

Houma-Terrebonne Regional Planning Commission

Subdivision Regulations Review Committee

Committee Members

L. A. "Budd" Cloutier, Jr., O.D.

Jeremy Kelley

Keith Kurtz

W. Alex Ostheimer

L.A. "Budd" Cloutier, Jr., O.D.
HTRPC Chairman

Christopher M. Pulaski, PLA
Planning & Zoning Director

MARCH 8, 2018, THURSDAY

3:30 P.M.

**Planning & Zoning Conference Room
Government Tower, 8026 Main Street, 4th Floor**

A • G • E • N • D • A

1. Review minutes from Meeting of August 24, 2017
2. New Business
 - a) Review of Consolidated Waterworks' proposed revisions to their subdivision regulations
 - b) Review and discussion of proposed amendment to Overlay District zoning regulations concerning building façade signage
 - c) Discussion of wastewater treatment and collection
3. Adjourn

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Minutes of
August 24, 2017

Meeting started at 1:00 pm in the Terrebonne Parish Department of Planning & Zoning’s Conference Room on the 4th floor of the Government Tower. In attendance were Dr. Budd Cloutier, Alex Ostheimer, Joey Cehan, Jeremy Kelley, and Chris Pulaski. Michael Sobert, Jacob Prosperie, and Mary Trahan were present from Consolidated Waterworks District No. 1. Chief Ken Himel and Assistant Chief, Kenny Hill, were present from Bayou Cane Fire District and Chief Tony Pellegrin was present from Bourg Fire Department. Jim Erny, Clay Breaud, and Mike Larussa were also present. Becky Becnel was also present to take notes.

The minutes from the May 11, 2017 meeting were reviewed.

Mr. Pulaski discussed his attendance at the Fire Chief Association’s meeting and stated they would be going to the Parish Council for further discussion on the fire hydrant issues.

Kenny Hill, Assistant Fire Chief of Bayou Cane Fire Protection District discussed the 250 distance for residential and 150’ distance for commercial and indicated it satisfies all the districts. He further discussed the NFPA1 fire code with regard to fire flow and distance of structures from the roadways.

Discussion was held with regard to following exactly what the fire code says and ensuring the safety of the Terrebonne Parish residents. Discussion ensued with regard to the code allowing for a 10% variance on fire hydrant spacing but only allowing for existing situations and not for new developments.

Discussion was held with regard to the 2012 resolution the Fire Association put together but was never looked at by the Terrebonne Parish Council and that they would be working up more guidelines to present to them once again.

Discussion ensued with regard to having standards to follow, building code versus building permits versus subdivision regulations all being different scenarios, variances versus waivers, acceptable hardships, and applying verbiage on plats indicating if homes are built too far from the road, they may not be a fire protection guarantee.

Discussion ensued with regard to the Planning Commission creating a policy to grant a 10% variance if the Commission desires to do so because that is how it's written in the NFPA1 code.

Discussion ensued with regard to insurance ratings increasing the further away a home is from the road frontage where there is a fire hydrant.

Discussion ensued with regard to the financial costs on developers, fire departments, and Waterworks with the installation of fire hydrants.

It was determined they Planning Commission would present the 10% variance policy to the Commission and hold off on Mr. Pulaski's draft until the Fire Association can meet with the Parish Council.

The meeting adjourned at approximately 2:15 p.m.



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

MEMORANDUM

To: Hon. Gordon E. Dove, Parish President
Terrebonne Parish Consolidated Government

From: Christopher Pulaski, Director
Planning & Zoning Department

Date: March 1, 2018

Re: Consolidated Waterworks – Proposed changes to their regulations for subdivisions

On Friday, Feb 23, I met with Mike Sobert and his staff as well as TPCG Public Works and Engineering Division to hear WW proposed changes to their regulations pertaining to construction of water lines in proposed subdivisions that are constructed in phases. This came about as a result of three recent subdivisions that have either been approved or are currently in process.

WW is concerned about dead end lines and the bacteria that can form in these lines which can lead to boil advisories or worse such as the brain-eating amoeba. In order to prevent stagnant water in dead end lines, WW is proposing to require that developers either:

1. Construct the complete line as part of the initial phase;
2. Install a flushing mechanism that can be remotely controlled by WW as needed. This could be done either by the developer as part of the construction or the developer could opt to make a one-time payment to WW who will then install the mechanism. WW identified the cost range between \$15k-\$20k.

The other item relates more to the minor subdivisions of property such as the raw land division at the corner of Coteau Road and the extension Bayou Gardens Blvd. On corner lots where there is an existing line, instead of saddling the developer with having to run a line along the other frontage to the end of his property, WW would also be willing to accept a one-time cash in lieu payment that will be kept in escrow until such time as the next subdivision or lot is developed and WW will then install the new line as needed. There may be an increase in construction costs, but WW has indicated that their investment strategy should account for increased costs.

WW Board met last week with the developer/engineer on the two subdivisions (La Belle Maison and Imperial Landing) and required the flushing mechanism or complete water line options. WW is preparing to present drafts of these revisions to their Board and initiate the formal public

hearing process in hopes of them being adopted by the Board of Commissioners into their regulations. This process would likely take 3-4 months.

TPCG Public Works, Engineering and Planning support the intentions of WW to ensure that the health, safety, and welfare of the public and its water supply are kept to the best standards. We are all invited to participate in the public process and will be kept informed by WW of any proposed drafts and meeting dates.

In the meantime, the Planning Commission has requested a Subdivision Regulation Review Committee meeting to discuss unrelated matters, and I will include this on the meeting agenda. I have also invited Mike Sobert to come to the next Planning Commission meeting to present their suggested revisions to the Commission and the development community. If you would like to meet with Mike, I would be happy to schedule a meeting in your office.

cc: Mike Toups, Parish Manager
David Rome, Dir. Public Works
Joan Schexnayder, TPCG Engineering
Brooke Domangue, TPCG Engineering
Becky Becnel, HTRPC
Council Reading File

March 06, 2018

Mr. Steve Trosclair, Chair
Terrebonne Parish Consolidated Government Council
8026 Main Street; Suite 600
Houma, LA 70360

Dear Councilman Trosclair:

RE: Sign Zoning Ordinance Change

The Houma Board of Adjustment respectfully requests that council consider an increase in the maximum required square footage and the number of allowable façade signs in the Overlay District as it pertains to Section 28:76 of the Municipal Code.

In the past six (6) years the Board of Adjustment has approved 15 applications for an increase in either the square footage or the number of required façade signs allowed in the Overlay District. Therefore it seems appropriate and reasonable to change this ordinance to better serve those new businesses coming into our parish.

We are requesting the same of the Houma-Terrebonne Zoning and Land Use Commission and Parish Administration by virtue of copying them on this letter.

Thank you for your consideration.

With Kind Regards,

Trudy Hebert, Chair
Terrebonne Board of Adjustment

Cc: Hon. Gordon E. Dove
Venita Chauvin
Mike Toups
Christopher Pulaski
Houma-Terrebonne Zoning and Land Use Commission
Council Reading File