

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

APRIL 16, 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 March 19, 2015
- D. COMMUNICATIONS**
- E. NEW BUSINESS**
 - 1. Parking Plan:
Creation of 88 parking spaces; 2335 St. Louis Canal Road; Craig Flannery, applicant (*District 3*)
 - 2. Planned Building Group:
Placement of additional building (office/shop); 220 Equity Boulevard; Cortec Fluid Control, applicant (*District 6*)
- 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 March 19, 2015
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of March 19, 2015
- D. APPROVE EMITTENCE OF PAYMENT FOR THE APRIL 16, 2015 INVOICES AND TREASURER'S REPORT OF MARCH 2015**
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
 - 1. a) Subdivision: Redivision of Property of Janice Richard Benoit (Lots "A" & "B")
Approval Requested: Process D, Minor Subdivision
Location: Southeast corner of St. George & Main Project Roads, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Janice Benoit
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Consider Approval of Said Application

2. a) Subdivision: Village East Industrial Park, Addendum No. 2
Approval Requested: Process D, Minor Subdivision
Location: South side of Industrial Avenue A, adjacent to 3552 Industrial Avenue A, Terrebonne Parish, LA
Government Districts: Council District 1 / Village East Fire District
Developer: C.S. & E. Properties, LLC
Surveyor: T. Baker Smith, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Tracts A & B, Property of Robert J. Theriot, et ux
Approval Requested: Process D, Minor Subdivision
Location: 873 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Robert J. Theriot
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Lot 5 of the Sylvester Hebert Family Partition into Lots 5A, 5B, & 5C
Approval Requested: Process D, Minor Subdivision
Location: 249 Horseshoe Road & 301 & 303 North Main Project Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Sherry Hebert Verret
Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action with regard to the proposed injection well as it pertains to state and local laws

I. ADMINISTRATIVE APPROVALS:

1. Revised Lot 1 & Revised Tracts 1 & 2, A Redivision of Revised Lot 1 & Revised Tracts 1 & 2, Property belonging to Daniel J. Hutcherson, et ux, Section 3, T18S-R18E and Sections 2, 43, 44, 45, 46, & 47, T18S-R19E, Terrebonne Parish, LA
2. Tracts A & B, Property of Timmy P. Collins, et al, Section 68, T19S-R17E, Terrebonne Parish, LA
3. Revised Tracts 5, 6, 7, 8, & 9, Dularge Estates Subdivision, Section 24, T19S-R16E, Terrebonne Parish, LA
4. Lot Line Shift between Tract "B" of the Redivision of Tract 4 of the partition of Property belonging to Toalcee A. Allemand and Tract 5B belonging to Robert Oliver, Section 7, T16S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
Public Hearing
 - a) Discussion and possible action with regard to the proposed RV Park Regulations

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 MARCH 19, 2015

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of March 19, 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. Gerald Schouest. Dr. Cloutier prayed especially for Commissioner Richard Elfert’s family and friends; Mr. Elfert passed away on March 5, 2015.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; 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 was: Mr. James Erny. 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. Kelley: “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 February 26, 2015.”
- The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lot 5, Block A, Naquin Street, Georgetown (300 Naquin Street); Earl & Elsie Bolden, applicant.
- a) The Chairman recognized Ms. Renee Bolden, 210 Hummingbird Drive, who stated her parents wished to have the property rezoned in order to place a mobile home with the assistance of the Parish’s Housing Department. She stated the existing home not being able to be repaired.
- b) Mr. Kelley moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the rezoning request.
- d) Discussion was held with regard the community and the changes in the community with regard to the existing mobile homes on properly zoned properties or grandfathered in. Discussion ensued with regard to the mobile home being purchased by the Parish.
- e) Mr. Thibodeaux moved, seconded by Mr. Ostheimer: “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-2 (Two-Family Residential); Lot 5, Block A, Naquin Street, Georgetown (300 Naquin Street) and forward to the Terrebonne Parish Council for final consideration.”
- f) Discussion was held with regard to the existing residence not able to be repaired and the Bolden’s being recipients of a new mobile home from the Parish’s Housing Rehabilitation Program.
- g) Mr. Gordon stated the home was repairable but very costly in which a manufactured home was recommended and also costly. The Housing Division then requested a mobile home without checking the current zoning of the property.
- h) Discussion was held with regard to the rezoning request of an R-2 which would need a special exception from the Board of Adjustment rather than an R-3.

- i) Discussion ensued with regard to all existing mobile homes on the street who were either in compliance or grandfathered in due to mobile homes being allowed in commercial districts at one time.
- j) Discussion ensued with regard to the discouragement of spot-zoning and issues of the same historically as well as granting an exception to bend the rules for certain circumstances.

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

- k) Mr. Pulaski discussed the Housing & Human Services program where residents max out on the percentage of the value of the home and therefore can't afford repairs or a modular home and have to resort to a mobile home that may not meet zoning requirements. The Commission authorized him to write a letter to the Housing & Human Services Department requesting this percentage be increased which should hopefully decrease the amount of rezoning requests for these types of situations.

F. NEW BUSINESS:

- 1. The Chairman stated the next item under new business was an application by Melissa Naquin requesting home occupation approval to establish a dog grooming business at 331 Duet Street.

- a) Ms. Melissa Naquin, 331 Duet Street, discussed the home occupation request.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval conditioned the applicant agrees not to provide overnight boarding of any kind.
- c) Mr. Kurtz moved, seconded by Mr. Ostheimer: "THAT the HTRPC grant home occupation approval for the establishment of a pet grooming business at 331 Duet Street conditioned the applicant agrees not to provide overnight boarding of any kind."
- d) Upon questioning, Ms. Naquin stated she didn't have any intentions of ever boarding pets.

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

G. STAFF REPORT:

- 1. Mr. Pulaski indicated that the matter of the proposed OL-2 zoning district was going before the Council and it was now on the public website as a layer on the GIS map. He will update the Council at the next appropriate meeting.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

- J. Mr. Ostheimer moved, seconded by Mr. Kurtz: "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 Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. 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 MARCH 19, 2015.**

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

ZLUIS/5

**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: Craig Flannery
Address: 3599 Hwy 1 Raceland, La.
Phone: (985) 232-2242

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 2335 ST. LOUIS CANAL RD in a
C-3 Zoning District. The legal description of the property involved in this application
is: SEE ATTACHED

Has any previous application been filed in connection with these premises? _____ Yes X No

Applicant's interest in the premises affected: BUYER UNDER CONTRACT

Approximate cost of work involved: \$ 2 MILLION

Explanation of property use: INDOOR TRAMPOLINE PARK

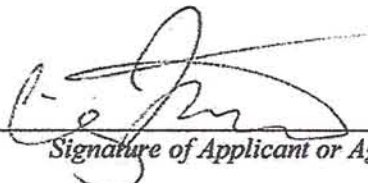
Plot Plan attached: ✓ Yes _____ No _____ Drainage Plan attached: _____ Yes ✓ No

Ground Floor Plan and Elevations attached: _____ Yes ✓ No

Address of adjacent property owners:


1. MICHAEL T. SHUMATE 2. ELLEN GAYRAL LANDECHE
193 N EAGLE DR 229 GREENBRIAR DR
HOUMA, LA 70364 HOUMA, LA 70364

3. _____


Signature of Applicant or Agent

(985) 232-2242
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
Debra Grezaffi Tillery
DocuSigned by:
51ACEC29E6F04A8...
Ashley Grezaffi POA by Debra Grezaffi Tillery
356570F537BD461...

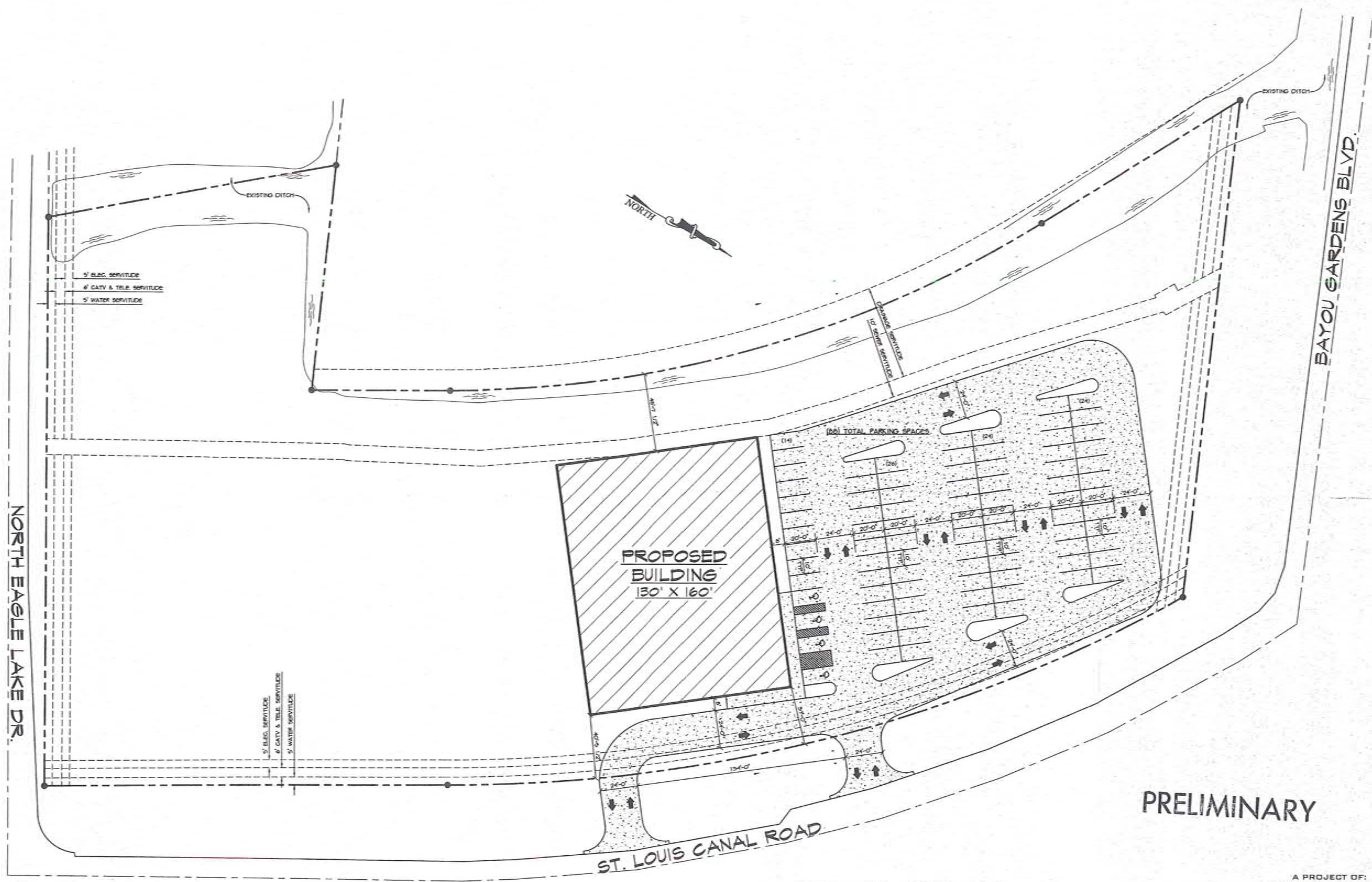
3/27/15
Date

March 27, 2015

March 27, 2015

Revised 3/30/06

PROJECT NO.	PARISH	SHEET NO.
---	TERREBONNE	---



PRELIMINARY

ST. LOUIS CANAL RD.
HOUMA, LA
TERREBONNE PARISH

SITE PLAN
SCALE: 1" = 30'-0"

2335
St. Louis
Canal Rd.

A PROJECT OF: DIG CONSTRUCTION		
A PROPOSED FACILITY FOR:		
DA SWAMP TRAMPOLINE PARK		
ST. LOUIS CANAL RD. HOUMA, LA		
DRAWN: MMD		
CHECKED:		
SCALE: NOTES		
DATE: 3/25/1		
APPROVED BY:		
JOB # -	CAD # 1537-SITE	FILE #

ZLWIS/6

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

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

CORTEC FLUID CONTROL

Applicant's Name

208 Equity Blvd. Houma, LA 70360
Address City State Zip Code

3/19/15 985-851-3040
Date Telephone Number(s)

CONTRACTOR for CORTEC
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: NEW CONSTRUCTION - OFFICE / SHOP
2. Location: 220 EQUITY BLVD.
3. Zoning District: I4
4. Total Land Area: 111,000 SF / 43560 = 2.5 ACRES
5. Total Number of Units: 2
6. Gross Floor Area: +/- 45,000 SF
7. Total Parking Spaces Provided: +/- 30 with 27 EXISTING
Total Parking Spaces Required: 48 PER CHRIS PULASKI
8. Approximate Cost of Work Involved: 4 million
9. Has any previous application been made: NO ✓ 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 2.5 acres. A sum of \$ 31.00 dollars is enclosed and made a part of this application.



Signature of Applicant

3/19/15

Date

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

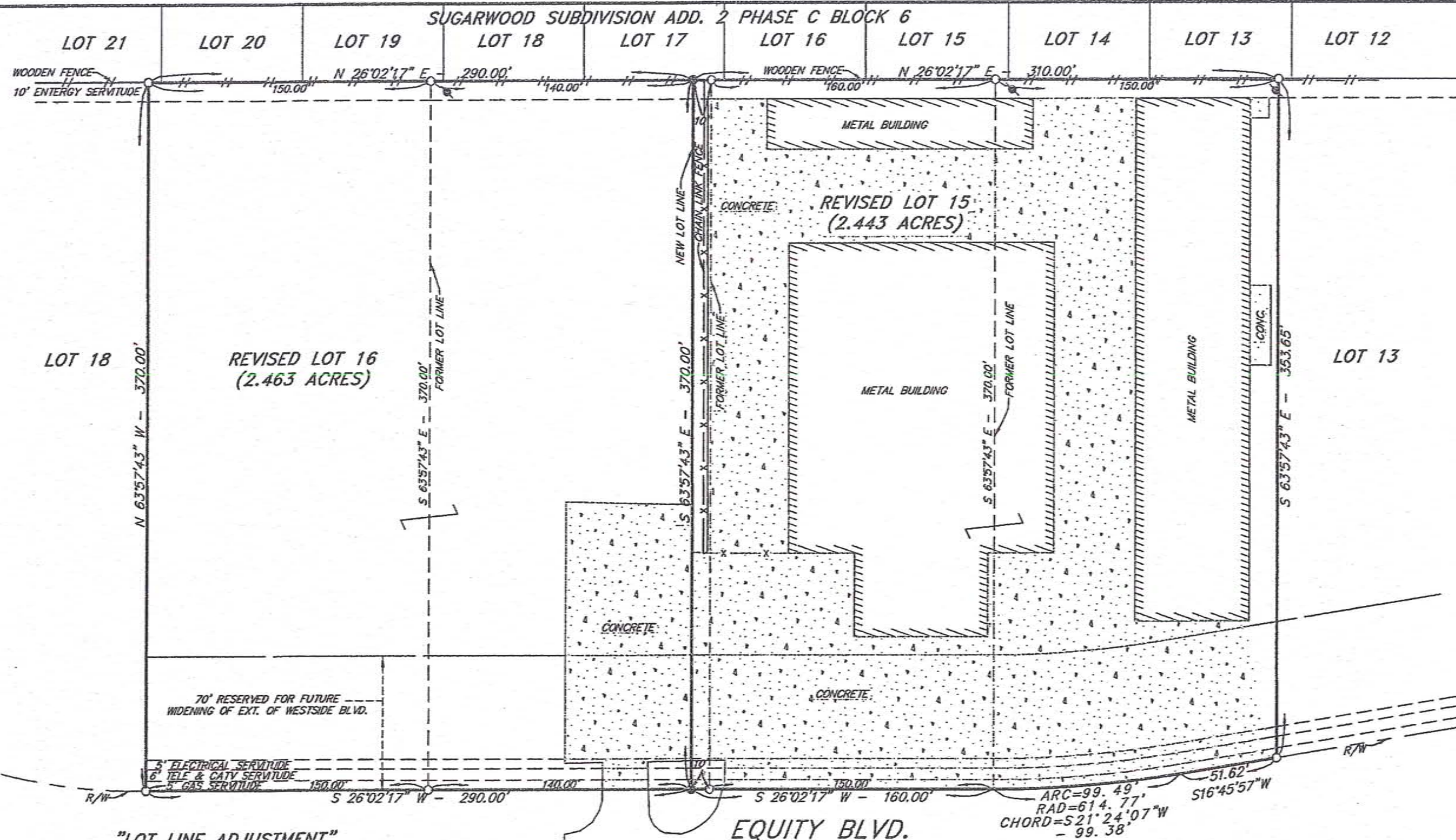


Signature of Owner or Authorized Agent

03/19/2015

Date

B. Cortez Sr.
CORTEC, LLC.



"LOT LINE ADJUSTMENT"
SURVEY OF REVISED LOTS 15 & 16 OF BLOCK 1
A REDIVISION OF LOTS 14, 15, 16 & 17 OF BLOCK 1
ADD. NO. 1 TO SUGAR POINTE INDUSTRIAL PARK
LOCATED IN SECTION 102, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

DECEMBER 30, 2014

SCALE: 1" = 60'

Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.



LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- ⚡ EXISTING POWER POLE

APPROVED AND ACCEPTED ADMINISTRATIVELY THIS DATE _____
 BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

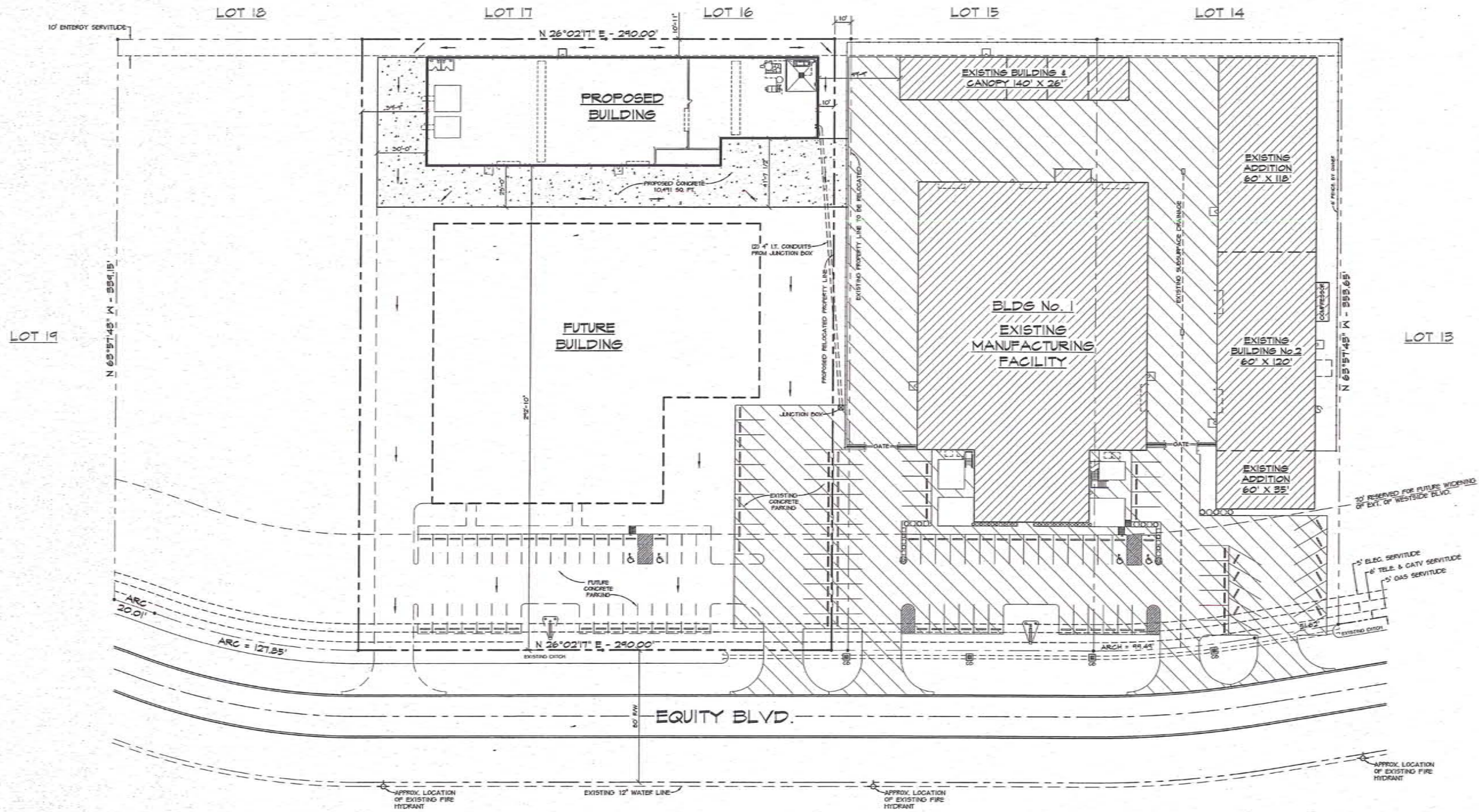
BY _____

BY _____

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. ADVISORY PANEL NO. LA-R101 PLACES THIS LOT IN ZONE "A" WITH A BASE FLOOD REQ. OF 6'.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1125043 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.



PROPERTY AREA	=	107,500	SQ. FT.
BUILDING AREA	=	14,940	SQ. FT.
CONCRETE PAVING AREA	=	10,483	SQ. FT.
TOTAL IMPERVIOUS AREA	=	25,423	SQ. FT. 31%
TOTAL PERVIOUS AREA	=	75,077	SQ. FT. 69%

LOTS 16 & 17, BLOCK 1
ADDENDUM No. 1
SUGAR POINT INDUSTRIAL PARK
TERREBONNE PARISH, LOUISIANA

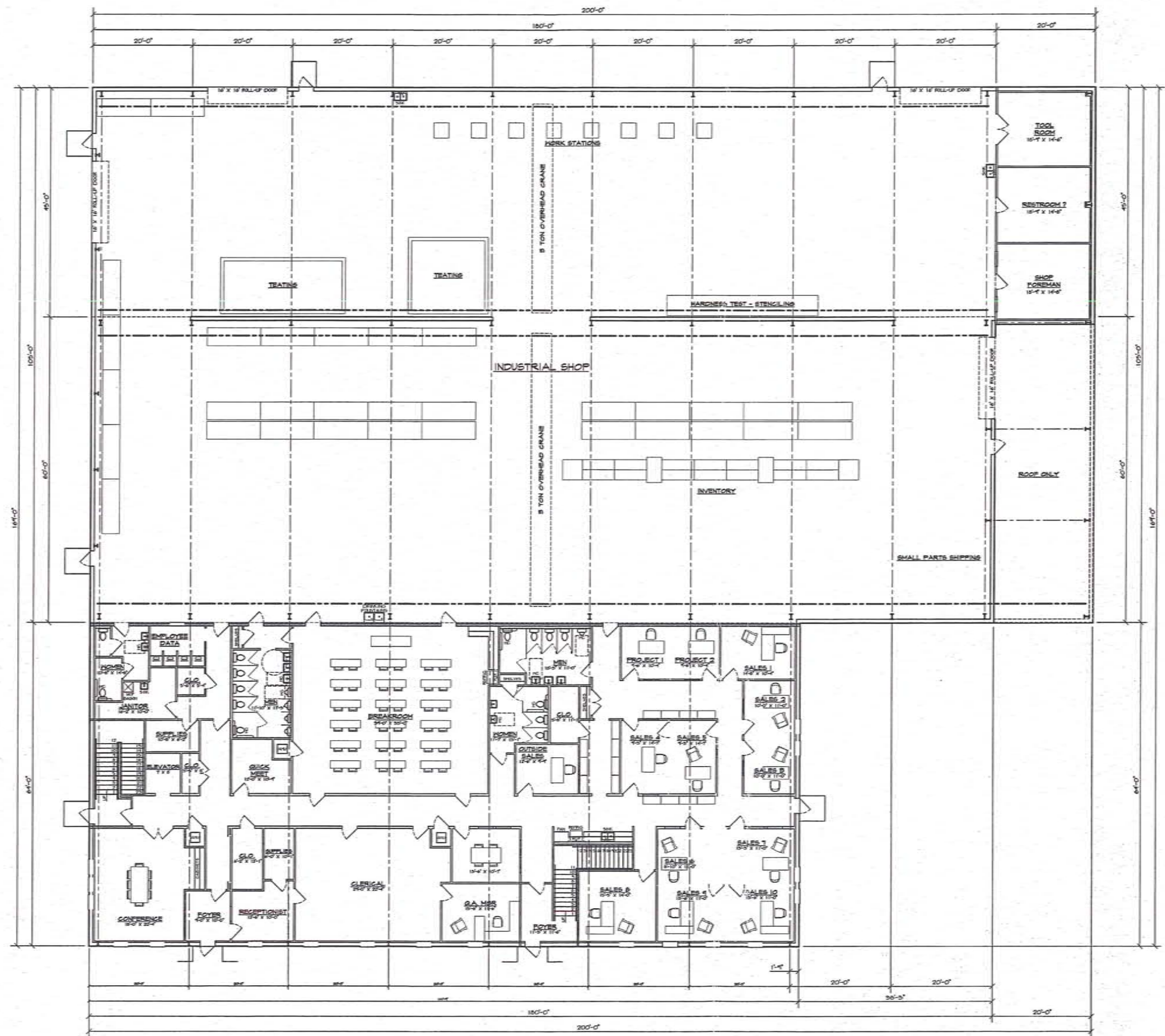
SITE PLAN

SCALE: 1" = 50'-0"



REVISED: MARCH 30, 2015
REVISED: MARCH 12, 2015
REVISED: JANUARY 29, 2015

PROPOSED INDUSTRIAL FACILITY FOR:	
CORTEC	
FLUID CONTROL	
220 EQUITY BLVD. HOUMA, LOUISIANA	
APPROVED BY:	DATE: 10/13/14
JOB #	FILE #
CAD # 14157-SITE	



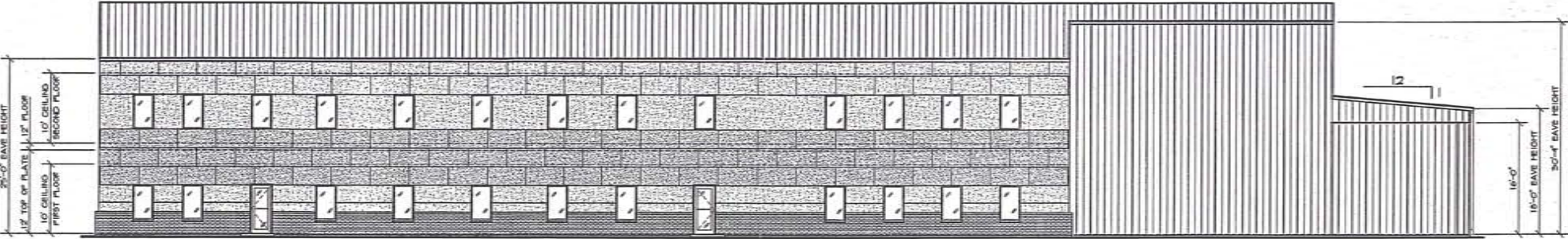
FIRST FLOOR PLAN

FOOTAGE DATA		
OFFICE AREA	1,071	SQ. FT.
INDUSTRIAL SHOP	21,000	SQ. FT.
TOTAL	30,071	SQ. FT.

OFFICE AREA TO BE CONSTRUCTED
WITH ALL NONCOMBUSTIBLE MATERIAL,
METAL STUDS & FIRE RETARDANT LUMBER

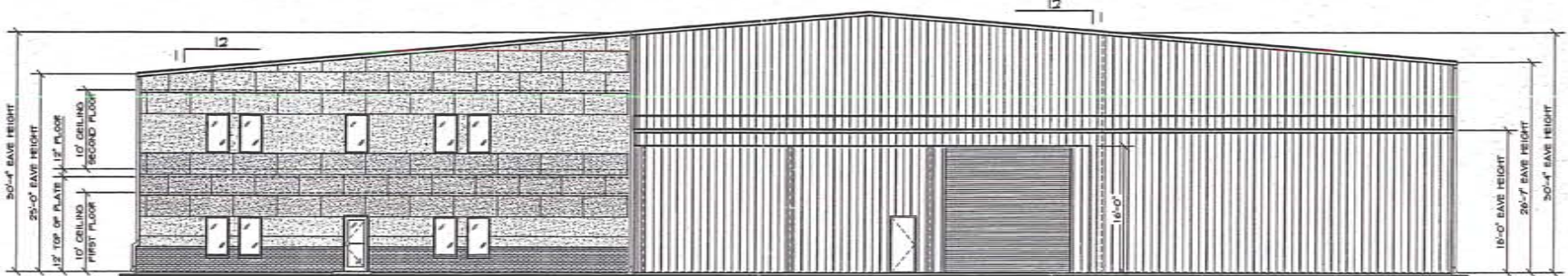
PRELIMINARY

PROPOSED INDUSTRIAL FACILITY FOR:	
CORTEC	
FLUID CONTROL	
220 EQUITY BLVD. HOUMA, LOUISIANA	
DATE: 10/13/14	APPROVED BY:
CAD # 14144-FLOOR	FILE #



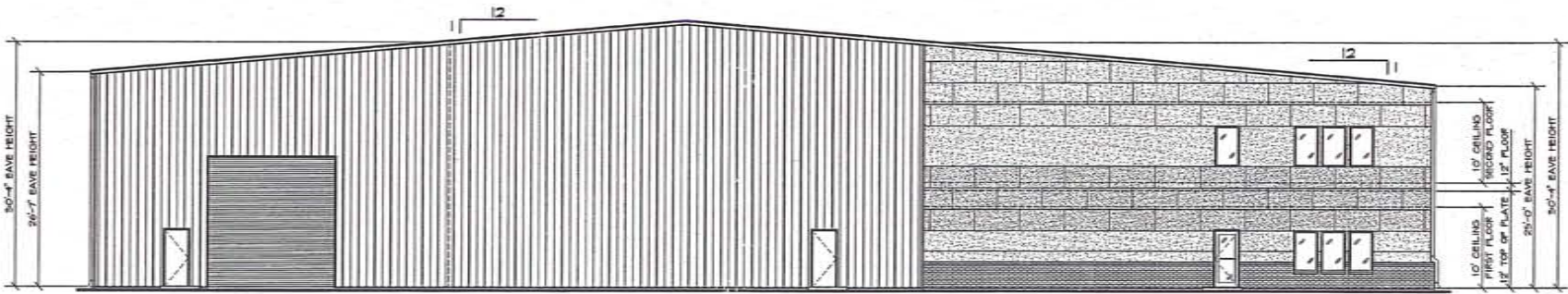
FRONT ELEVATION

SCALE: 1" = 10'-0"



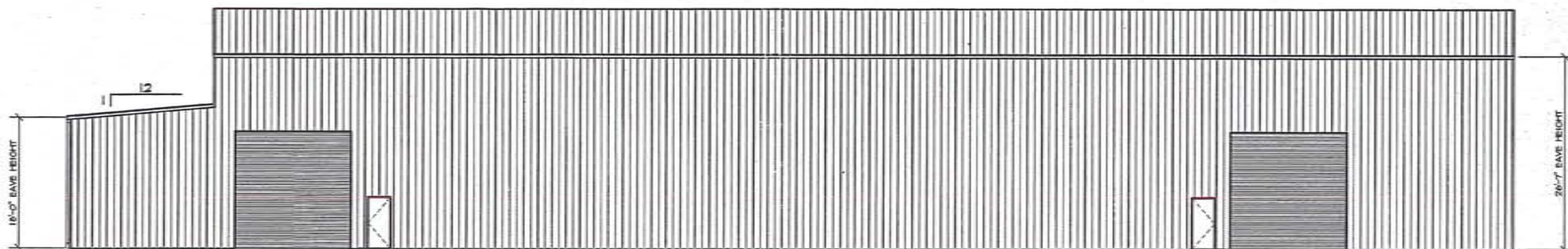
RIGHT SIDE ELEVATION

SCALE: 1" = 10'-0"



LEFT SIDE ELEVATION

SCALE: 1" = 10'-0"



REAR ELEVATION

SCALE: 1" = 10'-0"

PRELIMINARY

PROPOSED INDUSTRIAL FACILITY FOR:		
CORTEC		
FLUID CONTROL		
220 EQUITY BLVD. HOUMA, LOUISIANA		
DRAWN: MWD		CHECKED: FEM3
SCALE: NOTED		DATE: 10/13/24
APPROVED BY:		
JOB #	CAD # 14144-ELEV	FILE #