

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Joseph Cehan, Jr.....	Vice-Chairman
Vacant.....	Secretary/Treasurer
L. A. "Budd" Cloutier, O.D.....	Member
Rachael Ellender.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

FEBRUARY 20, 2020, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

Revised 2/18/2020

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 January 16, 2020

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Planned Building Group:
Placement of two (2) apartment buildings; 855 Bayou Gardens Boulevard; Guidry Brothers Rental Properties, LLC, applicant (*Council District 4 / Bayou Cane Fire*)

G. STAFF REPORT:

1. Discussion and possible action with regard to introducing a draft resolution and ordinance to revise the Overlay District to include South Hollywood Road from Valhi Boulevard to Southdown Mandalay Road and calling a Public Hearing for said matter on Thursday, March 19, 2020 at 6:00 p.m.

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 January 16, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 20, 2020 INVOICES AND THE TREASURER'S REPORT OF JANUARY 2020

F. ELECTION OF OFFICERS:

1. Election of Secretary/Treasurer

G. COMMUNICATIONS

H. OLD BUSINESS:

1. a) Subdivision: Tracts 1 thru 6, Mandalay Oaks Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 3495 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Michael X. St. Martin
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application
2. a) Subdivision: Redivision of Tract A-3 belonging to Houma Lodging, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 117 Linda Ann Avenue, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Kevin Patel
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Variance Request: Variance from the 25' frontage requirement in lieu of the existing concrete driveway on the 35' perpetual servitude for ingress and egress
c) Consider Approval of Said Application

I. APPLICATIONS:

1. a) Subdivision: Raw Land Redivision of Lot 12 into Lot 12A & 12B, Doris C. Prince Camp Sites
Approval Requested: Process A, Raw Land Division
Location: 7350 Breakwater Drive, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 9 / Little Caillou Fire District
Developer: Management Properties, LLC
Surveyor: Providence Engineering & Design, LLC
b) Public Hearing
c) Variance Request: Variance from the minimum lot size and 50' x 50' box requirement
d) Consider Approval of Said Application
2. a) Subdivision: Re-Subdivision of Lot 3, Block 1 and Lot 1, Block 2 of Sugar Pointe Commercial Park
Approval Requested: Process A, Re-Subdivision
Location: 1520 Valhi Boulevard, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Sugar Lake, LLC
Surveyor: Providence Engineering & Design, LLC
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts "A-1" thru "A-4", A Redivision of Tract "A" belonging to Sugar Bowl Motel, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 8045, 8053, & 8059 Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 5 / City of Houma Fire District
Developer: Sugar Bowl Motel, Inc.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
~~e) Variance Request: Variance from drainage study requirement~~
c) Consider Approval of Said Application
4. a) Subdivision: Lots A & B, A Redivision of Property belonging to Carroll Pierre Naquin, et ux
Approval Requested: Process D, Minor Subdivision
Location: 4560 Country Drive, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Carroll P. Naquin
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

J. STAFF REPORT

K. ADMINISTRATIVE APPROVAL(S):

1. Revised Lots 9 & 10, Block 1, A Redivision of Lots 9 & 10, South Coteau Estates, Section 26, T17S-R17E, Terrebonne Parish, LA
2. Tract "C" and Revised Tracts "A" & "B" belonging to Christopher P. Lambert, et al, Section 26, T19S-R16E, Terrebonne Parish, LA

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None

M. COMMISSION COMMENTS:

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

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

ZONING & LAND USE COMMISSION

MEETING OF JANUARY 16, 2020

- A. The Vice-Chairman, Mr. Joseph “Joey” Cehan, called the meeting of January 16, 2020 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 Dr. Cloutier and the Pledge of Allegiance led by Mr. Wayne Thibodeaux. The Chairman, Mr. Faulk, was out of town.
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan, Vice-Chairman; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender; Mr. Keith Kurtz; Mr. Phillip Livas; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk, Chairman and Mr. Robbie Liner. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, 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.
- D. **APPROVAL OF THE MINUTES:**
1. Dr. Cloutier 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 December 19, 2019.”
- The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Cehan; **ABSENT:** Mr. Faulk and Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:**
1. Mr. Pulaski read a memo from Mrs. Kelly Courtney dated January 16, 2020 requesting to withdraw Item G.1 with regard to a home occupation at 805 Cottagemill Lane [See *ATTACHMENT A*].
- F. **PUBLIC HEARING:**
1. The Vice-Chairman called to order the Public Hearing for an application by Heath Davis requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 14, Block 2, Addendum No. 1, Voisin Place Subdivision and situated at 636 Marmande Street.
- a) Mr. Pulaski stated Mr. Davis had a family matter that prevented him from attending the meeting and proceeded to discuss the applicant’s request.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Livas: “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:** Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Cehan; **ABSENT:** Mr. Faulk and Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING ADOPTED.**
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the rezoning request.
- Dr. Cloutier moved, seconded by Mr. Thibodeaux: “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); Lot 14, Block 2, Addendum No. 1, Voisin Place Subdivision and situated at 636 Marmande Street and forward to the Terrebonne Parish Council for final consideration.”
- The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Cehan; **ABSENT:** Mr. Faulk and Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**

- G. NEW BUSINESS:
1. Home Occupation:
WITHDRAWN, Pet Sitting Service in an R-1 at 805 Cottagemill Lane [See ATTACHMENT A]
- H. STAFF REPORT: None.
- I. COMMISSION COMMENTS:
1. Planning Commissioners' Comments: None.
2. Vice-Chairman's Comments: None.
- J. PUBLIC COMMENTS: None.
- K. Dr. Cloutier moved, seconded by Mr. Soudelier: "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 Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

Joseph "Joey" Cehan, 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 JANUARY 16, 2020.

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

*Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793*

ZLU 20/2
Dist. 4
BayouCane Fire

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Guidry Brothers Rental Properties LLC, Morille Guidry
Applicant's Name

13290 Palm St. Vacherie LA 70090
Address City State Zip Code

1/29/2020 / (985) 209-2957
Date Telephone Number(s)

owner
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: 2 bldgs (4 units)
2. Location: 855 Bayou Gardens Blvd.
3. Zoning District: C-3
4. Total Land Area: 70 x 175
5. Total Number of Units: 4
6. Gross Floor Area: 1950 / per bldg.
7. Total Parking Spaces Provided: 10
Total Parking Spaces Required: 8
8. Approximate Cost of Work Involved: \$335,000
9. Has any previous application been made: NO X YES _____
If Yes, please describe: n/a

PLEASE ATTACH THE FOLLOWING INFORMATION:

- ✓ A. Site Plan Depicting the Following:
 - 1) All proposed structures and setbacks;
 - 2) Parking;
 - 3) Emergency vehicle access;
 - 4) Lighting;
 - 5) Fire hydrant locations;
 - 6) Loading areas (if applicable);
 - 7) All public and private easements and rights-of-ways;
 - 8) Driveways;
 - 9) Buffer protection (if applicable);
 - 10) Play areas (if applicable);
 - 11) Water main locations

- B. Legal Description of Subject Property

- C. Drainage Plans and Elevations

- D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

- 1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.


I (We) own < 1 acres. A sum of 25⁰⁰ dollars is enclosed and made a part of this application.



Signature of Applicant
1/29/2020

Date

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



Signature of Owner or Authorized Agent
1/29/2020

Date

