

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

AUGUST 17, 2023, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

- I. CONVENE AS THE ZONING & LAND USE COMMISSION**

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of June 15, 2023

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Planning Approval:

Establish a church in a C-3 (Neighborhood Commercial) zoning district; 1934 Prospect Boulevard; Ministerio Cristiana Ciudad Refugio, applicant *(Council District 1 / City of Houma Fire)*

G. STAFF REPORT

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments

2. Chairman 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. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of June 15, 2023

E. APPROVE REMITTANCE OF PAYMENT FOR THE AUGUST 17, 2023 INVOICES AND THE TREASURER'S REPORT OF JUNE/JULY 2023

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Division of Property belonging to William J. Washam to create Tract WW-1 and Tract WW-2
Approval Requested: Process D, Minor Subdivision
Location: 7060 & 7064 Main Street, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: William J. Washam
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

b) Public Hearing

c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tracts A-1-A, A-1-B & A-1-C, A Redivision of Tract A-1 belonging to Charlotte G. Trosclair
Approval Requested: Process D, Minor Subdivision
Location: 2079 Hwy. 55, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Charlotte G. Trosclair
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
2. a) Subdivision: Tracts 1-A, 2-A, & 3-A, A Redivision of Tract "A" belonging to David P. LeCompte, et al
Approval Requested: Process D, Minor Subdivision
Location: 5762 North Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: David P. LeCompte
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
3. a) Subdivision: Tracts 1-5, Charles John Lajaunie
Approval Requested: Process D, Minor Subdivision
Location: 1731 Bull Run Road, Terrebonne Parish, LA
Government Districts: Council District 2 / Donner-Chacahoula Fire District
Developer: Stephanie Leonard
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing

c) Variance Request: Variance from the fire hydrant distance requirements within the 10% allowance

d) Consider Approval of Said Application
4. a) Subdivision: Imperial Landing Subdivision, Phase D
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing

c) Consider Approval of Said Application
5. a) Subdivision: Tracts "A" & "B," A Redivision of Property belonging to Poule D'eau Properties, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1727 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Coteau Fire District
Developer: Poule D'eau Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

6. a) Subdivision: Tracts 1 & 2, A Redivision of Property belonging to Ryan Pitre
Approval Requested: Process D, Minor Subdivision
Location: 1504 Acadian Drive, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Ryan Pitre
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
7. a) Subdivision: Lots 18A & 18B, A Redivision of Lot 18, Block 4, Deweyville Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 1102 Wallis Street & 1511 Bonvillain Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Patrice Sims
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirements
d) Consider Approval of Said Application
8. a) Subdivision: Tracts A, B, C, & D, A Redivision of Property belonging to Gustave John Theriot
Approval Requested: Process D, Minor Subdivision
Location: 1952 Highway 311, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Gustave J. Theriot
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
9. a) Subdivision: Division of Property belonging to Floyd McFarland (Tracts 3-A & 3-B)
Approval Requested: Process D, Minor Subdivision
Location: 1597, 1603, & 1609 West Main St., Schriever, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Savior Property Management, LLC; Angie Aysen
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: Variance from the fire hydrant distance requirements
d) Consider Approval of Said Application
10. a) Subdivision: Tract 1 and Tract 2 being a Redivision of Property belonging to WDR Properties, LLC
Approval Requested: Process D, Minor Subdivision
Location: 2713 Bayou Blue Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Blue Fire District
Developer: Walton Russ
Surveyor: Red Stick Power, LLC
b) Public Hearing
c) Consider Approval of Said Application

I. STAFF REPORT

1. Presentation by CSRS, Inc. and discussion regarding the adoption of the Main Street Corridor Master Plan, and call a Public Hearing on said matter for Thursday, September 21, 2023 at 6:00 p.m.

J. ADMINISTRATIVE APPROVAL(S):

July 2023

1. Lot Line Adjustment between Rev. Tract 2A, Lot 39 & Lot 45 into Rev. 2 Tract 2A, Rev. Lot 39 & Rev. Lot 45; Section 93, T21S-R18E, Terrebonne Parish, LA (7822, 7818, & 7816 Waterfront Drive / Councilman Dirk Guidry, District 8)
2. Revised Lot 10, Block 43 of Add. No. 16, Phase B & Revised Lot 11, Add. No. 18, Phase B to Summerfield Place Subdivision; Section 82, T17S-R17E, Terrebonne Parish, LA (418 Lancaster Drive & 261 Newsom Drive / Councilman Darrin Guidry, District 6)
3. Revised Lot 3, Block 2, A Redivision of Lots 3 thru 5, Block 2, Add. No. 1 to St. Michel Subdivision; Sections 8 & 96, T17S-R17E, Terrebonne Parish, LA (110 thru 114 St. Michel Avenue / Councilwoman Jessica Domangue, District 5)

4. Lot Line Adjustment located in Greenacre Subdivision (Lots 26B, 27A, 27B, Block 1) & Greenacre Subdivision, Addendum 1 (Lot 4, Block 3); Section 6, T17S-R18E, Terrebonne Parish, LA *(306 Mason Drive / Councilman Steve Trosclair, District 9)*

August 2023

1. Lot Line Shift of Lot 14, Block 1, Fesi Court Subdivision, belonging to Brian and Kaylie Robichaux, and Lot 19, Parcel 3, and portion of Parcel 4, of Addendum No. 3 to Mulberry Heights Subdivision, belonging to Paul and Sandra Larose, into Lot 14-A and Lot *(139 Del Rio Drive / Councilman Danny Babin, District 7)*
2. Lot Line Adjustment of Property belonging to William & Michelle McDonald into Tract 1 and Revised Tract B-2; Sections 64 & 65, T16S-R17E, Terrebonne Parish, LA *(300 Bellwood Drive / Councilman John Amedée, District 4)*
3. Lot Line Shift of Lot 8, Block 1, Cameron Isles Business Park and the Remainder of Matherne Realty Partnership, LLC into Lot 8A, Block 1, Cameron Isles Business Park and the Remainder of Matherne Realty Partnership, LLC; Sections 101 & 102, T17S-R17E, Ter *(815 Centurion Lane / Councilman Carl Harding, District 2 & Councilman Darrin Guidry, District 6)*
4. Revised Tracts 4-2 & 5-2, A Redivision of Property belonging to Frogco Amphibious Equipment, LLC, et al; Section 54, T16S-R17E, Terrebonne Parish, LA *(110 Doris Court / Councilman John Amedée, District 4)*
5. Lot Line Shift between Property belonging to the Estate of Ruth Kullman, Blayne M. Kullman, et al and Kristi Kullman Lirette, et al; Section 45, T16S-R15E, Terrebonne Parish, LA *(307 & 308 Azalea Drive, Donner / Councilman Carl Harding, District 2)*
6. Redivision of Lot Lines of Property belonging to Bon Villa Mobile Home Park, LLC; Section 7, T16S-R17E, Terrebonne Parish, LA *(106 Bon Villa Court, Gray / Councilman John Amedée, District 4)*

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF JUNE 15, 2023

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of June 15, 2023 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Ms. Rachael Ellender. The Chairman, Mr. Robbie Liner, was unable to attend the meeting.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Jan Rogers Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Mr. Kyle Faulk; and Mr. Robbie Liner, Chairman. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *None*.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of May 18, 2023.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Rev. Corion Gray informing the Commission of his resignation from the Planning Commission [See *ATTACHMENT A*].
- F. **PUBLIC HEARINGS:**
1. The Vice-Chairman called the Public Hearing to order for the application by Leslie Marie requesting to rezone from OL (Open Land) & R-1 (Single-Family Residential) to R-1 (Single-Family Residential) 773 East Woodlawn Ranch Road, Lot 13, Block 2, Woodlawn Ranch Acres, Add. No. 3.
- a) Mr. Leslie Marie, applicant, 4211 Country Drive, discussed his request to rezone his property in order to place his proposed home further back on the property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Ms. Ellender: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the rezone application due to the lack of sufficient hardship.
- e) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial of the request to OL (Open Land) & R-1 (Single-Family Residential) to R-1 (Single-Family Residential) 773 East Woodlawn Ranch Road, Lot 13, Block 2, Woodlawn Ranch Acres, Add. No. 3 and forward to the Terrebonne Parish Council for final consideration.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- G. OLD BUSINESS:
- Mr. Thibodeaux moved, seconded by Ms. Ellender: “THAT the HTRPC, convening as the Zoning and Land Use Commission, remove Old Business from the table to be considered.
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Vice-Chairman called the Public Hearing to order for the application by Freddie Johnson to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 122 Banks Avenue, Lot 41, Block B, Mechanicville in order to place a mobile home.
- a) Mr. Freddie Johnson, applicant, 212 Ashland Drive, discussed his request to rezone his property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the rezone application due to the applicant not meeting the minimum size requirement for a new district. He stated he spoke to Councilman Brien Pledger and that he was in favor of whatever decision the Commission made and that he hoped to have a Town Hall meeting with the neighborhood before the Council’s Public Hearing.
- e) Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 122 Banks Avenue, Lot 41, Block B, Mechanicville and forward to the Terrebonne Parish Council for final consideration.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- H. NEW BUSINESS
1. Parking Plan:
- The Vice-Chairman called to order the application for Parking Plan Approval for the construction of 97 parking spaces at 1520 Martin Luther King Boulevard for Aldi, Inc.
- a) Mr. Ben Chaisson, Duplantis Design Group, PC, representing the applicant, discussed the parking plan request.
- b) No one from the public was present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Parking Plan application.
- d) Ms. Ellender moved, seconded by Mr. Smith: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan for the construction of 97 parking spaces at 1520 Martin Luther King Boulevard for Aldi, Inc.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- I. STAFF REPORT: None.
- J. COMMISSION COMMENTS:
1. Zoning & Land Use Commissioners’ Comments: None.
2. Vice-Chairman’s Comments: None.

- K. PUBLIC COMMENTS: None.
- L. Mr. Thibodeaux moved, seconded by Ms. Ellender: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:17 p.m.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.



Jan Rogers, Vice-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 JUNE 15, 2023.

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

Letter of Resignation

Rev. Corion Damon Gray
233 Cherbourg Street
Houma, LA 70363
985-860-5485
pastorcdgray@gmail.com

June 12, 2023

T.P.C.G. Department of Planning and Zoning
8026 West Main Street #202
Houma, LA 70360

Dear Mr. Chairman

Please accept this letter as my formal notice of resignation from the Houma-Terrebonne Regional Planning and Zoning Commission as a Commissioner. Effective June 12, 2023. My immature resignation is due to my relocation of States and being blessed with a Career/Pastoral Promotion. I would kindly like to thank each of you for warm welcome, and for the exciting opportunity to work with each of you serving the citizens of Terrebonne, it has truly been my honor and joy. The kind environment, and associations I've made during my tenure here will truly be memorable. Each of you are stalwart leaders! Continue to strive for a better, stronger Terrebonne. God bless!

Kind regards,

Rev. Corion D. Gray

ZLU23/11

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

Zoning & Land Use Commission
Application

Name: Ministerio Cristiano Ciudad Refugio
Address: 6514 Pontchartrain Blvd, NEW ORLEANS, LA 70124
Phone: 504-427-3473 / 504-329-9000 (vires16@aol.com)

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

The premises affected are situated at 1934 PROSPECT BLVD in a
C-3 Zoning District. The legal description of the property involved in this application
is: LOT 18, WEST 1/2 OF LOT 17, LOT 16, BLK 3, GRAND
CAIROU HEIGHTS SUBD.

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

Applicant's interest in the premises affected: BUYER

Approximate cost of work involved: < \$50,000

Explanation of property use: PROPOSED CHURCH

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

Ground Floor Plan and Elevations attached: X Yes No

Address of adjacent property owners:

1. WENDY QUIBODEAUX 2. SELLER
206 CAROLYN AVE
HOUMA, LA 70363

3. AHMAD KHALED HAMMAD
1613 LAKE MICHIGAN DR
HARVEY, LA 70058

Suven Lirindal
Signature of Applicant or Agent

504-427-3473 - P.O.C.
504-329-9000
Phone Number

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

Veronica Voisin
Signature of Applicant or Agent

6/5/23
Date

DRAWN: <i>DAB</i>
CHK'D.: <i>F.E.M. I</i>
SCALE: <i>1" = 10'</i>
DATE: <i>14JULY23</i>

