

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

DECEMBER 18, 2014, 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 November 20, 2014
- D. COMMUNICATIONS**
- E. NEW BUSINESS:**
 - 1. Parking Plan:
Creation of 134 parking spaces for a proposed hotel; 1795 Martin Luther King Boulevard; MLK Investments, LLC, applicant (*District 3*)
- 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 November 20, 2014
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of November 20, 2014
- D. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 18, 2014 INVOICES AND TREASURER'S REPORT OF NOVEMBER 2014**
 - 1. Approve and accept the proposed 2015 Budget
- E. ANNUAL ORGANIZATIONAL MEETING:**
 - 1. Approval of proposal(s) for the 2014 Audit
 - 2. Election of Officers for 2015
- F. COMMUNICATIONS**
- G. OLD BUSINESS:**
 - 1. a) Subdivision: Tracts 1-A & 1-B, Redivision of Property belonging to Walter Land Company
Approval Requested: Process D, Minor Subdivision
Location: 237 Dickson Road, Terrebonne Parish, LA
Government Districts: Council District 7 / TWE/GCVFD/Airbase Fire District
Developer: Walter Land Co., c/o Mr. Roger A. Crabb
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

2. a) Subdivision: Bon Villa Mobile Home Park
Approval Requested: Process B, Major Mobile Home Park-Engineering
Location: End of Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Mark Guidroz
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tracts "A-1" & "A-2", Redivision of Tract "A", Property of Glenn J. Short, Sr., et ux
Approval Requested: Process D, Minor Subdivision
Location: 5708 North Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Zeboria Short
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

2. a) Subdivision: Campsites B-35 thru B-38, Property of Lawrence J. Boquet, Jr.
Approval Requested: Process D, Minor Subdivision
Location: 6600 Block of Hwy 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Lawrence J. Boquet, Jr.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

3. a) Subdivision: Doris Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 10405 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Robert J. Neil
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

4. a) Subdivision: Magnolia Park Subdivision, Addendum No. 3
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Percy Avenue @ Jean Ellen Avenue, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Westgate Development, Inc.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

5. a) Subdivision: Subdivision of Property belonging to Phillip Dupont (Lots "A" & "B")
Approval Requested: Process D, Minor Subdivision
Location: 1912 Bull Run Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 2 / Donner-Chacahoula-Donner Fire District
Developer: Phillip Dupont
Surveyor: Prosper Toups Land Surveying, LLC

b) Public Hearing

c) Consider Approval of Said Application

6. a) Subdivision: Redivision of Property of Janice Richard Benoit (Lots "A" & "B")
Approval Requested: Process D, Minor Subdivision
Location: Southeast corner of St. George Road & Main Project Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Janice Benoit
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing

c) Consider Approval of Said Application

7. a) Subdivision: Redivision of Tract A-3 and the remaining land belonging to Rutter Land Company into Tracts A-5, A-6, and the remaining land
Approval Requested: Process D, Minor Subdivision
Location: Corner of St. Charles Blvd. & Old Town Court, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Rutter Land Co., LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
8. a) Subdivision: Sugar Mill Olde Towne Subdivision, Addendum No. 2
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Intersection of Rue St. Sydney and Rue Saia, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Rutter Land Co., LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
9. a) Subdivision: Deroche Estates, Addendum No. 1
Approval Requested: Process C, Major Subdivision-Engineering
Location: 6695 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Deroche Development, LLC
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application
10. a) Subdivision: Acadian Villa Subdivision, Addendum No. 2, Phase C
Approval Requested: Process C, Major Subdivision-Final
Location: Gabreten Lane, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: JR Solutions, LLC
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
11. a) Subdivision: Southdown West Subdivision, Addendum No. 11, Phase D, 1 & 2
Approval Requested: Process C, Major Subdivision-Final
Location: Shoal & 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

I. STAFF REPORT:

1. Discussion and possible action with regard to the APA Louisiana Chapter Annual Planning Conference to be held January 21-January 23, 2015 in Baton Rouge, LA
2. Approval and acceptance of the Regular Meeting Schedule of 2015

J. ADMINISTRATIVE APPROVALS:

1. A Redivision of Lots 8-A & 8-B, Property of Jacqueline F. Brewster, et ux, Section 41, T17S-R18E, Terrebonne Parish, LA
2. Revised Tracts "A" & "B", Prepared for Fred A. Parker, et ux, Section 31, T17S-R18E, Terrebonne Parish, LA
3. Survey of Revised Lot 5, Block 2, The Parks of Southern Estates Subdivision, Sections 7 & 82, T16S-R17E, Terrebonne Parish, LA
4. Survey and Redivision of Property belonging to Larry Joseph LeBlanc, Jr. and Kayla LeBlanc, Section 50, T16S-R15E, Terrebonne Parish, LA
5. Lot Line Adjustment between Lots 43 & 45, Crochet Annex and a 53.6' x 120.0' portion of Property to the rear of Lots 43 & 45, Crochet Annex, Section 7, T17S-R17E, Terrebonne Parish, LA

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 (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF NOVEMBER 20, 2014

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of October 16, 2014 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. 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 Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
 - 1. Mr. Erny moved, seconded by Mr. Thibodeaux: “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 October 16, 2014.”

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.
- D. COMMUNICATIONS: None.
- E. OLD BUSINESS:
 - 1. The Chairman stated the next item under Old Business was for an application by Wa Kuen & Yun Lau to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 404 Bayou Gardens Boulevard, Lots 1, 2, & 3, Block 1, Southland Woods Subdivision.
 - a) The applicants or representatives were not present to represent the application.
 - b) Mr. Pulaski stated after so many questions about the history of the property, further research was performed by pulling the official zoning map that was approved in September of 2007. This map indicated that the property in question was actually zoned as C-2 (General Commercial) and there was an apparent error on the GIS. Unfortunately, there is no information on how the mistake happened and the incorrect zoning was depicted on the GIS.
 - c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission table the application to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 404 Bayou Gardens Boulevard, Lots 1, 2, & 3, Block 1, Southland Woods Subdivision until the next regular meeting of December 18, 2014.”
 - d) The Chairman recognized a public speaker card from Mr. James Leonard, 12 Coventry Circle, who stated he bought 3 lots from the applicant with the understanding that the adjacent lot was also residential. He questioned the covenant restrictions and how it could affect the lot in question.
 - e) The Chairman stated that the covenant restrictions and if the lot had to abide by them would be a civil matter between the subdivision and the property owners.
 - f) The Chairman recognized a public speaker card from Ms. Louise Johnson, 26 Carrington Circle, who expressed concerns of the property being zoned as commercial.
 - g) Discussion was held with regard to there not being any discussion with the applicant or surveyor prior to this meeting indicating the error.
 - h) Mr. Schouest allowed his time to allow Mr. Rodney Bourg, 22 Carrington Circle, speak because he arrived late and did not complete a public speaker card. Mr. Bourg accused the Commission of ambushing the residents and expressed concern of this new map “miraculously” showing up after 3 months of meetings.
 - i) Discussion was held with regard to it being an error in translation to the GIS, there being a disclaimer on the GIS, concerns of what is proposed to be built and the height restrictions.

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.

F. STAFF REPORT:

1. The Chairman stated the next item on the agenda was the introduction of a revision to the Overlay District location to include the entire Westside Boulevard, South Hollywood Road from LA Hwy. 311 to Valhi Boulevard, and to modify the current list to have Valhi Boulevard and Bayou Gardens Boulevard listed separately.

- a) Mr. Pulaski discussed the Overlay District and the proposed changes.
- b) Mr. Erny moved, seconded by Mr. Ostheimer: "THAT the HTRPC, convening as the Zoning and Land Use Commission accept and move forward with the proposed revisions to the Overlay District location to include the entire Westside Boulevard, South Hollywood Road from LA Hwy. 311 to Valhi Boulevard, and to modify the current list to have Valhi Boulevard and Bayou Gardens Boulevard listed separately."

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. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Erny discussed the error on the zoning for the Bayou Gardens property and stated he was glad the error was found but was concerned as to if there were more across the zoning district. Staff indicated they would be reviewing the maps thoroughly.

2. Chairman's Comments:

- a) The Chairman indicated that further zoning requests would be reviewed carefully and hard copies of the zoning map would be referred to.

H. PUBLIC COMMENTS: None.

- I. Mr. Erny moved, seconded by Mr. Schouest: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:38 p.m."

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.

L.A. "Budd" Cloutier, 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 NOVEMBER 20, 2014.

**PATRICK GORDON, 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

**Zoning & Land Use Commission
Application**

ZLU 14/28
Dist. 3

Name: MLK INVESTMENTS, L.L.C. (VALUE PLACE)

Address: 120 PROGRESSIVE BLVD., HOUMA, LA 70360

Phone: 985-872-0448

Application For:	<u> </u>	Planning Approval \$10.00/application	<u> </u>	Home Occupation \$10.00/application
	<u> x </u>	Parking Plan \$50.00/plan	<u> </u>	Special Plan \$10.00/application

The premises affected are situated at 1795 MARTIN LUTHER KING BLVD., HOUMA, LA 70360 in a
C2 Zoning District. The legal description of the property involved in this application
is: TRACT C-1-A-1 OF THE OSCAR LIRETTE HEIRS LOCATED IN SECTIONS 32 & 33, TOWNSHIP 17 SOUTH,
RANGE 17 EAST, TERREBONNE PARISH, LOUISIANA

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

Applicant's interest in the premises affected: COMMERCIAL DEVELOPMENT

Approximate cost of work involved: \$4 MILLION

Explanation of property use: PROPOSED HOTEL SITE

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. <u>CRESCENT FARMS, L.L.C.</u>	2. <u>COMMUNITY BANK</u>
<u>P. O. BOX 1548</u>	<u>P. O. BOX 248</u>
<u>HOUMA, LA 70361</u>	<u>RACELAND, LA 70394</u>

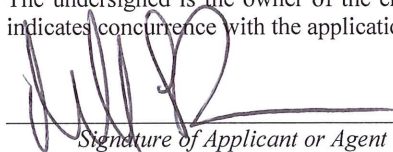
3. MLK INVESTMENTS, L.L.C.
120 PROGRESSIVE BLVD.
HOUMA, LA 70360



Signature of Applicant or Agent
DAVID A. WAITZ, P.E., P.L.S., AGENT

985-447-4017
Phone Number

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



Signature of Applicant or Agent
MICHAEL LARUSSA, APPLICANT

12/1/14
Date

MARTIN LUTHER KING BLVD.
(LA HWY 3040)

