

# 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

**FEBRUARY 22, 2018, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 January 18, 2018

### **E. COMMUNICATIONS**

### **F. NEW BUSINESS:**

1. Planned Building Group:  
Placement of 3 additional residential units; Senator Circle; Houma-Terrebonne Housing Authority, applicant (*District 1 / City of Houma Fire*)

### **G. STAFF REPORT**

### **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 18, 2018

### **E. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 22, 2018 INVOICES AND TREASURER'S REPORT OF JANUARY 2018**

1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2017 Audit

### **F. PLANNING:**

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

### **G. COMMUNICATIONS**

**H. OLD BUSINES:**

- 1. a) Subdivision: Tracts 1-A & 1-B, A Redivision of Tract A-B-C-D-E-F-G-H-I-J-A belonging to Timothy P. Duplantis  
Approval Requested: Process D, Minor Subdivision  
Location: 709 Sixth Street, Terrebonne Parish, LA  
Government Districts: Council District 5 / City of Houma Fire District  
Developer: Timothy P. Duplantis  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application

**I. APPLICATIONS:**

- 1. a) Subdivision: Division of Tract A into Tract A-1 & A-2, Kent C. Guidry & Stephens L. Guidry  
Approval Requested: Process D, Minor Subdivision  
Location: 6434 Bayou Black Road, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 2 / Gibson Fire District  
Developer: Kent C. Guidry & Stephens L. Guidry  
Surveyor: C & R Land Surveying, LLC
- b) Public Hearing
- c) Consider Approval of Said Application
- 2. a) Subdivision: Tracts 1 & 2 being a Redivision of Property belonging to Brent M. Buquet  
Approval Requested: Process D, Minor Subdivision  
Location: 4268 Southdown Mandalay Road, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Black Fire District  
Developer: Brent M. Buquet  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
- 3. a) Subdivision: Tracts "A", "B", "C" & "D", Property belonging to Gary I. Smith, et al, Former Nelo Hebert Subdivision  
Approval Requested: Process A, Re-Subdivision  
Location: 4455 Hwy. 24, Bourg, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Gary I. Smith  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
- 4. a) Subdivision: La Belle Maison, Phases C & D  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary (Amended)  
Location: 440 Main Project Road, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: DR Development Group, LLC  
Surveyor: Milford & Associates, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
- 5. a) Subdivision: Russell Every Townhomes  
Approval Requested: Process B, Residential Building Park-Conceptual & Preliminary  
Location: 302 Horseshoe Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Ridgeway Enterprises, LLC, c/o Russell Every  
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

6. a) Subdivision: Acadian Pointe Subdivision, Phase B  
 Approval Requested: Process C, Major Subdivision-Engineering  
 Location: Acadian Drive, Terrebonne Parish, LA  
 Government Districts: Council District 8 / City of Houma Fire District  
 Developer: Professional Construction and Leasing, LLC, c/o Mr. Donald B. Olivier, II, Manager  
 Engineer: David A. Waitz Engineering & Surveying, Inc.
  - b) Consider Approval of Said Application
7. a) Subdivision: Imperial Landing Subdivision, Phase A  
 Approval Requested: Process C, Major Subdivision-Engineering  
 Location: 441 Duplantis Street, Terrebonne Parish, LA  
 Government Districts: Council District 4 / Schriever Fire District  
 Developer: Onshore Materials, LLC, c/o Neil Arabie, Manager  
 Engineer: David A. Waitz Engineering & Surveying, Inc.
  - b) Consider Approval of Said Application

**J. STAFF REPORT**

**K. ADMINISTRATIVE APPROVAL(S):**

1. Re-Subdivision of a portion of Tract "C" into Lot 1 and the remaining portion of Tract "C", Sections 8, 63, 64, 84, & 93, T16S-R17E, Terrebonne Parish, LA
2. Revised Lots 30 & 31 of Block 1, South Ellendale Estates Subdivision, Sections 72 & 81, T17S-R16E, Terrebonne Parish, LA
3. Lot "A-B-E-C-D-A", formerly Lot "A-B-C-D-A", Property belonging to Janine Giroir Deroche, et al, Section 14, T17S-R16E, Terrebonne Parish, LA
4. Revised Lots 5 and 7, A Redivision of Lots 5, 6, and 7, Block 4 of Brentwood Heights, Sections 58 & 59, T16S-R17E, Terrebonne Parish, LA
5. Revised Lot 12 & Revised Tract J-F-G-H-I-J, Addendum No. 1 to Montegut Mill Site Subdivision (Redivision), Sections 8 & 9, T18S-R19E, 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 (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JANUARY 18, 2018**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of January 18, 2018 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 Mrs. Angi Falgout.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; and Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call was: Mr. Wayne Thibodeaux. 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. Mrs. Falgout moved, seconded by Mr. Cehan: “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 21, 2017.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. **THERE WAS RECORDED: YEAS: M. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **STAFF REPORT:** None.
- G. **COMMISSION COMMENTS:**
1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- H. **PUBLIC COMMENTS:** None.
- I. Mrs. Falgout moved, seconded by Mr. Erny: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:03 p.m.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. **THERE WAS RECORDED: YEAS: M. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. 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 JANUARY 18, 2018.**

**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

ZLU18/1

Dist. 1  
COH Fire

APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL

Houma-Terrebonne Housing Authority (Joseph Thompson - Executive Director)  
Applicant's Name

7491 West Park Ave. Houma LA 70364  
Address City State Zip Code

2/5/2018 / (985) 876-4755  
Date Telephone Number(s)

owner  
Interest in Ownership (owner, etc.)

**PROJECT INFORMATION:**

- Name of Project: HTHA Modular Building Relocation and Site Improvements
  - Location: Senator Circle - Houma
  - Zoning District: R3
  - Total Land Area: Senator Circle = 40 Acres Project site = 0.63 Acres
  - Total Number of Units: 3 units
  - Gross Floor Area: 1,800 SF 1,500 SF 2,700 SF
  - Total Parking Spaces Provided: 18  
Total Parking Spaces Required: 6 => 2 spaces per dwelling unit
  - Approximate Cost of Work Involved: \$400,000
  - Has any previous application been made: NO  YES
- If Yes, please describe: NIA

**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;

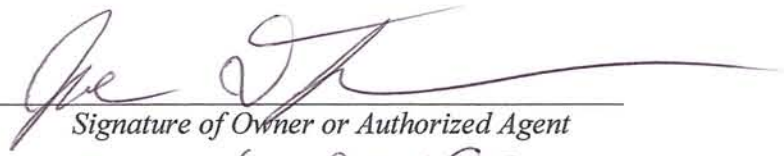
Maximum Charge - \$100.00

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

I (We) own 0.63 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

  
\_\_\_\_\_  
*Signature of Applicant*  
2-06-2018  
\_\_\_\_\_  
*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*  
2-06-2018  
\_\_\_\_\_  
*Date*



REVISION	BY

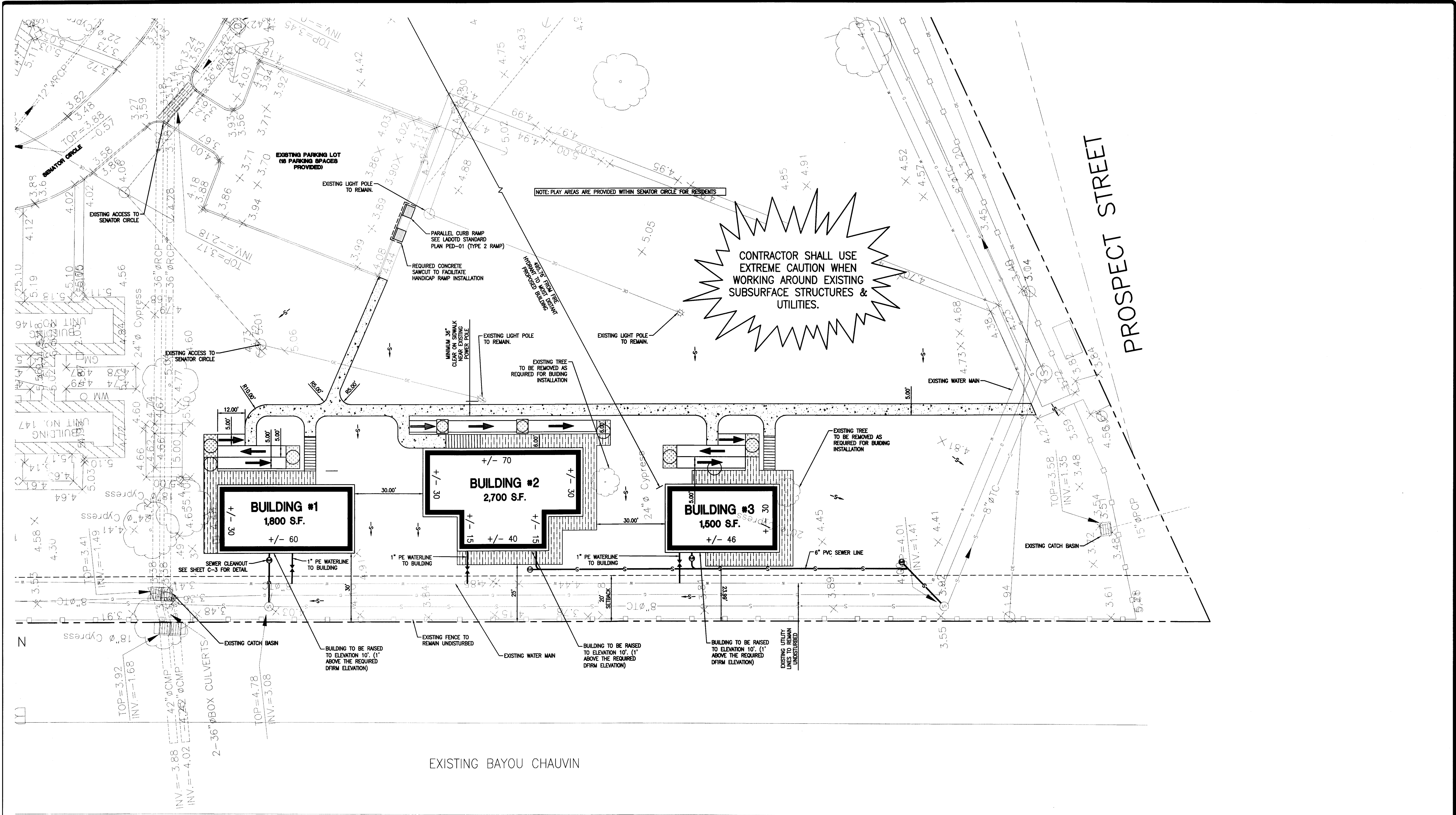
**DDG**  
 WWW.DDGPC.COM  
 DUPLANTIS DESIGN GROUP, PC  
 THIBODAUX / COVINGTON  
 HOUSTON / BATON ROUGE / HOUMA

STAMP

SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

HTHA MODULAR BUILDING RELOCATION  
 HOUMA, LA  
 TERREBONNE PARISH  
 HOUMA TERREBONNE HOUSING AUTHORITY  
 HOUMA, LOUISIANA

DRAWN MTB
CHECKED HRK
ISSUED DATE 02-08-18
ISSUED FOR BIDDING
PROJECT NO. 18-443
FILE 2018-02-08 Site Plan
SHEET C-2



# SENATOR CIRCLE SITE PLAN

