

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

NOVEMBER 21, 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 October 17, 2019

E. COMMUNICATIONS

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. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of October 17, 2019

E. APPROVE EMITTENCE OF PAYMENT FOR THE NOVEMBER 21, 2019 INVOICES, TREASURER'S REPORT OF OCTOBER 2019 and THE AMENDMENT TO THE 2019 BUDGET

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron
Approval Requested: Process D, Minor Subdivision
Location: 135 & 143 Square Wolf Lane, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Allen Bergeron
Surveyor: Charles L. McDonald Land Surveyor, Inc.

- b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Revised Lots 1 thru 7 - A Redivision of Lots 1 thru 12 belonging to Robert J. Carriles, et ux
Approval Requested: Process D, Minor Subdivision
Location: 1784 thru 1792-A Dr. Beatrous Road, Theriot, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Robert J. Carriles
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Parcel 1, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 1001 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Four Point Industries, Inc. & Frank O. Caminita, et al
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns
Approval Requested: Process D, Minor Subdivision
Location: 151C North Hollywood Road, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Cammie Talbot
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Thibodaux By-Pass Commercial Park
Approval Requested: Process D, Minor Subdivision
Location: 458 Highway 3185, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Donnes Real Estate
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Sugarland Subdivision, Addendum No. 5
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Extension of Blakefield Drive, Schreiver, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Development Ventures, LLC
Surveyor: Milford & Associates, Inc.
b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: UAS Complex Road (Thunderbird Road Extension, Blue Angel Road & Wright Brothers Road)
Approval Requested: Process C, Major Subdivision-Engineering (Road Project)
Location: End of Thunderbird Road, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Houma-Terrebonne Airport Commission
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application
7. a) Subdivision: Parcels 2 thru 10, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 1002 thru 1171 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Four Point Industries, Inc. & Frank O. Caminita, et al
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts 8-A and 8-B, A Redivision of Tracts 8-A, 8-B, & 8-C belonging to Ken P. Bergeron, Jr., et ux, Sections 4 & 82, T16S-R17E, Terrebonne Parish, LA
2. A Certain Raw Land Tract belonging to Annie 1, L.L.C., Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
3. Lot Line Adjustment between property belonging to Bourg Lions Club, Inc. and The Hornsby, Stephen and Catherine Revocable Living Trust, Section 10, T17S-R18E, Terrebonne Parish, LA
4. Tracts 7A-1 & 8A-1, A Redivision of Revised Tracts 7 & 8, Property belonging to Lloyd J. Poiencot, et al, Section 18, T18S-R17E, Terrebonne Parish, LA
5. Revised Lots 16 & 18, A Redivision of Revised Lots 16 & 18, Block 2, Phase 1 to Northpark; Section 6, T16S-R17E, Terrebonne Parish, LA
6. Tracts A-2-A & A-2-B, A Redivision of Tract A-2 belonging to Perry J. Prestenbach; Section 56, T16S-R17E, 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

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

ZONING & LAND USE COMMISSION

MEETING OF OCTOBER 17, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of October 17, 2019 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 Mrs. Gloria Foret.
- B. Upon Roll Call, present was: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Keith Kurtz; and Mr. Phillip Livas. Absent at the time of Roll Call were: Mr. Joseph “Joey” Cehan; Mr. Kyle Faulk; Mr. Jeremy “Digger” Kelley, Vice-Chairman; and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The 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. APPROVAL OF THE MINUTES:
1. Mrs. Foret moved, seconded by Mrs. Falgout: “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 September 19, 2019.”

The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mrs. Foret, Mr. Kurtz, and Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan, Mr. Faulk, Mr. Kelley, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. OLD BUSINESS:
1. The Chairman called to order the home occupation application by Christine Evans, Tina’s Massage Therapy & Body Works, to allow for a massage therapy business at 301 Midland Drive.
 - a) Christine Evans, 127 Leighton Loop, stated she wished to open a massage therapy business at 301 Midland Drive. She said she would have one room for one client at a time approximately four times a week.
 - b) No one from the public was present to speak on the matter.
 - c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the home occupation request.

Mr. Jeremy Kelley arrived at the meeting at this time – 6:04 p.m.

 - d) Mr. Kurtz moved, seconded by Mrs. Foret: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the home occupation application for Tina’s Massage Therapy & Body Works to allow for a massage therapy business at 301 Midland Drive.”
 - e) Discussion was held with regard to why the matter was tabled at the last meeting for no new information was presented.

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan, Mr. Faulk, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. NEW BUSINESS:
1. Planned Building Group:
The Chairman called to order the Planned Building Group application by Laura Ledet, D & F Wings & Burgers, for the placement of an additional structure at 773 Grand Caillou Road.
 - a) Laura Ledet, applicant, stated she wished to open a food trailer on Grand Caillou Road.
 - b) No one from the public was present to speak on the matter.
 - c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the planned building group request.

- d) Mr. Kurtz moved, seconded by Mrs. Falgout: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the planned building group application for the placement of an additional structure at 773 Grand Caillou Road.”

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

2. Planning Approval:

The Chairman called to order the Planning Approval application by Cristela Delrio, for the placement of a church in a C-2 (General Commercial) zoning district, 128 North Van Avenue.

- a) Cristela Delrio, 153 American Boulevard, stated she wished to start a church for the Hispanic community. She indicated she had enough parking as well as two parking agreements from neighbors.
- b) The Chairman recognized Kim Wooten who stated she had no objection to the request.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the planning approval request.
- d) Mrs. Falgout moved, seconded by Mrs. Foret: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the planning approval application for the placement of a church in a C-2 (General Commercial) zoning district at 128 North Van Avenue.”

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

K. Mrs. Falgout moved, seconded by Mrs. Foret: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:13 p.m.”

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

Dr. L.A. “Budd” Cloutier, Jr., 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 OCTOBER 17, 2019.

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