

Houma-Terrebonne Regional Planning Commission

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

JUNE 19, 2014, 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 May 15, 2014

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Planned Building Group Approval:
 - a) Placement of a second commercial structure for existing sno-ball stand and proposed hair salon; 7414 & 7416 Park Avenue; Lauren Mott, applicant (*District 2*)

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 May 15, 2014
2. Zoning & Land Use Commission Minutes for the Regular Meeting of May 15, 2014

D. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 19, 2014 INVOICES and TREASURER'S REPORT OF MAY 2014

1. T.S. Kearns & Co. to present the 2013 Annual Audit for ratification and acceptance

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC
Approval Requested: Process A, Re-Subdivision
Location: Professional Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: LeGrace Properties, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

- b) Consider Approval of Said Application

2. a) Subdivision: Tracts 1 thru 5, A Division of Property belonging to Clark E. Mackey Trust, et al
Approval Requested: Process D, Minor Subdivision
Location: 2018 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Clark E. Mackey
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Consider Approval of Said Application
3. a) Subdivision: Ray's Mobile Home Park
Approval Requested: Process B, Mobile Home Park (Conceptual)
Location: Gray Street @ Willowdale Drive, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Willie Robertson & Tangel Robertson
Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Lots 1-A-1, 1-A-3 & Revised Lot 1-A-2, A Redivision of Lots 1-A & 1-A-2 of Block 2, Lacarpe Industrial Park Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Security Boulevard & South Lacarpe Circle, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Security Boulevard Rentals, LLC
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
2. a) Subdivision: Trinity Commercial Park, Addendum No. 2
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Trinity Lane, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
3. a) Subdivision: Subdivision of Tract 23, Greenwood Plantation Estates, Property belonging to Louis J. Voisin and Nettie L. Weldon
Approval Requested: Process A, Re-Subdivision
Location: 4935 Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: Louis J. Voisin
Surveyor: Prosper Touns Land Surveying, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Northpark, Phase 1
Approval Requested: Process C, Major Subdivision-Final
Location: 4463 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Northpark, LLC
Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application
5. a) Subdivision: Rome Woodward Street (Main Port Court)
Approval Requested: Process C, Major Subdivision-Final (Road Project)
Location: Main Port Court off Industrial Boulevard, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Terrebonne Port Commission
Engineer: T. Baker Smith, LLC
 - b) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Revised Lots 5-A-1, 5-A-2, 5-B-1, 5-B-2, 5-B-5, and Revised Lot 4 of Block 2 of Addendum No. 1 to Henry's Subdivision, Redivision of Property of LL-PAC Properties, L.L.C., et al, Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA
2. Shift of Lot Lines between West ½ Lot 3 & East ½ Lot 2, Subdivision of portion of Property of Augustin Rodrigue, Section 86, T15S-R16E, Terrebonne Parish, LA
3. Redivision of Property belonging to Bonvillain's Mobile Home Park, Inc., Section 7, T16S-R17E, Terrebonne Parish, LA
4. Revised Tract 9, North Terrebonne Commercial Park, Addendum No. 1, and Revised Lot 6, Block 2 to Trinity Commercial Park, Addendum No. 1, Section 4, T16S-R16E & T16S-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 MAY 15, 2014

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of May 15, 2014 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. Gerald Schouest.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Kelley 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 April 17, 2014.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARINGS:
1. The Chairman called to order the Public Hearing for the application by Christopher P. Dubois requesting to rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); 262 St. Peter Street, Lot 13, Block 1, Elardo Subdivision.
- a) John Mattingly, T. Baker Smith, LLC, discussed his client’s rezoning request and stated they wanted to place a mobile home on the property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Kurtz: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended denial of the rezoning request.
- e) Discussion was held with regard to setbacks, existing mobile homes in the subdivision, avoiding the trend of rezoning and then applying for a setback variance, the rezone not changing the integrity of the neighborhood.
- f) Discussion was held with regard to talking to the Councilman of the area and possibly rezoning the entire subdivision versus one-by-one.
- g) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend denial of the request to rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); 262 St. Peter Street, Lot 13, Block 1, Elardo Subdivision and forward to the Terrebonne Parish Council for final consideration.”
- h) Discussion was held with regard to mobile home owners with no lots available to place them.
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: Mr. Erny, Mr. Elfert, & Mr. Schouest; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for the application by Larussa Enterprises, Inc. requesting to rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District); 300 Honduras Street and 1104 Church Street, Newtown Addition.

- a) S.P. Larussa, 120 Progressive Boulevard, applicant, discussed the rezoning request and stated this property should have been put as commercial when zoning was incorporated in 1976. He stated they wished to place a first class self-serve laundry facility on the property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Kelley moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. 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. Thibodeaux: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District); 300 Honduras Street and 1104 Church Street, Newtown Addition and forward to the Terrebonne Parish Council for final consideration."
- f) Discussion was held with regard to mobile home owners with no lots available to place them.

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

F. NEW BUSINESS:

1. Planning Approval:

- a) The Chairman stated the next item on the agenda was a Planning Approval application for a training facility at 2104 Morris Street for Houma Fire Department.
 - (1) The Chairman recognized Chief Todd Dufrene, who discussed their Planning Approval request.
 - (2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the planned approval request.
 - (3) Discussion was held with regard to the affect of the training facility on the adjacent neighborhood and it not being feasible to utilize the facility on Dickson Road or share with Bayou Cane due to it being out of their district. Discussion ensued with regard to the pictures and sketches from the facility that makes the containers and it being regulated for health and safety.
 - (4) Mr. Kelley moved, seconded by Mrs. Foret: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the planning approval application for the construction of a training facility at 2104 Morris Street for Houma Fire Department."
 - (5) Discussion was held with regard to a lot of commercial property in the near vicinity.

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Elfert discussed initiating rezoning in areas that are not properly zoned. Discussion ensued with regard to previous instances that zoning was initiated by Administration, and zoning versus intended use.
- b) Mr. Erny discussed there being 61% of mobile homes in Terrebonne Parish. Mr. Gordon stated he would verify that number because it seemed a little high.

2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

J. Mr. Thibodeaux moved, seconded by Mr. Ostheimer: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:50 p.m."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. 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 MAY 15, 2014.

**PATRICK GORDON, DIRECTOR
PLANNING & ZONING DEPARTMENT**

*Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission*

P.O. Box 1446
Houma, LA 70361
(985)873-6793

ZLU14/13
Dist. 2

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

LAUREN MOTT
Applicant's Name

5907 PAULINE DR NEW ORLEANS LA 70126
Address City State Zip Code

5/10/14 / (504) 415-7752
Date Telephone Number(s)

BUYER
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: PARK AVENUE PROPERTY
2. Location: 7414 & 7416 W PARK AVE HOUMA, LA 70364
3. Zoning District: C-2
4. Total Land Area: 8554 SQ FT.
5. Total Number of Units: 2 COMMERCIAL STRUCTURES
6. Gross Floor Area: 1980 SQ FT.
7. Total Parking Spaces Provided: 12
Total Parking Spaces Required: 12
8. Approximate Cost of Work Involved: \$150,000
9. Has any previous application been made: NO X YES _____

If Yes, please describe: _____

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

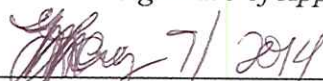
Note: Acreage is based on total area, exclusive of streets.

I (We) own 0.2 acres. A sum of 25⁰⁰ dollars is enclosed and made a part of this application.

HTRPC




Signature of Applicant

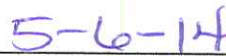


Date

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



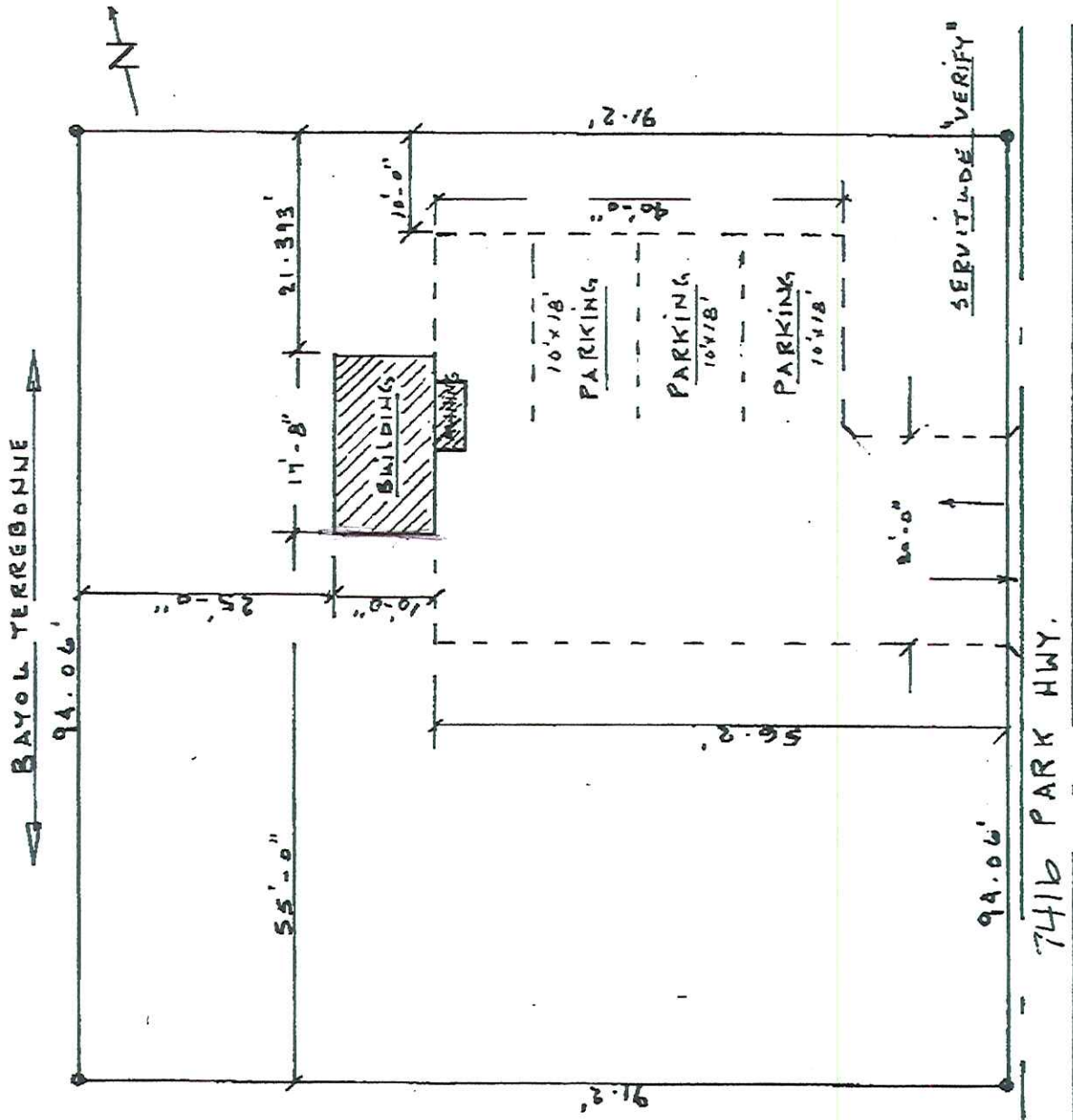
Date

ATTENTION:
CHRIS POLASKI
PERMIT OFFICE

FROM GARY LAROUSSE
985-633-2853

WILLIE & HELEN RICKS
985-872-9944

SCOTTIE & FRED
SWEET SHOP



TERREBONNE PARISH, LA.
SITE PLAN
1" = 1'-0"

7 BAYON TERRASSE

