

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

MARCH 16, 2017, 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 February 16, 2017

E. COMMUNICATIONS

F. STAFF REPORT:

1. Update on Zoning Expansion Study

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. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 16, 2017

E. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 16, 2017 INVOICES AND TREASURER'S REPORT OF FEBRUARY 2017

F. COMMUNICATIONS

G. APPLICATIONS:

1. a) Subdivision: Redivision of Tract "A" belonging to Keljo Enterprises, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 225 Old Hwy. 659, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Keljo Enterprises, L.L.C.
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application

2. a) Subdivision: Redivision of Property belonging to Joseph Frederick Chauvin, Jr.
 Approval Requested: Process D, Minor Subdivision
 Location: 1539 Dr. Beatrous Road, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Freddie Chauvin
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
3. a) Subdivision: Division of Property belonging to Crescent Farms Plantation, LLC
 Approval Requested: Process D, Minor Subdivision
 Location: Savanne Road & Highway 311, Terrebonne Parish, LA
 Government Districts: Council District 6 / Bayou Cane Fire District
 Developer: Crescent Farms Plantation, LLC
 Surveyor: T. Baker Smith, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Tracts 1-A and 1-B, Property belonging to Daniel D. Henry, et ux
 Approval Requested: Process D, Minor Subdivision
 Location: 109 Highway 55, Terrebonne Parish, LA
 Government Districts: Council District 9 / Bourg Fire District
 Developer: Daniel D. Henry
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
5. a) Subdivision: Tracts A, B, and C, A Redivision of Propety belonging to Michael A. Fesi
 Approval Requested: Process D, Minor Subdivision
 Location: 3339 Bayou Black Drive, Terrebonne Parish, LA
 Government Districts: Council District 7 / City of Houma Fire District
 Developer: Michael A. Fesi
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Resubdivision of Lot 1 into Lots 1A and 1B, Colonial Acres Shopping Center
 Approval Requested: Process D, Minor Subdivision
 Location: 6411 thru 6441 West Park Avenue, Terrebonne Parish, LA
 Government Districts: Council District 5 / Bayou Cane Fire District
 Developer: Colonial Acres Limited Partnership
 Surveyor: Acadia Land Surveying, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVAL(S):

1. Redivision of Tract 20 and the Eastern portion of Tract 2 of the Property of the heirs of Willie Bonvillain, Section 1, T19S-R17E, Terrebonne Parish, LA
2. Revision of Tract A belonging to Lagarto Properties, L.L.C., Sections 50, 51, & 52, T17S-R16E, Terrebonne Parish, LA
3. Revision of Lot Lines for Property belonging to Ronald & Gayle Cope and Blake & Heather Ordoyne, Section 84, T15S-R16E, Terrebonne Parish, LA
4. Division of Property belonging to Evangeline Business Park, L.L.C., Sections 7, 69, & 82, T16S-R17E, Terrebonne Parish, LA (Evangeline Business Park)

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 FEBRUARY 16, 2017

- A. The Vice-Chairman, Mr. Alex Ostheimer, called the meeting of February 16, 2017 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 Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. James Erny. Dr. L.A. "Budd" Cloutier, Jr., Chairman, was out of the country.
- B. Upon Roll Call, present were: Mr. Joseph "Joey" Cehan, Jr.; Mr. James Erny; Mrs. Gloria Foret; Mr. Keith Kurtz; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Dr. L.A. "Budd" Cloutier, Jr., Chairman and Mrs. Angi Falgout, Secretary/Treasurer. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. The Vice-Chairman recognized past Planning Commissioners, Mr. Gerald Schouest, Mr. Richard Elfert, and Mr. Kevin Ghirardi with a plaque and resolution for their years of service.
- Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission accept the resolution honoring Mr. Gerald Schouest, Mr. Richard Elfert, and Mr. Kevin Ghirardi for their years of service on the Houma-Terrebonne Regional Planning Commission."
- The Vice-Chairman called for a vote on the motion offered by Mr. Erny. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Ostheimer; **ABSENT:** Dr. Cloutier and Mrs. Falgout. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **APPROVAL OF THE MINUTES:**
1. Mr. Erny moved, seconded by Mr. Cehan: "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 January 19, 2017."
- The Vice-Chairman called for a vote on the motion offered by Mr. Erny. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Ostheimer; **ABSENT:** Dr. Cloutier and Mrs. Falgout. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATIONS:** None.
- G. **NEW BUSINESS:**
1. The Vice-Chairman called to order the application by Lindsay Martin requesting Home Occupation Approval for the establishment of a dog grooming business at 422 Windward Drive.
- a) Ms. Lindsay Martin, 422 Windward, discussed her home occupation request and stated she would work only from Tuesday-Friday during regular business hours, allow no boarding or dogs on the loose.
- b) The Vice-Chairman read the regulations on Home Occupations.
- c) The Vice-Chairman recognized Mr. Ricky Ross, 428 Windward Drive, who expressed concerns of a business being next to his home in a residential neighborhood that was already started before acquiring proper permits, licenses, approvals, etc. He stated he was in opposition of the home occupation request.
- d) Discussion was held with regard to Ms. Martin being in operation for approximately two months, traffic, and whether there were other businesses along Windward Drive.
- e) The Vice-Chairman recognized Ms. Denise Baisden, 415 Windward Drive, who expressed concerns of no businesses being allowed per their covenant restrictions.
- f) Discussion was held with regard to the Planning Commission, nor Parish Government, enforcing covenant restrictions.

- g) Mr. Pulaski discussed the Staff Report and stated Staff recommended denial of the request.
- h) Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, deny the Home Occupation Application for the establishment of a dog grooming business at 422 Windward Drive.”
- i) Discussion was held with regard to the notification process and the matter not being a formal public hearing but that anyone can speak at a public meeting.
- j) Mr. Thibodeaux requested future discussion of the notification process.

The Vice-Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: Mr. Kurtz; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier and Mrs. Falgout. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

- 1. Mr. Pulaski stated he would write the letter to the Terrebonne Parish Council requesting input on the zoning expansion study. He stated he submitted the application to the Gulf of Mexico grant and if awarded, it would help cover the cost of the study.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

- K. Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:31 p.m.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: Mr. Kurtz; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier and Mrs. Falgout. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

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 FEBRUARY 16, 2017.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**