

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Rev. Corion D. Gray.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

DECEMBER 16, 2021, THURSDAY

6:00 P.M.

**TERREBONNE PARISH SCHOOL DISTRICT BOARD ROOM
201 Stadium Drive, 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 November 18, 2021
- E. COMMUNICATIONS**
- F. STAFF REPORT**
- G. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman 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 18, 2021
- E. APPROVE REMITTANCE OF PAYMENT FOR THE DECEMBER 16, 2021 INVOICES AND THE TREASURER'S REPORT OF NOVEMBER 2021**
 - 1. Accept and approve the proposed 2022 Budget
- F. ANNUAL ORGANIZATIONAL MEETING:**
 - 1. Ratify the acceptance of Martin & Pellegrin, CPAs for the 2021 Audit (3-year Engagement approved December 2019)
 - 2. Election of Officers for 2022
- G. COMMUNICATIONS**

H. OLD BUSINESS:

1. a) Subdivision: Lots 11-A thru 11-C, A Redivision of Lot 11 of Barrios Subdivision #2
Approval Requested: Process D, Minor Subdivision
Location: 1709 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Leonard J. Folse
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

I. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Bon Villa Mobile Home Park, Phase 2
Approval Requested: Process B, Mobile Home Park-Conceptual & Preliminary
Location: Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Bon Villa Mobile Home Park, LLC c/o Mark Guidroz
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Division of Property belonging to Martin P. Folse and Bradley Doyle into Lot 1, Lot 2 and Bradley Doyle Revised
Approval Requested: Process D, Minor Subdivision
Location: 208 Folse Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Marfo, Inc. c/o Martin P. Folse
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Survey and Division of Tract 4 belonging to the Seth Louis Cenac Trust, et al into Tract 4A and Tract 4B
Approval Requested: Process D, Minor Subdivision
Location: 794 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Bonnie Blanchard Cenac
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application

J. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training for 2021

K. ADMINISTRATIVE APPROVAL(S):

1. Revised Lot 12, A Redivision of Lots 11 & 12, Block 2 of Hillcrest Estates, Section 101 & 144, T15S-R16E, Terrebonne Parish, LA
2. Revised Tracts 3, 4, & 5, A Redivision of Revised Tracts 3 & 4, and Tract 5 belonging to Guy A. Lirette, et al, Section 32, T18S-R17E, Terrebonne Parish, LA
3. Tracts W-X-Y-Z-W and Z-W-X-OO-PP-QQ-RR-SS-TT-UU-VV-Z, Property of Enterprise Capital, LLC, et al, Section 101, T17S-R17E, Terrebonne Parish, LA
4. Revised Lots 14 & 16, Former Steve Hebert et al Subdivision, Section 6, T17S-R18E, Terrebonne Parish, LA
5. Tract "A", Property of Michael A. Thomas, et ux, Section 11, T17S-R16E, Terrebonne Parish, LA
6. Tracts Z-W-OO-NN-Z ad Z-NN-PP-QQ-RR-SS-TT-UU-VV-WW-Z, A Redivision of Tracts W-X-Y-Z-W and Z-W-X-OO-PP-QQ-RR-SS-TT-UU-VV-Z, Property of Enterprise Capital, L.L.C., et al, Sections 5 & 101, T17S-R17E, Terrebonne Parish, LA

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

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

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF NOVEMBER 18, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of November 18, 2021 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:07 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Ms. Ellender and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Ross Burgard; Dr. L.A. "Budd" Cloutier, Jr.; Rev. Corion Gray; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, 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. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: "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 October 21, 2021."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. The Chairman called to order for an application by Maria Cuellar requested Planning Approval to place a church in a C-3 (Neighborhood Commercial) zoning district, Iglesia Cristiana Pentecostal; 960-D Grand Caillou Road.
- a) Ms. Maria Cuellar, 960-D Grand Caillou Road, stated she wanted to open a church. The property owner, Ms. Darlene Duplantis, stated no one would be in the building during the evenings or on Sundays when services would be held so there was plenty of parking.
- b) No one from the public was present to speak.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Planning Approval request.
- d) Mr. Liner moved, seconded by Mr. Rogers: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planning Approval of the application to place a church in a C-3 (Neighborhood Commercial) zoning district, 960-D Grand Caillou Road."
- The Chairman called for a vote on the motion offered by Mr. Liner. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. The Chairman called to order a Planned Unit Development application by Pete-Land Properties, LLC to place 9 units for the proposed Emerson Lakes Subdivision, Phases 1 & 2.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the PUD application.
- b) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend conditional approval provided upon the plat being revised to indicate the appropriate sidewalk placement and to indicate sufficient visitor/RV parking.
- c) Mr. Rogers moved, seconded by Mr. Liner: THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Unit Development to place 9 units for the proposed Emerson Lakes Subdivision, Phases 1 & 2 conditioned upon the site plan be revised to indicate the appropriate sidewalk placement and to indicate sufficient visitor/RV parking."

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments: None.
2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

J. Mr. Liner moved, seconded by Mr. Soudelier: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:16 p.m."

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

Kyle D. Faulk, 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 18, 2021.

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

ZLU / D