

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

JUNE 20, 2013, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor**

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of May 16, 2013

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Planned Building Group:
Placement of 2 mini storage buildings; 5623 LA Highway 311; V.J. Caro, Jr. Building Contractor, Inc., applicant

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 May 16, 2013
2. Zoning & Land Use Commission Minutes for the Regular Meeting of May 16, 2013

D. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 20, 2013 INVOICES and TREASURER'S REPORT OF MAY 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: Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC
 Approval Requested: Process A, Re-Subdivision
 Location: Professional Drive, Terrebonne Parish, LA
 Government Districts: Council District 2 / Bayou Cane Fire District
 Developer: LeGrace Properties, L.L.C.
 Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
3. a) Subdivision: Tract B1B, Property belonging to Paul Cox, et al
 Approval Requested: Process A, Re-Subdivision
 Location: 4149 Bayou Black Drive (LA Hwy. 182), Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Black Fire District
 Developer: Capital Growth Buchalter
 Surveyor: Linfield, Hunter, & Junius, Inc.

b) Consider Approval of Said Application
4. a) Subdivision: Tract "A", A Redivision of a portion of Property belonging to Walter Land Company
 Approval Requested: Process D, Minor Subdivision
 Location: 283 Thompson Road, Terrebonne Parish, LA
 Government Districts: Council District 7 / Grand Caillou Fire District
 Developer: Walter Land Company
 Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
5. a) Subdivision: Redivision of the East One-Half of Tract "A-B-C-D-A" belonging to CRT Services, L.L.C.
 Approval Requested: Process D, Minor Subdivision
 Location: 138 Menard Road, Terrebonne Parish, LA
 Government Districts: Council District 1 / Bayou Dularge Fire District
 Developer: Bryan Bascle
 Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Consider Approval of Said Application
6. a) Subdivision: Trinity Commercial Park
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Trinity Lane, Terrebonne Parish, LA
 Government Districts: Council District 2 / Schriever Fire District
 Developer: Annie 1, LLC
 Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Spaces A, B, & C, An Addendum to Coastal Estates Mobile Home Park
 Approval Requested: Process B, Mobile Home Park
 Location: 6064 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
 Government Districts: Council District 2 / Gibson Fire District
 Developer: Coastal Estates, L.L.C.
 Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
2. a) Subdivision: Blanchard Court
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: 4166 West Main Street, Gray, Terrebonne Parish, LA
 Government Districts: Council District 4 / Bayou Cane Fire District
 Developer: Guidry Land Development
 Surveyor: Paul L. Miers Engineering, LLC

b) Public Hearing

c) Consider Approval of Said Application

3. a) Subdivision: Safety Road (Extension)
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 10264 East Main Street, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Houma-Terrebonne Airport Commission
Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Hillcrest Estates
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Waterplant Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: S & A Capital Investments, LLC
Engineer: Milford & Associates, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
5. a) Subdivision: Sugar Mill Olde Towne Subdivision, Addendum No. 1, Phase B
Approval Requested: Process C, Major Subdivision-Engineering
Location: East of the Intersection of Rue St. Sydney & Rue St. Cameron, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Rutter Land Co., Inc.
Engineer: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application
6. a) Subdivision: Southdown West Subdivision, Addendum No. 11, Phase "D"
Approval Requested: Process C, Major Subdivision-Engineering
Location: Shoal and Shelby Claire Drives, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Terre South Investments, Inc.
Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application
7. a) Subdivision: Cascade Gardens Subdivision, Phase 2
Approval Requested: Process C, Major Subdivision-Engineering
Location: Extension of Verna Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Cascade Ventures, L.L.C.
Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Tracts 1 & 2, Property belonging to Donald F. Hebert, et ux, Section 26, T19S-R16E, Terrebonne Parish, LA
2. Rebecca Plantation, Redivision of Tract A-1 to include additional 6.22 acres of Raw Land, Section 10, T16S-R16E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF MAY 16, 2013

A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., called the meeting of May 16, 2013 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Gerald Schouest.

B. Upon Roll Call, present were: Dr. L.A. "Budd" Cloutier, Jr., Chairman; Mr. Richard Elfert; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Gerald Schouest. Absent at the time of Roll Call were: Mr. James Erny, Mr. Jeremy Kelley, and Mr. Wayne Thibodeaux. Also present were Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.

C. APPROVAL OF THE MINUTES:

1. Mr. Schouest moved, seconded by Mr. Ostheimer: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of April 18, 2013."

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

D. COMMUNICATIONS: None.

NOTE: Mr. Kelley arrived at the meeting at this time – 6:02 pm

E. NEW BUSINESS:

1. The Chairman stated the next item on the agenda under New Business was a Parking Plan application by MMGC, Inc. requesting to create 95 parking spaces for a new restaurant at 1327 St. Charles Street.

- a) The Chairman recognized Mr. Mark McChargue, MMGC, Inc., who discussed the parking plan request and stated they were putting in more parking spaces than what was required.

- b) The Chairman recognized Mr. Robert Landry, owner, who stated they had 2 entrances off of Olde Towne Boulevard and intended to eliminate the one near the intersection of St. Charles Street.

- c) Mr. Gordon discussed the Staff Report and stated Staff recommended approval of the rezoning request conditioned upon the elimination of the entrance near the intersection of St. Charles Street and Olde Towne Boulevard. He stated there were already two additional ingress/egress points and eliminating this one would prevent traffic stacking.

- d) Mr. Elfert moved, seconded by Mr. Schouest: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the Parking Plan application for the creation of 95 parking spaces for a new restaurant at 1327 St. Charles Street conditioned upon the elimination of the proposed ingress/egress point near the intersection of St. Charles Street and Olde Towne Boulevard is removed."

- f) Upon questioning, Mr. Landry stated a Mexican restaurant named La Carreta was going to be constructed on the property.

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

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

H. PUBLIC COMMENTS: None.

- I. Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:09 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, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L.A. “Budd” Cloutier, Jr., O.D., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF MAY 16, 2013.

**PATRICK GORDON, DIRECTOR
PLANNING & ZONING DEPARTMENT**

*Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793*

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

V. J. Caro Jr. Building Contractor Inc.
Applicant's Name

1315 Valhi Blvd Houma LA 70360
Address *City* *State* *Zip Code*

5/28/13 / 985-876-3032
Date *Telephone Number(s)*

General Contractor
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Mini Storage Buildings
2. Location: 5623 Hwy 311, Houma, LA 70360
3. Zoning District: A0
4. Total Land Area: 1.531 Acres
5. Total Number of Units: 2
6. Gross Floor Area: Bldg 1 - 9750 sq ft Bldg 2 6000 sq ft
7. Total Parking Spaces Provided: 17,600 sq ft parking
Total Parking Spaces Required: _____
8. Approximate Cost of Work Involved: \$160,000
9. Has any previous application been made: NO YES _____
If Yes, please describe: _____

PLEASE ATTACH THE FOLLOWING INFORMATION:

A. Site Plan Depicting the Following:

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable);
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable);
- 10) Play areas (if applicable);
- 11) Water main locations

B. Legal Description of Subject Property Tract 3-B, Section 101, T17S-R17E

C. Drainage Plans and Elevations N/A

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:


1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.


I (We) own 1.531 acres. A sum of \$ 28.50 dollars is enclosed and made a part of this application.



Signature of Applicant
5/28/13

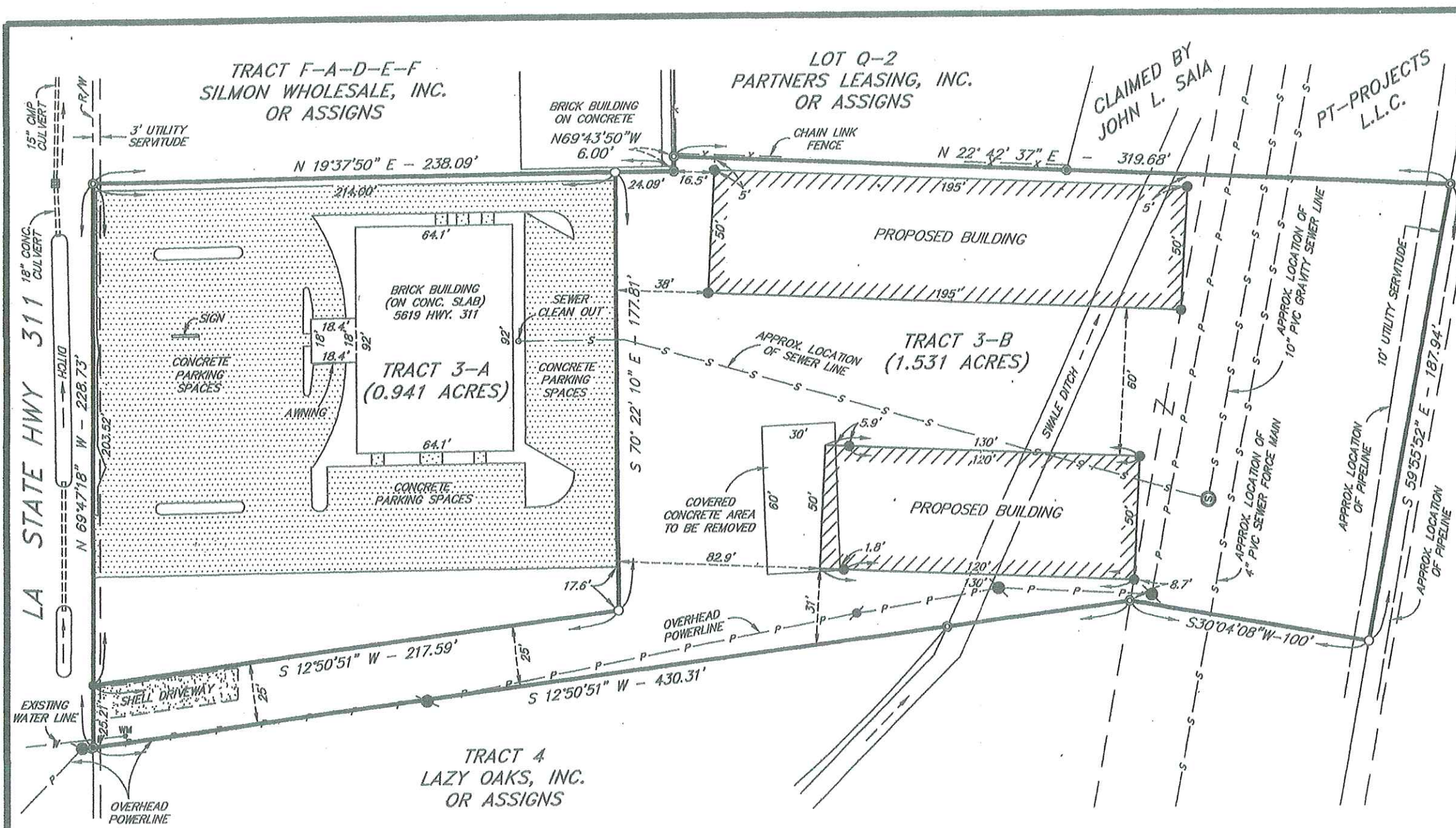
Date

The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



Signature of Owner or Authorized Agent
5/28/13

Date



VICINITY MAP

NOA, INC. OR ASSIGNS

PLAT SHOWING PROPOSED BUILDING LOCATIONS ON TRACT 3-B PROPERTY BELONGING TO BAYOU SURGICAL SPECIALISTS, L.L.C. LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA

MAY 13, 2013

SCALE: 1" = 50'

Keneth L. Rembert

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

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

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q102 DOES NOT AFFECT THIS PROPERTY.

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, PLS. ENTITLED "SURVEY OF TRACT H-I-J-K-G-E-H PROPERTY OF HARTWELL A. LEWIS SECTION 101, T17S-R17E TERREBONNE PARISH, LOUISIANA" AND DATED DECEMBER 13, 1990. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE) 1983 DATUM.

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



- LEGEND:
- INDICATES 80d NAIL SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 1/2" IRON ROD FOUND
 - INDICATES 1/2" IRON PIPE FOUND
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING POWER POLE WITH LIGHT
 - ⊕ INDICATES DROP INLET
 - INDICATES DRAINAGE ARROWS
 - ⊕ INDICATES WATER METER

