

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Gloria Foret.....	Secretary/Treasurer
James A. Erny.....	Member
Kevin Ghirardi.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

FEBRUARY 18, 2016, 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 January 21, 2016
- D. COMMUNICATIONS**
- E. NEW BUSINESS:**
 - 1. Planned Building Group:
Placement of two (2) commercial buildings; 558 & 562 South Hollywood Road; Cal-Burn, L.L.C., applicant (*District 6/City of Houma Fire District*)
- 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 January 21, 2016
- D. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 18, 2016 INVOICES AND TREASURER'S REPORT OF JANUARY 2016**
- E. PLANNING:**
 - 1. Planning Commissioners' Comments
 - 2. Administration's Comments
 - 3. Chairman's Comments
- F. COMMUNICATIONS**

G. APPLICATIONS:

- 1. a) Subdivision: Subdivision of Property of Tract 3-D, Part of a Redivision of Tract 2-2A and a Portion of Tract 3
Approval Requested: Process D, Minor Subdivision
Location: 136 Teal Court, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Jimmy & Karen Verret
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing
c) Consider Approval of Said Application
- 2. a) Subdivision: Tracts 1-A, 1-B, 1-C, 1-A-1, 1-B-1, and 1-C-1, A Redivision of Tract 1 belonging to Brucellen, L.L.C.
Approval Requested: Process A, Raw Land Division
Location: 5944 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Brucellen, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

- 1. Lots 2, 3, & 5, Block 1, Property belonging to Tuna Properties, LLC, Section 5, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JANUARY 21, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of December 17, 2015 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. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Kevin Ghirardi; Mr. Jeremy Kelley; Mr. Keith Kurtz; and Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call was: Mrs. Gloria Foret, Secretary/Treasurer and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Senior Planner/Zoning Administrator, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Erny moved, seconded by Mr. Schouest: “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 17, 2015.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARINGS:
1. The Chairman called to order the Public Hearing for an application by Westside Lands, LLC and Barker Holdings, LLC requesting to rezone from OL (Open Land) & C-3 (Neighborhood Commercial) to C-2 (General Commercial) 6290 West Main Street.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the rezoning request and plans for a future auto dealership.
- b) No one from the public was present to speak.
- c) Mr. Erny moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from OL (Open Land) & C-3 (Neighborhood Commercial) to C-2 (General Commercial) 6290 West Main Street and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- f) The Chairman requested Staff to send a letter to the surrounding property owners whose properties are zoned neighborhood commercial informing them of this proposed zoning change.
2. The Chairman called to order the Public Hearing for an application by David W. Henthorn, Norman Street, LLC, requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 8958 Norman Street.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the rezoning request.
- b) No one from the public was present to speak.

- c) Mr. Erny moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Discussion was held with regard to the previous Norman Street rezoning request and why the Terrebonne Parish Council denied it. Mr. Pulaski indicated it was mostly due to the property being utilized as rental property and crime in the area.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: “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) 8958 Norman Street and forward to the Terrebonne Parish Council for final consideration.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Kelley indicated that he appreciated the Chairman requesting to notify the property owners near West Main Street of the proposed zoning change but that no one was notified in the South Hollywood Road area that their property was included in the overlay district and should have.
- b) Mr. Ostheimer discussed spot zoning and Council looking at entire areas that have similar trends.
- c) Mr. Pulaski discussed a contract through South Central Planning that is looking at zoning as well as the C-1 (Central Business) zoning district.

2. Chairman’s Comments:

- a) The Chairman recognized Councilman Darrin Guidry in the audience.

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 6:19 p.m.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret and Mr. Thibodeaux. 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 JANUARY 21, 2016.

**CHRISTOPHER PULASKI
SENIOR PLANNER/ZONING ADMINISTRATOR
PLANNING & ZONING DEPARTMENT**

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

ZLU 16/1
Dist. 6
COH Fire

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

CAL BURN
Applicant's Name

521 South Hollywood Road, Houma, LA 70360
Address City State Zip Code

1-12-16 / 985-868-5991
Date Telephone Number(s)

owner
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: NEW COMMERCIAL CONSTRUCTION
2. Location: 562 & 5⁵8 South Hollywood Road
3. Zoning District: I-1 Light Industrial
4. Total Land Area: 49,255 Sq. Ft. of 5 acre tract
5. Total Number of Units: 2
6. Gross Floor Area: 14,050
7. Total Parking Spaces Provided: 40
Total Parking Spaces Required: 40
8. Approximate Cost of Work Involved: \$405,000.00
9. Has any previous application been made: NO YES X

If Yes, please describe: Surrounding property received
approval in 2007, not 562 & 5⁵8 South Hollywood Rd.

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:

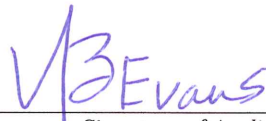
The City of Houma has adopted the following fee schedule:

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

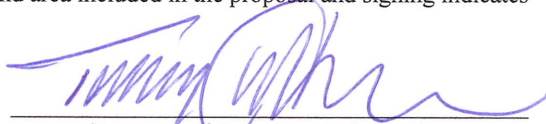
I (We) own 49,255 s/f acres. A sum of \$42.50 dollars is enclosed and made a part of this application.



Signature of Applicant

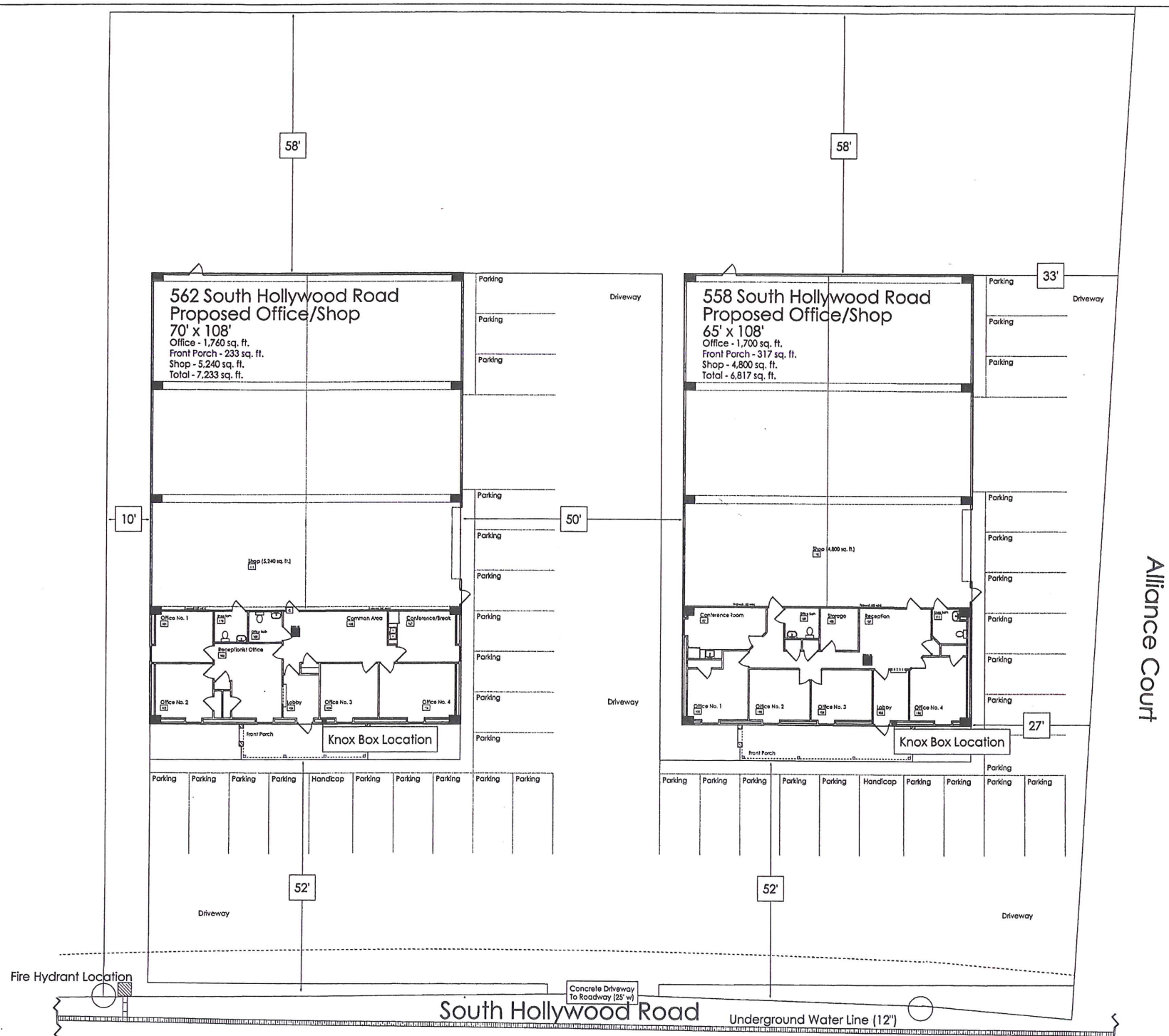
1/12/16
Date

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

1/12/16
Date



Drainage Calculations Data	
TOTAL LAND AREA	49,255 sq. ft.
Proposed Concrete	31,816 sq. ft.
Proposed Permeable	17,519 sq. ft.
% Permeable (30% min)	35.57%