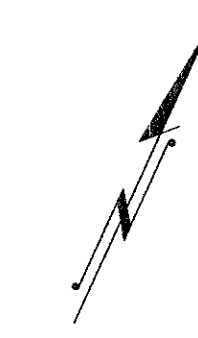
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS, PIPELINES OR PHYSICAL OBJECTS THAT MAY AFFECT THIS PROPERTY.

THIS PROPERTY DRAINS TO VARIOUS DITCHES THEN TO ST. LOUIS CANAL IN THE REAR WHICH IS MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 228206, PANEL NO. 0405, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2008 ADVISORY PANEL NO. LA-1101 DOES NOT AFFECT THIS PROPERTY.

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.

- LEGEND:
- X CHISELED "X" SET IN CONCRETE
  - INDICATES 5/8" IRON ROD SET
  - INDICATES 3/8" IRON ROD PREVIOUSLY SET
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES MUNICIPAL ADDRESS



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

BY \_\_\_\_\_ FOR \_\_\_\_\_

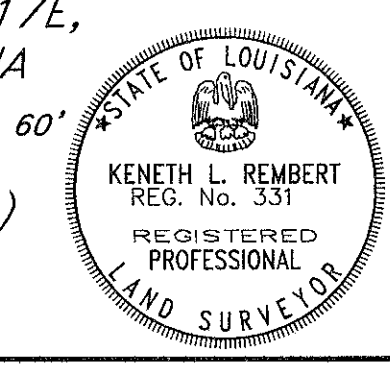
"CONCEPTUAL & PRELIMINARY"

LAND USE: COMMERCIAL & LIGHT INDUSTRIAL  
DEVELOPER: ANNIE 1, LLC

TRINITY COMMERCIAL PARK  
ADDENDUM NO. 1  
PROPERTY OF NORTH TERREBONNE INVESTORS, L.L.C.  
LOCATED IN SECTION 4, T16S-R17E,  
TERREBONNE PARISH, LOUISIANA  
MARCH 26, 2013 SCALE: 1" = 60'

KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.

11 - TOTAL LOTS





*Houma-Terrebonne Regional Planning Commission*

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION  
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: REVISED LOTS 12, 13-A & 13-B, PROPERTY OF CROPLAND INVESTMENT GROUP, L.L.C.
2. Developer's Name & Address: CROPLAND INVESTMENT GROUP, L.L.C., P.O. BOX 869, HOUMA, LA 70361  
Same
- \*Owner's Name & Address: \_\_\_\_\_  
[\* 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: 3656 WEST PARK AVE.
5. Location by Section, Township, Range: Sections 4, T16S-R16&17E  
Create tracts for sale
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: 8/27/13 SCALE: 1"=40'
11. Council District: 2 Shriever Fire
12. Number of Lots: 3
13. Filing Fees: \$131.11

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

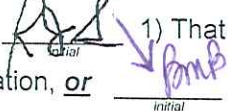
KENETH L. REMBERT

Print Applicant or Agent

8/27/13

Date

  
Signature of Applicant or Agent

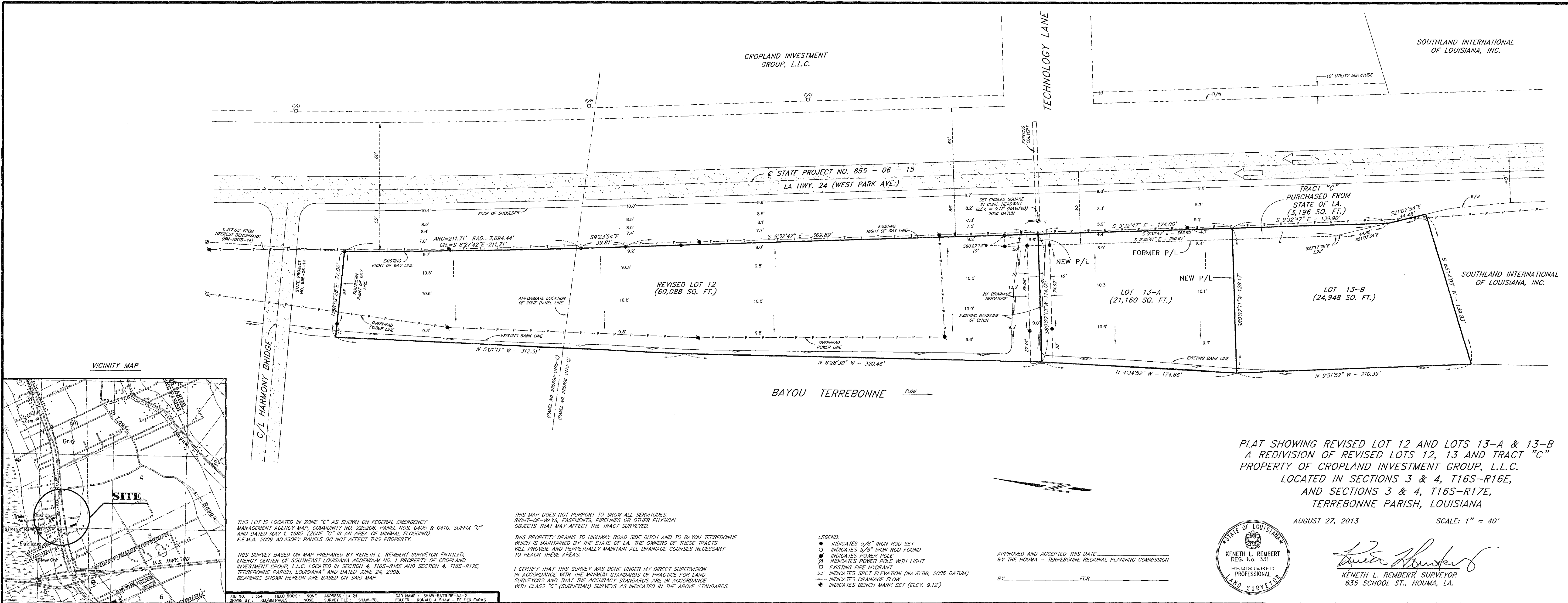
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that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

CROPLAND INVESTMENT GROUP, LLC

Print Name of Signature



PC13/ 9 - 2 - 60  
Record # 61





# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): \_\_\_\_\_

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

1. Name of Subdivision: Redivision of Tract A-1 into A-1, B-1, & C-1  
2. Developer's Name & Address: GCGK Investments, LLC P.O. Box 310 Galliano, LA 70354  
\*Owner's Name & Address: GCGK Investments, LLC P.O. Box 310 Galliano, LA 70354  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

### SITE INFORMATION:

4. Physical Address: Tract B is 1477 Hwy 311 and Tract C is 1509 Hwy 311 Schriever, LA 70395  
5. Location by Section, Township, Range: Section 10, T16S-R16E  
6. Purpose of Development: redivision for multiple tracts for industrial complexes  
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:  
8/28/13 Scale 1"=100'  
11. Council District:  
2 Schriever Fire  
12. Number of Lots: 3  
13. Filing Fees: \$137.22

I, Matthew Ledet, LSI, certify this application including the attached data to be true and correct.

Matthew Ledet, LSI

Print Applicant or Agent

9/3/13

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 initial 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.

Roger White  
Print Name of Signature

[Signature]  
Signature

08/03/2013  
Date

PC13/ 9 - 3 - 61

Record # 62







# 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: INGRAM MOBILE HOME PARK
- Developer's Name & Address: Sylvester Ingram, Sr.  
\*Owner's Name & Address: Sylvester Ingram, Sr. Star Rte 1, Box 59-C Schriever, LA 70395  
[\* 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: 306 Highway 311 Schriever (600' north from Ingram Street)
- Location by Section, Township, Range: Section 86, T15S-R16E
- Purpose of Development: Create 2 Mobile Home Park lots
- 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: 3 September 2013 1"=60'
- Council District: 2 Schriever Fire
- Number of Lots: 2
- Filing Fees: \$155.55

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

Galen Bollinger

Print Applicant or Agent

3 September 2013

Date

  
Signature of Applicant or Agent

The undersigned certifies: initial 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.

Print Name of Signature

Signature

Date

PC13/9-4-62 \*

Revised 2/25/2010



# Reference Map:

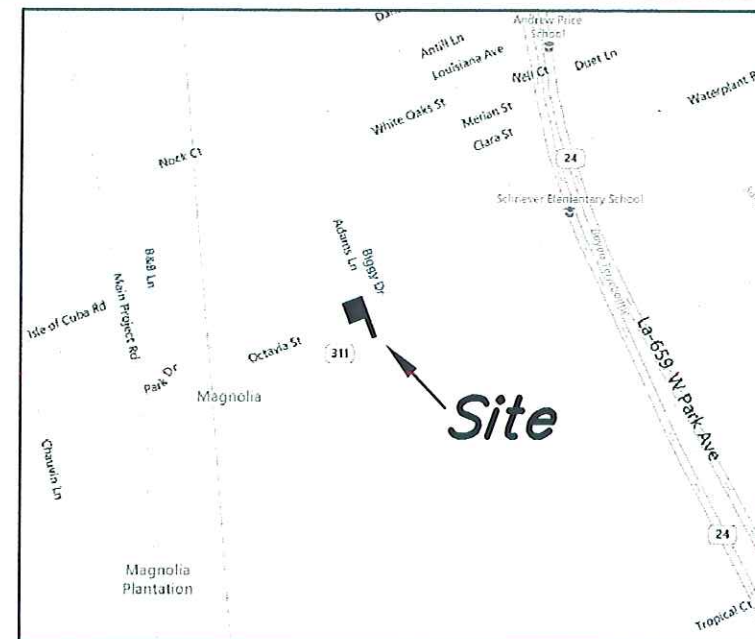
Bearings shown hereon are based on the reference survey map prepared by Michael Gene Burke, Surveyor, entitled "MAP SHOWING DIVISION OF A CERTAIN PORTION OF PROPERTY BELONGING TO NOLAN ADAMS" and dated February 1971.

# Flood Zone Information:

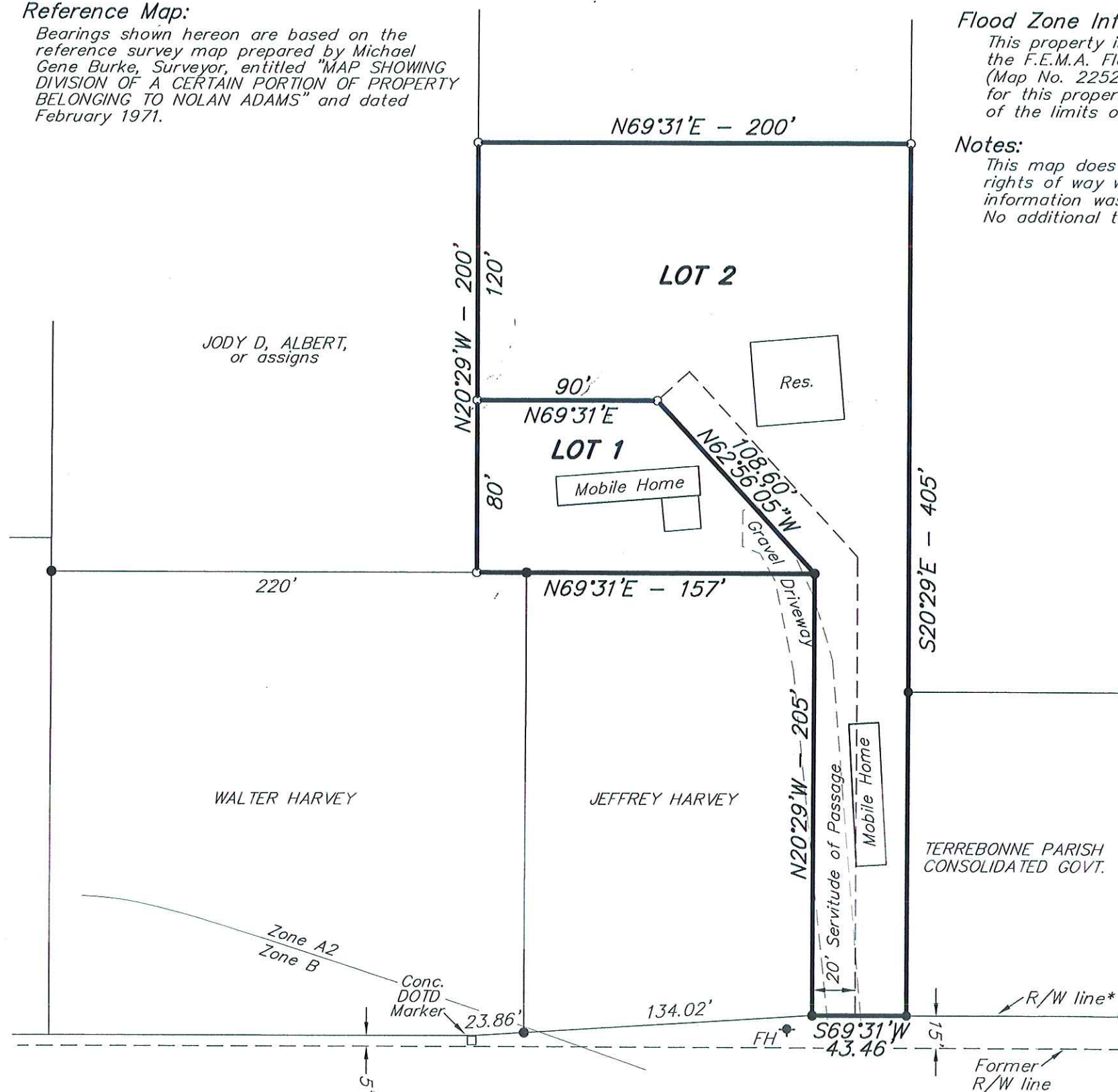
This property is situated within Zone "A2" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0405 C) This FEMA ABFE map panel for this property is not printed. This property is outside of the limits of the ABFE's.

# Notes:

This map does not purport to show all servitudes and/or rights of way which may affect this property. All title information was provided to the surveyor by the owner. No additional title research was performed by the surveyor.



Vicinity Map



# Legend:

- Indicates 1/2" pipe found unless noted
- Indicates 1/2" iron rod set

**STATE HWY. 311**  
To State Hwy 24 →

\*Right of way acquired by LA DOTD  
1 March 1978 @ Ent #560609.



**INGRAM MOBILE HOME PARK  
BEING THE PROPERTY OF  
SYLVESTER INGRAM, SR.  
LOCATED IN SECTION 86, T15S-R16E,  
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 60'

3 SEPTEMBER 2013

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

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

APPROVED:

*Galen F. Bollinger*

REG. P.L.S. No. 4850

OFFERED BY:  
SECONDED BY:

RESOLUTION NO. \_\_\_\_\_

A Resolution giving Notice of Intent to adopt an ordinance to amend the Terrebonne Parish Code, Appendix B, Storm Water Drainage and Detention Design Manual, Chapter 6, Sections 6.1.1(14), 6.1.1(24), 6.1.1(29), and 6.1.1(30) as it relates to Detention Facilities as per "Attachment A."

THEREFORE, BE IT RESOLVED by the Terrebonne Parish Consolidated Government, that notice of intent is given for adopting an ordinance to amend the Terrebonne Parish Code, Appendix B, Storm Water Drainage and Detention Design Manual, Chapter 6, Sections 6.1.1(14), 6.1.1(24), 6.1.1(29), and 6.1.1(30) as it relates to Detention Facilities as per "Attachment A."

BE IT FURTHER RESOLVED that a public hearing on said ordinance be called for \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\*\*\*\*\*

8/14/2013

OFFERED BY:  
SECONDED BY:

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE TERREBONNE PARISH CODE, APPENDIX B, STORM WATER DRAINAGE AND DETENTION, CHAPTER 6, SECTIONS 6.1.1(14), 6.1.1(24), 6.1.1(29), AND 6.1.1(30) AS IT RELATES TO DETENTION FACILITIES AS PER "ATTACHMENT A."

#### SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend the Terrebonne Parish Code, Appendix B, Storm Water Drainage and Detention Design Manual, Chapter 6, Sections 6.1.1(14), 6.1.1(24), 6.1.1(29), and 6.1.1(30) as it relates to Detention Facilities as per "Attachment A."

#### SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

#### SECTION III

This ordinance shall become effective upon approval by the Parish President or as otherwise provided in Section 2-13 (b) of the Home Rule Charter for a Consolidated Government of Terrebonne Parish, whichever occurs sooner.

\*\*\*\*\*

8/14/2013

## ATTACHMENT A

### 6.1.1. Detention Facilities

6.1.1(14) Detention ponds that only provide ~~private benefit~~ drainage benefits for a single lot shall remain under private ownership and be maintained by the lot owner. Detention ponds providing benefits for more than one lot may be under private ownership provided a legal entity can be identified which will be responsible for maintenance. For all detention ponds that are to be maintained privately, the developer shall provide methods, procedures and guarantees, including appropriate documentation, that the facilities will be perpetually maintained so as to function as designed and not result in nuisances or health hazards.

6.1.1(24) Ponds that are to be maintained by the Parish deeper than four (4) feet shall require protective fencing and a locked gate unless they are considered a recreational amenity as specified by State law and approved by the Planning Commission.

6.1.1(29) All stumps within retention ponds must be flush with the design invert.

6.1.1(30) No stumps will be allowed in the slope/bank of the pond.