

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

JUNE 18, 2015, 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 21, 2015
- D. COMMUNICATIONS**
- E. NEW BUSINESS:**
 - 1. Planned Building Group:
Proposed boat and RV storage; 1097 Valhi Boulevard; Best Boat & RV Storage II, c/o Kevin Faulk, 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 May 21, 2015
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of May 21, 2015
- D. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 18, 2015 INVOICES AND TREASURER'S REPORT OF MAY 2015**
 - 1. Stagni & Company, L.L.C. to present the 2014 Annual Audit for ratification and acceptance
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
 - 1. a) Subdivision: *Doris Subdivision; A Division of a portion of property belonging to Robert J. Neil*
Approval Requested: Process D, Minor Subdivision
Location: 10405 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Robert J. Neil
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application

2. a) Subdivision: Tracts A-1, A-2, A-3, & A-4, Benjamin Roth, Jr. Family, L.L.C. Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 224 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Benjamin Roth, Jr., et al
Surveyor: Acadia Land Surveying, L.L.C.
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Trinity Commercial Park, Addendum No. 2, Phase D
Approval Requested: Process D, Minor Subdivision
Location: Deep Water Lane & Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Milford & Associates, Inc.
b) Consider Approval of Said Application
4. a) Subdivision: Sugar Mill Olde Towne, Addendum No. 2
Approval Requested: Process C, Major Subdivision-Engineering
Location: Intersection of Rue St. Sydney & Rue Saia, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Rutter Land Co., L.L.C.
Engineer: David A. Waitz Engineering & Surveying, Inc.
b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Redivision of Property belonging to R & R Distributors, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 490 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: R & R Distributors, Inc.
Surveyor: Quality Engineering & Surveying, LLC
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Trinity Commercial Park, Addendum No. 2, Phase E
Approval Requested: Process D, Minor Subdivision
Location: End of Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Engineer: Milford & Associates, Inc.
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Bon Villa Mobile Home Park
Approval Requested: Process B, Mobile Home Park-Engineering
Location: End of Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Mark Guidroz
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action with regard to a proposed Council resolution to promote complete streets

I. ADMINISTRATIVE APPROVALS:

1. Revised Tracts A, B, C, & D, Property of S & A Investments, LLC, Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA
2. Revised Lots 23 & 25, Block 2, Phase 1 to Northpark, Section 6, T16S-R17E, Terrebonne Parish, LA
3. Revised Lot 3, Block 13, A Redivision of Lots 2 & 3, Mulberry Estates Subdivision, Phase "C", Section 104, T17S-R17E, Terrebonne Parish, LA
4. Revised Lot 8, Block 5, South Terrebonne Estates Subdivision, Addendum No. 1, A Redivision of Property belonging to Carl Heck, L.L.C., et al, Sections 40 & 51, T17S-R18E, 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 21, 2015

- A. The Vice-Chairman, Mr. Alex Ostheimer, called the meeting of May 21, 2015 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:03 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by him. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., was out of town.
- B. Upon Roll Call, present were: Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Kevin Ghirardi; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Dr. L.A. “Budd” Cloutier, Jr., Chairman. Also present were Mr. Pat Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Schouest 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 April 21, 2015.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. OLD BUSINESS:
- Mr. Kelley moved, seconded by Mr. Schouest: “THAT Old Business Item E.1 be removed from the table and be considered at this time.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Vice-Chairman stated the next item under old business was an application by Cortec Fluid Control requesting planned building group approval for the placement of an additional building (office/shop) at 220 Equity Boulevard.
- a) Mr. Brandon Archer, Gulf Coast Manufacturing, representing Cortec, was present.
- b) Mr. Pulaski discussed an email from Mr. Freeman with regard to the “70’ Reserved for Future Widening of Extension of Westside Blvd.” as well as the Staff Report and stated Staff still recommended approval of the request.
- c) Discussion was held with regard to the 70’ reserved right-of-way reserved for the future extension of Westside Boulevard, roads in the area, and extensions of the same.
- d) Mr. Schouest moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planned Building Group Approval for the placement of an additional building (office/shop) at 220 Equity Boulevard.”
- The Vice-Chairman called a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. NEW BUSINESS:
1. The Vice-Chairman stated the next item under new business was an application by Vedant Vasanji requesting parking plan approval to create 86 parking spaces at 1001 Grand Caillou Road.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Mr. Vasanji, discussed the parking plan request.

- b) Mr. Pulaski discussed the Staff Report and stated there was a discrepancy regarding the access on the plat and a letter from the Houma Fire Department indicating that the ideal layout would have access to all four sides. He stated Staff would recommend approval of the parking plan request.
- c) Discussion was held with regard to DeFraités Court and whether it was private or public and having a plat submitted with the application and now has changes at the meeting and not having enough time to review.
- d) Mr. Pulaski stated he would sort out the access with the applicant and it would have no effect to traffic.
- e) Discussion ensued with regard to clarification of the location and vicinity, property lines, and rights of passage.
- f) Mr. Kelley moved, seconded by Mr. Erny & Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant parking plan approval for the creation of 86 parking spaces at 1001 Grand Caillou Road.”
- g) Clarification was given that while 86 spaces were being provided, only 83 parking spaces were required.

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

- 2. The Vice-Chairman stated the next item under new business was an application by PTR Ministries requesting planning approval for a church and parking in an R-1 Zoning District at 223 & 225 Stovall Street.

- a) Pastor Larry Matthews, 207 Ashland Drive, discussed the request for Planning Approval. He stated they were having services in a Mason Building but have been able to acquire the property next door and got it cleaned up.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.
- c) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planning Approval for a church and parking in an R-1 Zoning District at 223 & 225 Stovall Street.”

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments: None.
- 2. Chairman’s Comments:

- a) The Vice-Chairman introduced and welcomed new Commissioner, Mr. Kevin Ghirardi, to the Planning Commission. Mr. Gordon gave background information on Mr. Ghirardi regarding his time working with the Planning Department.

I. PUBLIC COMMENTS: None.

- J. Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:25 p.m.”

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

Mr. W. Alex Ostheimer, 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 MAY 21, 2015.**

**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

2/15/15/a
Dist. 6
COH

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

BEST BOAT & RV II Kevin Faulk
Applicant's Name

106 LANSDOWN Dr. Houma LA. 70360
Address City State Zip Code

5-27-15 (985) 209-9495
Date Telephone Number(s)

50%
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: BEST BOAT & RV II
2. Location: 1097 VALHI BLVD
3. Zoning District: I-1 LIGHT INDUSTRIAL
4. Total Land Area: 65,023 sq. ft.
5. Total Number of Units: 3
6. Gross Floor Area: 18,450
7. Total Parking Spaces Provided: N/A
Total Parking Spaces Required: N/A
8. Approximate Cost of Work Involved: \$630,000
9. Has any previous application been made: NO YES

If Yes, please describe: no other application
MADE with regard to
this project

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

LOT 6 and 7 BLK 2 SECT. T17S-R17
VALETTE COMMERCIAL
PARCEL

C. Drainage Plans and Elevations

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

Terrebonne Land Company
Brian Porche

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 1.49 acres ~~746~~ acres. A sum of 28.50 dollars is enclosed and made a part of this application.

Keri Faulk

Signature of Applicant

5-27-15

Date

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

Daryl K Christen

Signature of Owner or Authorized Agent

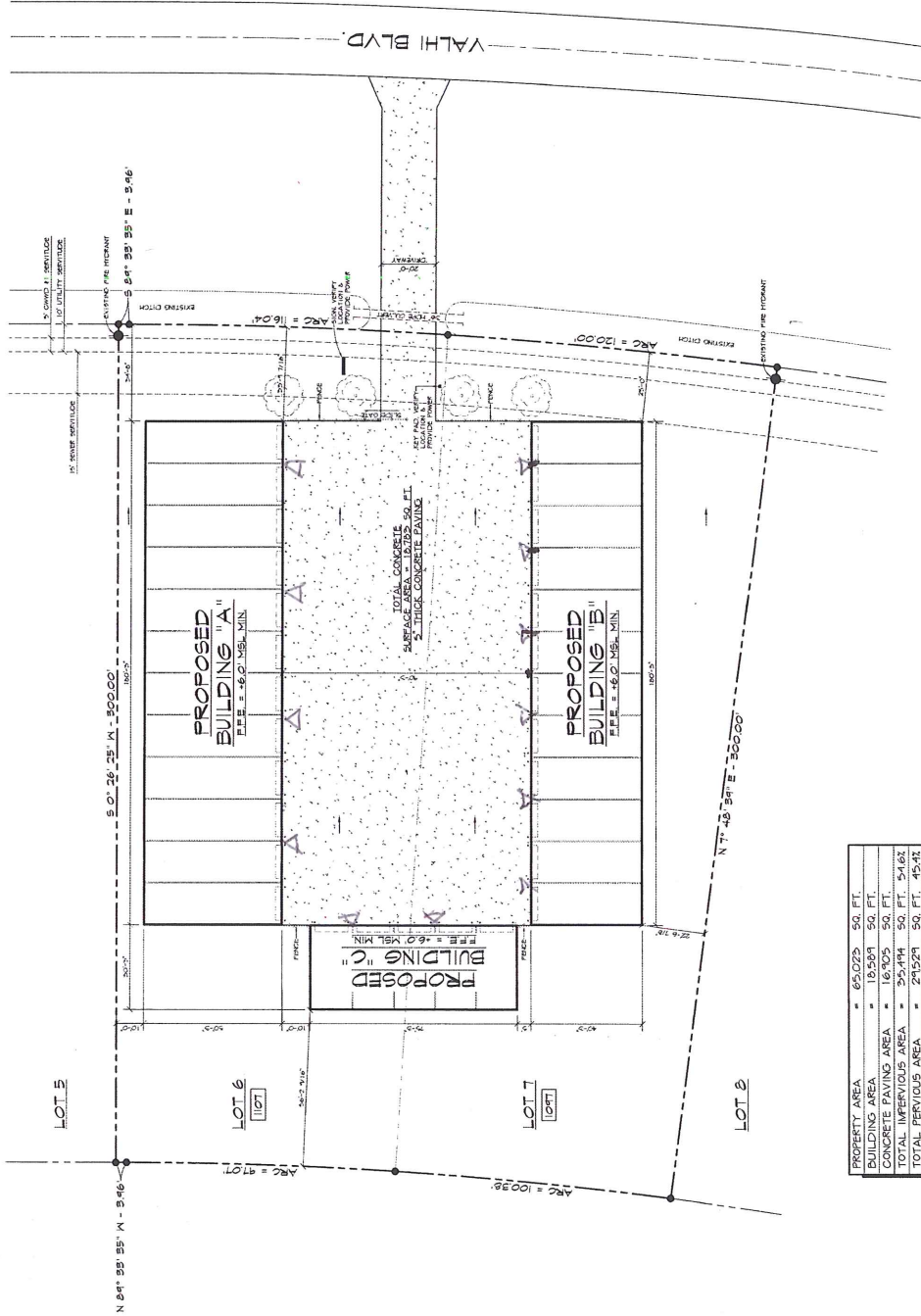
5/27/15

Date

Terre. Land Partnership
5581 Vidrine Rd.
Ville Platte LA 70586
90 Daryl Christen

Bryan Porche
3814 Southdown Mandalay
Houma LA 70360

PROJECT NO.	PARCH	SHEET NO.
---	TERREBONNE	---



PRELIMINARY

PROPERTY AREA	= 65,023	SQ. FT.
BUILDING AREA	= 18,584	SQ. FT.
CONCRETE PAVING AREA	= 16,725	SQ. FT.
TOTAL IMPERVIOUS AREA	= 35,309	SQ. FT.
TOTAL PERVIOUS AREA	= 29,714	SQ. FT.

LOTS 6 & 7, BLOCK 2
VALHI COMMERCIAL PARK
HOUMA, LA
TERREBONNE PARISH

SITE PLAN
SCALE: 1" = 20'-0"

▲ WALL PACK LIGHTING

A PROJECT OF: TATE CONSTRUCTION	
BEST BOAT & RV STORAGE NO. 2	
VALHI BOULEVARD HOUMA, LA	
CHECKED:	DATE: 5/22/15
APPROVED BY:	DATE: 5/22/15
JOB #	REF #

