

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Jeremy Kelley.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Gloria Foret.....	Member
Keith Kurtz.....	Member
Phillip Livas.....	Member
Wayne Thibodeaux.....	Member

JULY 18, 2019, 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 June 20, 2019

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Home Occupation:
Allow for a tutoring service in an R-1 (Single-Family Residential) zoning district; Lot 6, Block 1, Addendum No. 1, Alma Heights Subdivision, 6770 Willie Lou Avenue; Michelle Fischer, applicant
(District 5/Bayou Cane 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 June 20, 2019

E. APPROVE EMITTENCE OF PAYMENT FOR THE JULY 18, 2019 INVOICES AND TREASURER'S REPORT OF JUNE 2019

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Property belonging to Kenneth H. Wright, et ux
Approval Requested: Process D, Minor Subdivision
Location: 6622 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Neta Wright
Surveyor: Charles L. McDonald Land Surveyor, Inc.

- b) Consider Approval of Said Application

2. a) Subdivision: Lots 6A-1 and 6A-2, Block 6, Addendum No. 2, A Redivision of Revised Lot 6A of Hollywood Fields Subdivision
 Approval Requested: Process D, Minor Subdivision
 Location: 310 Venture Blvd., Terrebonne Parish, LA
 Government Districts: Council District 6 / Bayou Cane Fire District
 Developer: Scott G. & Rana Moise
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Consider Approval of Said Application
3. a) Subdivision: Division of Property belonging to Patricia Gouner Gilbert
 Approval Requested: Process D, Minor Subdivision
 Location: 4552 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
 Government Districts: Council District 2 / Bayou Black Fire District
 Developer: Patricia Gouner Gilbert
 Surveyor: Allen R. Woodard, P.L.S.
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tracts B-1-A thru B-1-D, A Redivision of Tract B-1 belonging to Arthur Anthony Eschete
 Approval Requested: Process D, Minor Subdivision
 Location: 6467 Highway 56, Chauvin, Terrebonne Parish, LA
 Government Districts: Council District 8 / Little Caillou Fire District
 Developer: Arthur A. Eschete
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
2. a) Subdivision: Tracts 2-A, 2-B, 2-C, & 2-D, A Redivision of Tract 2 belonging to Arthur Anthony Eschete
 Approval Requested: Process D, Minor Subdivision
 Location: 6540-6545 Highway 56, Chauvin, Terrebonne Parish, LA
 Government Districts: Council District 8 / Little Caillou Fire District
 Developer: Arthur A. Eschete
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Tract 2 of the Partition of the Forest Bollinger Estate
 Approval Requested: Process D, Minor Subdivision
 Location: 2286 Coteau Road, Terrebonne Parish, LA
 Government Districts: Council District 4 / Coteau Fire District
 Developer: Galen F. Bollinger
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Survey of Tract of Land belonging to Chauvin Brothers, Inc. into Tract "A" (Raw Land) & Tract "B" (Raw Land)
 Approval Requested: Process A, Raw Land Division
 Location: 207 Ephie Street, Chauvin, Terrebonne Parish, LA
 Government Districts: Council District 8 / Little Caillou Fire District
 Developer: Thomas Chauvin
 Surveyor: Delta Coast Consultants, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
5. a) Subdivision: Adley Oaks
 Approval Requested: Process C, Master Proposal/ Conceptual & Preliminary
 Location: 2508 Coteau Road, Terrebonne Parish, LA
 Government Districts: Council District 4 / Coteau Fire District
 Developer: Dantin Bruce Development, Inc.
 Surveyor: Quality Engineering & Surveying, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

6. a) Subdivision: Survey and Division of Lot 12, Block 2 of Four Point Estates into Lot 12A and Lot 12B belonging to William P. Gomila
 Approval Requested: Process D, Minor Subdivision
 Location: 1000 Four Point Road, Dulac, Terrebonne Parish, LA
 Government Districts: Council District 7 / Grand Caillou Fire District
 Developer: William P. Gomila
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
7. a) Subdivision: Imperial Landing Subdivision, Phase A
 Approval Requested: Process C, Major Subdivision-Final
 Location: 441 Duplantis Street, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Onshore Materials, LLC
 Engineer: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application
8. a) Subdivision: High Land Development, Addendum No. 1
 Approval Requested: Process C, Major Subdivision-Final
 Location: Industrial Avenue A, Terrebonne Parish, LA
 Government Districts: Council District 9 / Bourg & Village East Fire Districts
 Developer: Low Land Investors, LLC
 Engineer: Eugene P. Robichaux, P.E.
 - b) Consider Approval of Said Application

I. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2019

J. ADMINISTRATIVE APPROVAL(S):

1. Survey of Tract B & Revised Tract A, Property belonging to Delilah M. Luke; Sections 19 & 20, T19S-R18E, Terrebonne Parish, LA
2. Survey of Revised Lot 2, Block 2 of Daspit Breaux Addition to the City of Houma belonging to Jujalex, LLC, Sections 37 & 38, T17S-R17E, Terrebonne Parish, LA
3. Survey of Revised Lots 1 & 3, Block 3, A Redivision of Lots 1 thru 3, Burkwall Court Subdivision, Section 6, T17S-R17E, Terrebonne Parish, LA
4. Revised Lots 15 & 17, A Redivision of Lots 15, 16, & 17 of Fisherman's Retreat South Subdivision, Sections 23 & 24, T19S-R16E, Terrebonne Parish, LA
5. Redivision of Hoberville Subdivision, Tracts A-B-C-D-A and B-U-X-C-B, Property belonging to Michael & Marie Ables, Section 86, T15S-R16E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee
 - a) *Public Hearing*
 Discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

ZL119/6
Dist. 5
Bayou Cane

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

Zoning & Land Use Commission
Application


Name: Michelle Fischer
Address: 6770 Willie Lou Ave, Houma, LA 70364
Phone: 985.870.6677

Application For: _____ Planning Approval Home Occupation
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 6770 Willie Lou Ave in a
R1 Zoning District. The legal description of the property involved in this application
is: Lot 6, Block 1, Add. No. 1, Alma Heights Subd.

Has any previous application been filed in connection with these premises? _____ Yes No
Applicant's interest in the premises affected: 100% ownership
Approximate cost of work involved: \$0.00
Explanation of property use: Tutoring Service
Plot Plan attached: Yes _____ No Drainage Plan attached: _____ Yes No
Ground Floor Plan and Elevations attached: _____ Yes No
Address of adjacent property owners:

1. JMJ Rentals, LLC
323 Bayou Blue Bypass Rd.
Gray, LA 70359
2. ACS Properties, LLC
P.O. Box 5014
Houma, LA 70361
3. Michelle Parsons Properties LLC
305 Lynwood Dr.
Houma, LA 70360


Signature of Applicant or Agent

985.870.6677
Phone Number

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

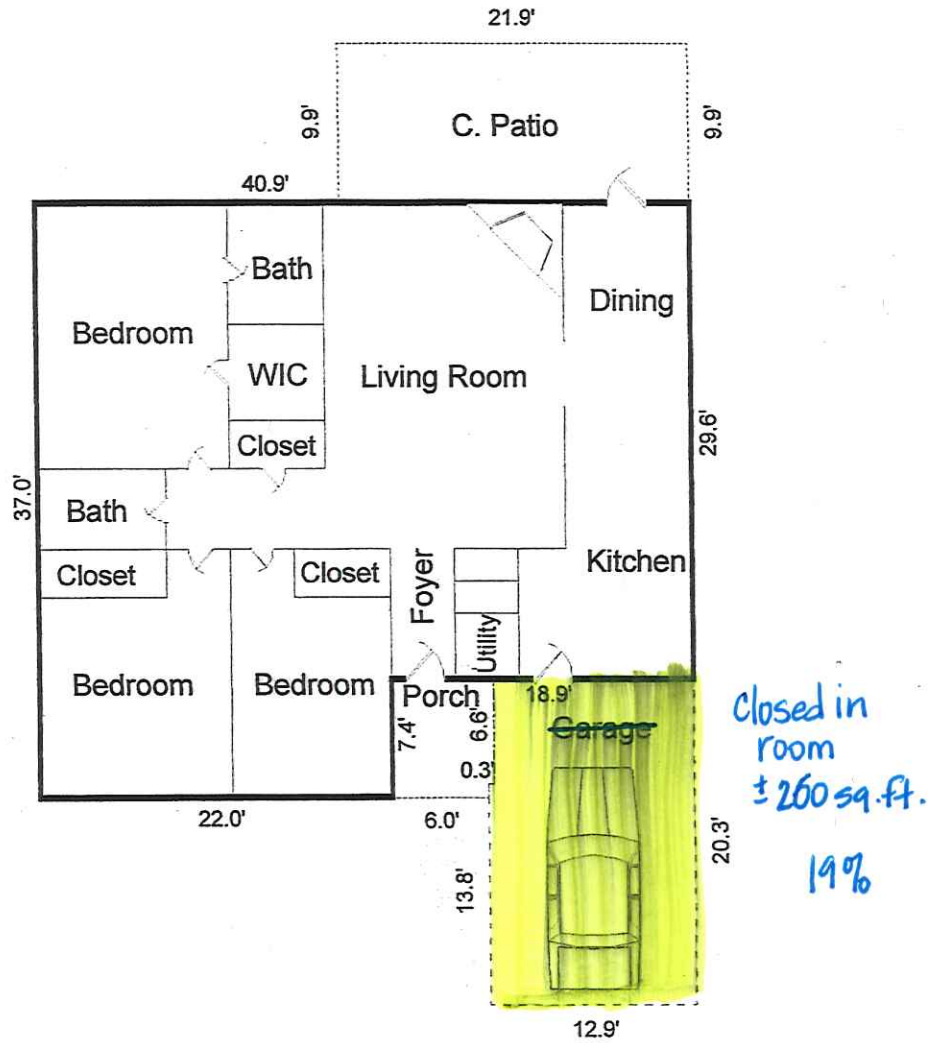

Signature of Applicant or Agent

June 21, 2019
Date

Building Sketch (Page - 1)

Owner/Client	Michelle L. Boudreaux Fischer						
Property Address	6770 Willie Lou Avenue						
City	Houma	County	Terrebonne Parish	State	LA	Zip Code	70364-2598
Lender	CFG Mortgage						

Interior was not drawn to scale. Interior was drawn for illustration purposes only.



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1372.58	1372.58
P/P	Porch	46.69	
	Covered Patio	217.45	264.14
GAR	Garage	259.48	259.48

LIVING AREA BREAKDOWN			
Breakdown		Subtotals	
First Floor			
29.6	x	40.9	1209.34
7.4	x	22.0	163.24