

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

DECEMBER 21, 2017, 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 November 16, 2017
- E. COMMUNICATIONS**
- 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. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 16, 2017
- E. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 21, 2017 INVOICES AND TREASURER'S REPORT OF NOVEMBER 2017**
 - 1. Approval and accept the proposed 2018 Budget
- F. ANNUAL ORGANIZATIONAL MEETING:**
 - 1. Approval of proposal(s) for the 2017 Audit
 - 2. Election of Officers for 2018
- G. COMMUNICATIONS**

H. APPLICATIONS:

1. a) Subdivision: 19.19 Acre Tract of Land and approximately 0.04 Acre of Batture owned by Angela P. Pitre being divided into Tract A and Tract B
Approval Requested: Process D, Minor Subdivision
Location: 5310 North Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Angela P. Pitre
Surveyor: Joshua K. Soileau, P.L.S.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of a Tract of Land belonging to Kevin Charles LeBoeuf, et al (Tracts A & B)
Approval Requested: Process D, Minor Subdivision
Location: 438 & 440 St. George Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Kevin LeBoeuf
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Acadian Pointe Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Acadian Drive, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Professional Construction and Leasing, LLC, c/o Donald B. Olivier, II
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Imperial Landing Subdivision, Phase A
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 441 Duplantis Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, LLC, c/o Neil L. Arabie
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: La Belle Maison, Phases C & D
Approval Requested: Process C, Major Subdivision-Engineering
Location: 440 Main Project Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: DR Development Group, LLC, % Timothy P. Duplantis
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tract "A-2", A composite of Tracts A-2 thru A-6, Property belonging to Lawrence J. Boquet, Jr., et ux, Section 61, T20S-R18E, Terrebonne Parish, LA
2. Redivision of Property belonging to Faron & Jane Dupre and Property belonging to Eugene Luke, Section 44, T16S-R17E, Terrebonne Parish, LA
3. Revised Lots 6 & 7, A Redivision of Lot 7 & Revised Lot 6, Frontlawn Subdivision belonging to Louis J. Mohana, et ux, Sections 6, 7, & 29, T17S-R18E, Terrebonne Parish, LA
4. Revised Tracts 3 & 4, A Redivision of Tract 4 & Revised Tract 3, Property belonging to Ricky J. Porche, et ux, Section 42, T18S-R18E, Terrebonne Parish, LA
5. Tracts A & B, Property belonging to Michael K. Tate, et ux, Section 87, T19S-R17E, Terrebonne Parish, LA
6. Revised Lots 22 & 23, Block 2, A Redivision of Revised Lots 22 & 23, Block 2, Phase 1 to Northpark, Section 6, T16S-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 16, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of November 16, 2017 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. Wayne Thibodeaux.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; 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 were: Mr. James Erny. 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. Ostheimer moved, seconded by Mrs. Falgout: “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 19, 2017.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: M. Cehan, Mrs. Falgout, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by T.P.C.G. requesting a proposed zoning expansion to include portions of Village East, Lafayette Woods, Presque Isle, and Green Acres Subdivisions.
- a) Mr. Pulaski discussed the problems with commercial business activities in residential subdivisions which started the proposed zoning of these particular neighborhoods. He indicated the issues may be rectified through the Sales & Use Tax office and they would then withdraw the application to zone the mentioned subdivisions.
- b) Mr. Pulaski stated at this point he would request to continue the Public Hearing and possibly look at an abridged version of this expansion at a later date.
- c) Upon questioning, Mr. Pulaski stated the Councilmen of these subdivisions were the ones who initiated this zoning request.
- d) Mr. Thibodeaux moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, continue the Public Hearing for the proposed zoning expansion to include portions of Village East, Lafayette Woods, Presque Isle, and Green Acres Subdivisions until the next regular meeting of December 21, 2017.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: M. Cehan, Mrs. Falgout, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- e) Discussion was held with regard to the strip of property along the highway across from the airport be looked at again with different zoning.
- G. **STAFF REPORT:** None.
- H. **COMMISSION COMMENTS:**
1. **Planning Commissioners’ Comments:**
- a) Mr. Ostheimer discussed being cautious of zoning existing subdivisions to take over covenants restrictions and setting a precedent before we have more people going to their councilman across the parish to have property zoned.
2. **Chairman’s Comments:** None.

I. PUBLIC COMMENTS: None.

J. Mrs. Falgout 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 Mrs. Falgout. THERE WAS RECORDED: YEAS: M. Cehan, Mrs. Falgout, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. 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 NOVEMBER 16, 2017.

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

If Yes, Date of Last Application:

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

☒ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. **PUBLIC NEED:** Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. **EFFECT OF AMENDMENT:** Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. **ERROR:** The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

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

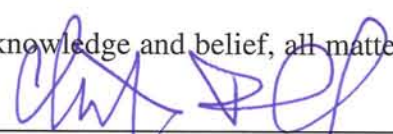
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

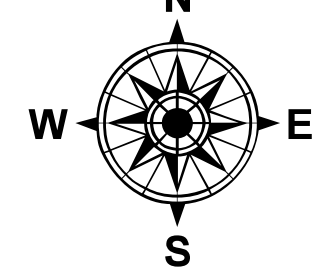
I (We) own _____ acres. A sum of _____ dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



Signature of Owner or Authorized Agent



VILLAGE EAST & LAFAYETTE WOODS ZONING

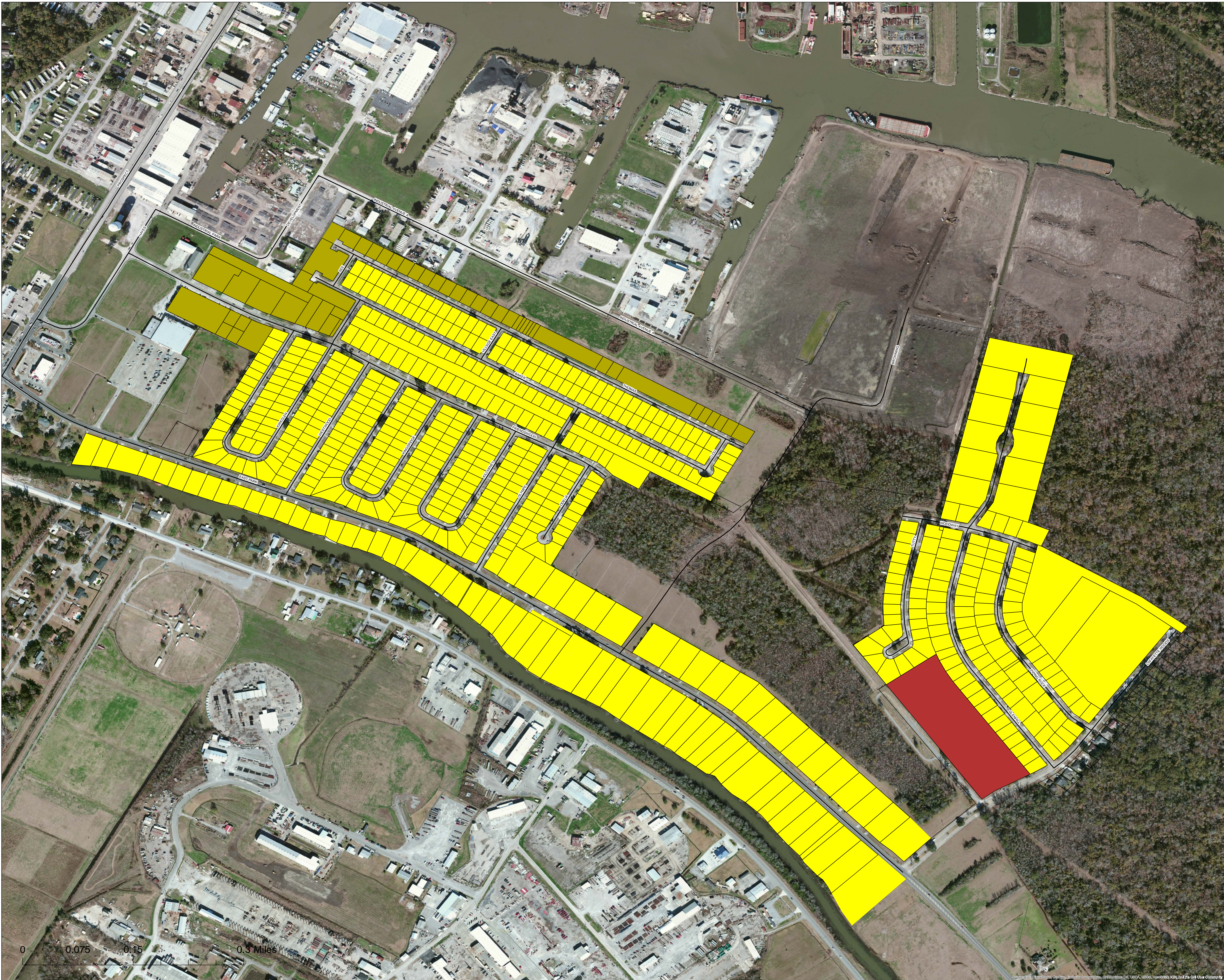
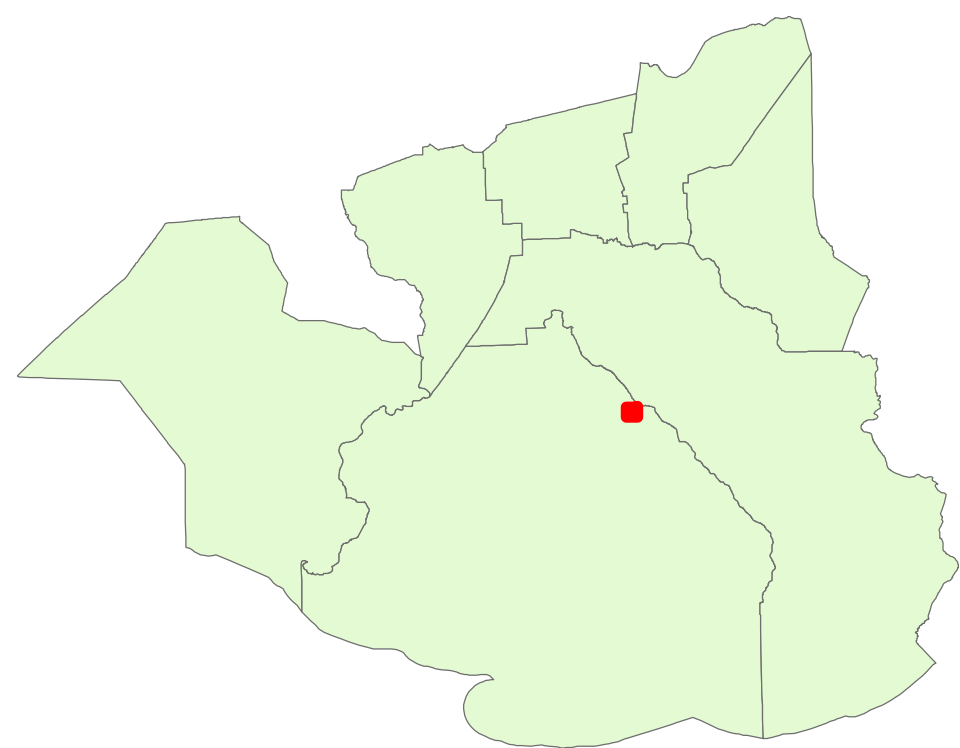


Legend

- Parcels
- Streets

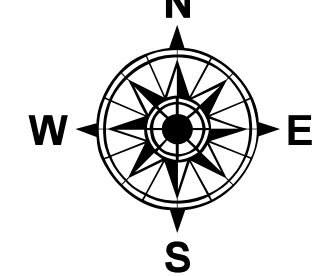
Zone_class

- C3
- R1
- R3



TERREBONNE PARISH

LOUISIANA



PRESQUE ISLE ZONING



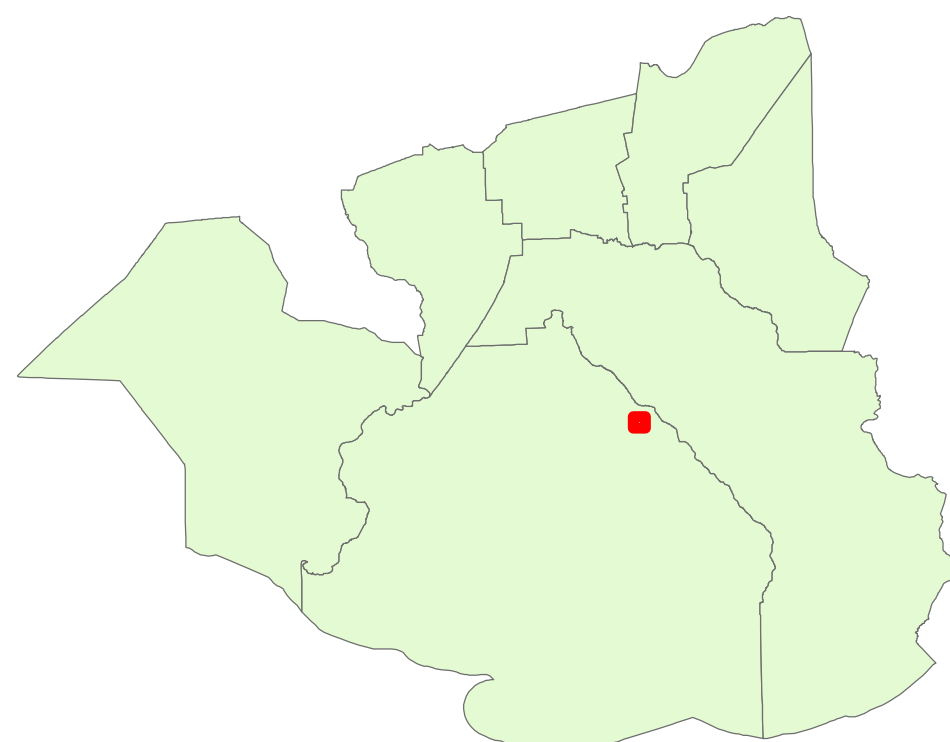
Legend

Streets_Presque

Parcels_Presque

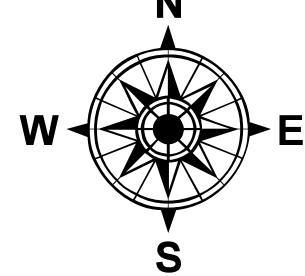
Zone_class

- C2
- C3
- OL
- R1



TERREBONNE PARISH

LOUISIANA

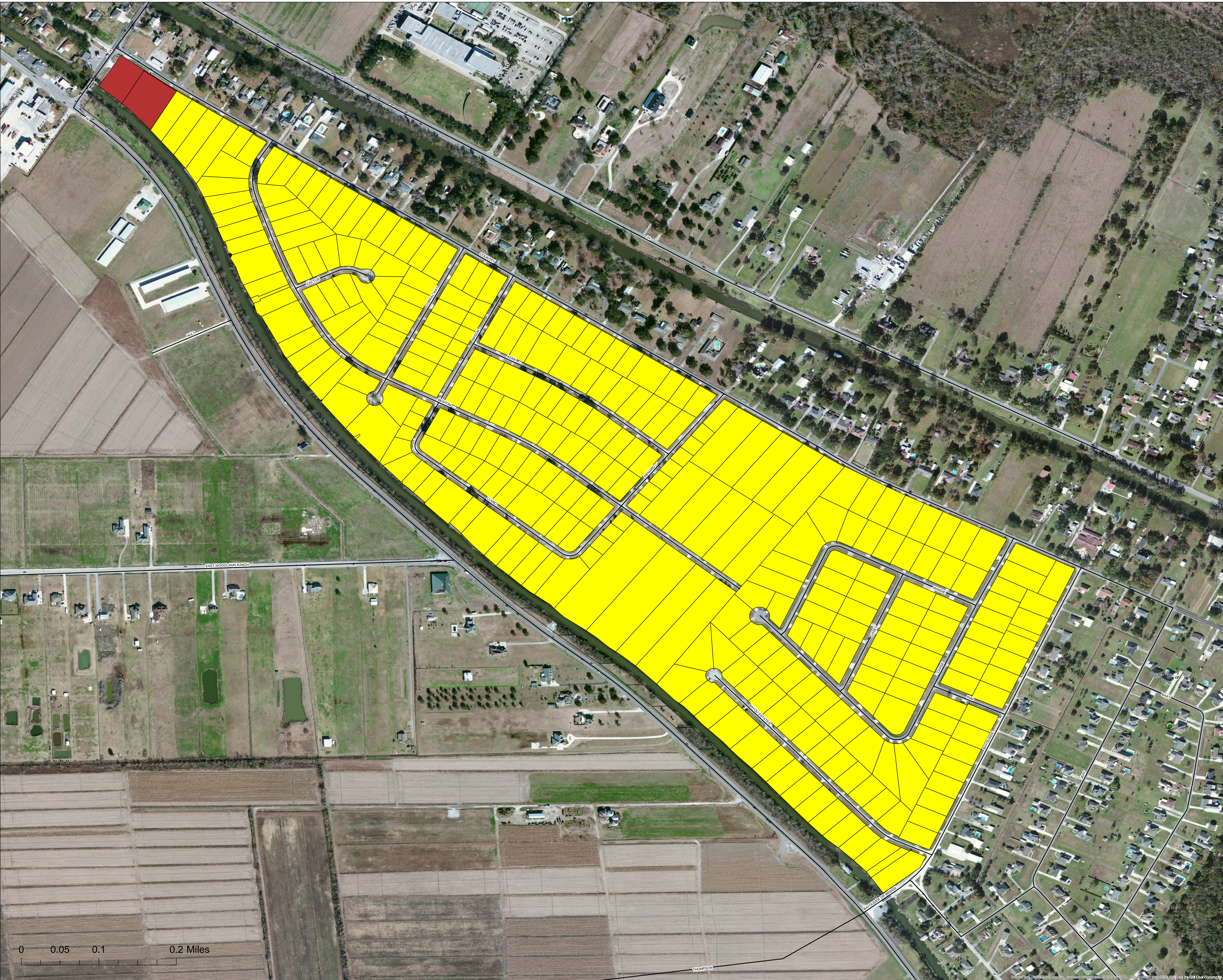
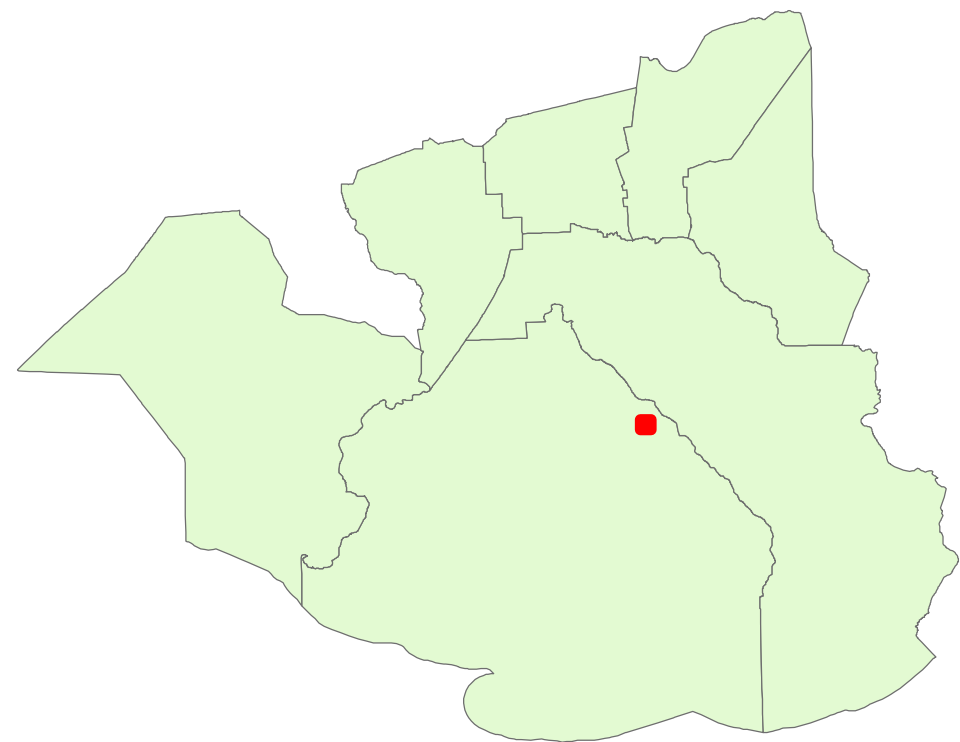


GREEN ACRES ZONING



Legend

- GA_Streets
- GA_Parcel
- Zone_class
 - C3
 - R1



TERREBONNE PARISH

LOUISIANA