

Houma-Terrebonne Regional Planning Commission

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

APRIL 19, 2018, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of March 15, 2018

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Parking Plan:
Creation of 56 parking spaces; 149 DeFraités Court; O.C.S. Construction, c/o Mr. Paul Brasseaux, applicant (*District 1 / City of Houma Fire*)

G. STAFF REPORT

1. Discussion and possible action regarding the proposed amendment to Overlay District zoning regulations concerning building façade signage

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 15, 2018

E. APPROVE EMITTENCE OF PAYMENT FOR THE APRIL 19, 2018 INVOICES AND TREASURER'S REPORT OF MARCH 2018

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Russell Every Townhomes
Approval Requested: Process B, Residential Building Park-Conceptual & Preliminary
Location: 302 Horseshoe Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Ridgeway Enterprises, LLC, c/o Russell Every
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

b) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Raw Land Division of Property belonging to The Buquet Corporation (Tract A-B-C-D-A)
Approval Requested: Process A, Raw Land Division
Location: Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: The Buquet Corporation
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 1-A, 1-B, 1-C, & 1-D, A Division of Tract 1 belonging to Jackie Anthony Marie
Approval Requested: Process A, Re-Subdivision
Location: 6536, 6537, 6538, & 6539 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Jackie Anthony Marie
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts A and B, Property belonging to Doris M. Cox Abramson, et al
Approval Requested: Process D, Minor Subdivision
Location: Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Doris M. Cox Abramson
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Resubdivision of portions of Lots 4, 5, & 6, Block 1 of the subdivision titled Bayou Side Lots Along Highway 311, Matherne Realty Partnership, LLC
Approval Requested: Process A, Re-Subdivision
Location: 4649, 4661, 4673 Highway 311, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: T.P.C.G.
Surveyor: T. Baker Smith, LLC

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: High Land Development
Approval Requested: Process C, Major Subdivision-Engineering
Location: Proposed Industrial Avenue A (extension), Terrebonne Parish, LA
Government Districts: Council District 1 / Bourg & Village East Fire District
Developer: Low Land Investors, L.L.C.
Engineer: Angelette-Picciola, LLC

b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Shift between Property belonging to Clark J. Robertson & Chad P. Robertson, et al, Section 3, T16S-R17E, Terrebonne Parish, LA
2. Revised Lots 3 & 4, A Redivision of Revised Lot 3 and Lots 4 & 5, F.J. Matherne Subdivision, Section 41, T17S-R18E, Terrebonne Parish, LA
3. Revised Lots 1 & 2 of Block 4, A Redivision of Lots 1 & 2 in Deroche Estates, Section 4, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Mike Sobert, Consolidated Waterworks District No. 1, to discuss proposed revisions to their subdivision regulations

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF MARCH 15, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of March 15, 2018 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. Jim Erny.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mrs. Angi Falgout, Secretary/Treasurer. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Cehan moved, seconded by Mr. Kelley: “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 February 22, 2018.”
- The Chairman called for a vote on the motion offered by Mr. Cehan. **THERE WAS RECORDED: YEAS: M. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **STAFF REPORT:** None.
- G. **COMMISSION COMMENTS:**
1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- H. **PUBLIC COMMENTS:** None.
- I. Mr. Erny 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 6:03 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Erny. **THERE WAS RECORDED: YEAS: M. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout. 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 MARCH 15, 2018.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

**Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission**

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

ZLU18/2
Dist. 1
COH Fire

**Zoning & Land Use Commission
Application**

Name: Paul Brasseaux / D.C.S. Construction
Address: 190 Buras Ranch Rd., Covington, LA 70433
Phone: 985-264-5126

Application For: _____ Planning Approval _____ Home Occupation _____
\$10.00/application \$10.00/application
X _____ Parking Plan _____ Special Plan _____
\$50.00/plan \$10.00/application

The premises affected are situated at 149 DEFRAITES CT, HOUMA, LA in a C-2 Zoning District. The legal description of the property involved in this application is: PARCEL E (SEE ATTACHED)

Has any previous application been filed in connection with these premises? _____ Yes X No

Applicant's interest in the premises affected: CONTRACTOR / OWNER REP

Approximate cost of work involved: \$900,000⁰⁰

Explanation of property use: PROPOSED RETAIL DEVELOPMENT

Plot Plan attached: X Yes _____ No Drainage Plan attached: X Yes _____ No

Ground Floor Plan and Elevations attached: X Yes _____ No

Address of adjacent property owners:

- DEFRAITES & ASSOC
991 Grand Caillou Rd.
Houma LA 70363
- DEVLAND CORP.
991 Grand Caillou Rd.
Houma LA 70363

- Walmart Louisiana LLC
PO Box 8050 MS 0555
Bentonville, AR 72716-0555

Paul Brasseaux
Signature of Applicant or Agent

985-264-5126
Phone Number

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

Chris Carter
Signature of Applicant or Agent
OWNER

3/12/18
Date

