

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

NOVEMBER 19, 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 October 15, 2015
- D. COMMUNICATIONS**
- E. NEW BUSINESS:**
 - 1. Home Occupation:
Establish a dog breeding business; 214 Roselawn Avenue; Nicole & John Mosely, applicants (*District 1/City of Houma Fire District*)
 - 2. Planned Building Group:
Placement of two (2) additional residential units, Southern Landing Apartments, 3802 Highway 56; Lyle Enterprises, applicant (*District 8/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 October 15, 2015
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of October 15, 2015
- D. APPROVE EMITTENCE OF PAYMENT FOR THE NOVEMBER 19, 2015 INVOICES AND TREASURER’S REPORT OF OCTOBER 2015**
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
 - 1. a) Subdivision: Lots A thru E, A Redivision of a Portion of Lot 1, Block 1, North Terrebonne Commercial Park & Lot Line Adjustment to adjacent properties

Approval Requested: Process D, Minor Subdivision
Location: 3399 West Park Avenue, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

2. a) Subdivision: Acadian Pointe Subdivision, Phase "A"
Approval Requested: Process C, Major Subdivision-Engineering
Location: Laban Avenue, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Professional Construction and Leasing, LLC; Donald B. Olivier, II
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Survey and Redivision of Property belonging to Brandon M. Grezaffi, Ashley A. Grezaffi, and Debra Grezaffi Tillery into Tract 1 and remaining property
Approval Requested: Process D, Minor Subdivision
Location: 213 North Eagle Drive, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Brandon M. Grezaffi, Ashley A. Grezaffi, & Debra Grezaffi Tillery
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots "6-1" & "6-2", A Resubdivision of Property subdivided formerly belonging to Robert & Marvin Marmande
Approval Requested: Process D, Minor Subdivision
Location: 1347 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: David Rabalais
Surveyor: Prosper Toups Land Surveying, LLC

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 11-A and 11-B, A Redivision of Tract 11 of Sunrise Plantation Estates belonging to Derek Johnson
Approval Requested: Process D, Minor Subdivision
Location: 677 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Derek Johnson & Candace Morvant
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Revised Lots 8 & 9 and Lot A of Block 91 to the City of Houma, Property of Castalano Properties, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 300, 304, 312, & 314 Belanger Street and Lot A on Grinage Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Castalano Properties, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Bon Ami Estates
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 2700 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Bon Ami Estates, L.L.C.
Engineer: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application

6. a) Subdivision: Raw Land Division of Lot 2 & Tract B into Tracts B-1 & B-2
 Approval Requested: Process D, Minor Subdivision
 Location: 4078 West Main Street, Terrebonne Parish, LA
 Government Districts: Council District 4 / Bayou Cane Fire District
 Developer: R & R Stores, Inc.
 Surveyor: Quality Engineering & Surveying, LLC
- b) Public Hearing
- c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Redivision of Tract E belonging to Gayle B. & Ronald D. Cope to create Lot Extensions 1, 2, & 3, being a portion of Tract 32 of Terrebonne Project LA-12, Section 84, T15S-R16E, Terrebonne Parish, LA
2. Revision of Lot Lines between Lot 84 and 85 of Waterproof Plantation Estates, Sections 61 & 62, T17S-R16E, Terrebonne Parish, LA
3. Revised Lots 2, 3, and 4, Block 11, Addendum No. 2 to Daigle Place Subdivision, Sections 6 & 96, T17S-R17E, Terrebonne Parish, LA
4. Revised Lot X-1 and Lot "ABCDEFGHIIJA", Section 101, T17S-R17E, Terrebonne Parish, LA
5. Tracts A1 thru A4, Property belonging to FJLS, L.L.C., Sections 83 & 84, T15S-R16E, Terrebonne Parish, LA
6. Survey of a Portion of Tracts A & B belonging to Tate A. Benoit, Section 31, T18S-R17E, Terrebonne Parish
7. Redivision of Property belonging to the Eschete Children's Trust, A, B, C & D, Section 77, T15S-R16E, Terrebonne Parish, LA
8. Redivision of Property belonging t Ricky Miller and Bradley Miller, Sections 21 & 22, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee
 - a) Discussion and possible action regarding a proposal from Providence/GSE concerning Modifications to the Storm Drainage Design Manual for Mobile Home Parks

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 OCTOBER 15, 2015

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of October 15, 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.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Kevin Ghirardi; Jr. 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 Mr. 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 September 17, 2015.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mrs. Foret, Mr. Ghirardi, 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.

Mr. Erny arrived at the meeting at this time – 6:02 p.m.

D. COMMUNICATIONS:

1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated October 15, 2015 requesting to table item E.1 (2610 Bryant Street, Ethel Stewart) indefinitely [See *ATTACHMENT A*].

- a) Mr. Schouest moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table agenda item E.1 (2610 Bryant Street, Ethel Stewart) indefinitely [See *ATTACHMENT A*].”

The 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. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

E. PUBLIC HEARINGS:

1. *Tabled.* Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 2610 Bryant Street, Lot 19, Block 1, Barrowtown Subdivision [See *ATTACHMENT A*]

2. The Chairman called to order the Public Hearing for an application by Darrell A. Jefferson requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 8962 & 8966 Norman Street, Lot 3 & 1-3, Block 1, Catherine Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the rezoning request that was previously tabled.

- b) No one from the public was present to speak.

- c) Mr. Thibodeaux moved, seconded by Mr. Kelley: “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, Mrs. Foret, Mr. Ghirardi, 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) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.

- e) Mr. Thibodeaux moved, seconded by Mr. Kelley: “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-3 (Multi-Family Residential) 8962 & 8966 Norman Street, Lot 3 & 1-3, Block 1, Catherine Subdivision and forward to the Terrebonne Parish Council for final consideration.”

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

F. NEW BUSINESS:

- 1. The Chairman stated the next item under new business was an application by Renaissance Neighborhood Development Corporation requesting Planned Building Group approval for the placement of an additional residential building at 711 Grinage Street.

- a) Mr. Pierre Theriot, Architect, representing Renaissance, discussed the project and stated the residential development was for seniors aged 62 and up.
- b) Ms. Vanessa Levine, Renaissance, discussed the limited parking due to their utilizing existing concrete and historically, Seniors do not utilize as much parking.
- c) No one from the public was present to speak.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the request.
- e) Discussion was held with regard to fire hydrants and waterlines in the downtown area and ensuring they can supply the development. Mr. Pulaski stated that would be reviewed at the building permit stage.
- f) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Building Group application for the placement of an additional residential building at 711 Grinage Street.”
- g) Mr. Erny requested to see the breakdown of the waterlines from Renaissance.

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

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 6:19 p.m.”

The 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. 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 OCTOBER 15, 2015.**

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 (FAX) 985-879-1641

October 15, 2015

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: **ZONING & LAND USE**

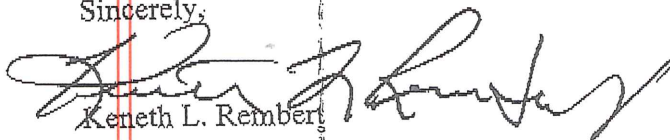
a. Item E-1 Ethel Stewart, applicant-2610 Bryant Street, Houma, LA 70363

Dear Chris:

Please let this letter serve as a request to let the above project remain on the table indefinitely.
There are some title issues that still need to be cleared up.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

**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**

THUR
NOV 19
bpm
2nd FL
HEARING RM.

ZLU15/19

Dist. 1
Cott Fire

Name: NICOLE MOSELY & JOHN MOSELY
Address: 214 ROSELAWN AVE HOUMA, LA 70363
Phone: (985) 381-3558

Application For:	<u> </u>	Planning Approval \$10.00/application	<input checked="" type="checkbox"/>	Home Occupation \$10.00/application
	<u> </u>	Parking Plan \$50.00/plan	<u> </u>	Special Plan \$10.00/application

The premises affected are situated at 214 ROSELAWN AVE, HOUMA, LA 70363 in a
R-1 Zoning District. The legal description of the property involved in this application
is: LOTS 8, 9 & 10 BLOCK 2 ROSELAWN S/D. ALSO LOT 35 X 145'
ADJOINING AND SOUTH OF ABOVE LOTS.

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

Applicant's interest in the premises affected: OWNER

Approximate cost of work involved: NONE (ALREADY IN PLACE)

Explanation of property use: DOG BREEDING (MASTIFFS)

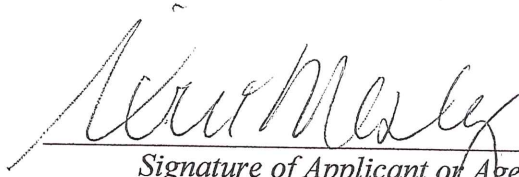
Plot Plan attached: ☒ Yes No Drainage Plan attached: Yes ☒ No

Ground Floor Plan and Elevations attached: Yes ☒ No

Address of adjacent property owners:

1. CONCERNED CLERGY & LAITY OF CHRISTIAN. TPCG
153 BAYOU DULARGE RD
HOUMA, LA 70363

3. JEANICE SARKKINEN
408 STERLING DR
HOUMA, LA 70363


Signature of Applicant or Agent

985-381-3558
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

10/12/15
Date



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

Lyle Enterprises, LLC
Applicant's Name

4428 Hwy 56 Chauvin LA 70344
Address City State Zip Code

11/10/15 , 985-856-0806
Date Telephone Number(s)

Owner
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Southern Landing Apartments
2. Location: 3802 Hwy 56 Houma, LA 70363
3. Zoning District: C-2/General Commercial
4. Total Land Area: 2.168 acres
5. Total Number of Units: 18 total apartments
6. Gross Floor Area: 21,696
7. Total Parking Spaces Provided: 46
Total Parking Spaces Required: 36
8. Approximate Cost of Work Involved: 1,200,000.
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.

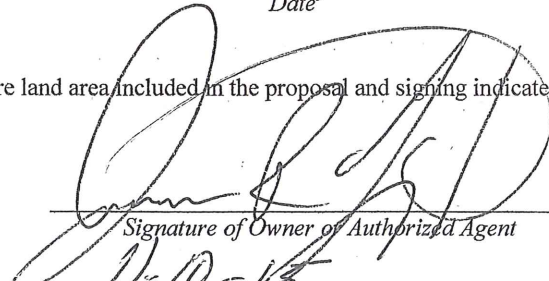
I (We) own 2.168 acres. A sum of 30.88 dollars is enclosed and made a part of this application.



Signature of Applicant
11-10-15

Date

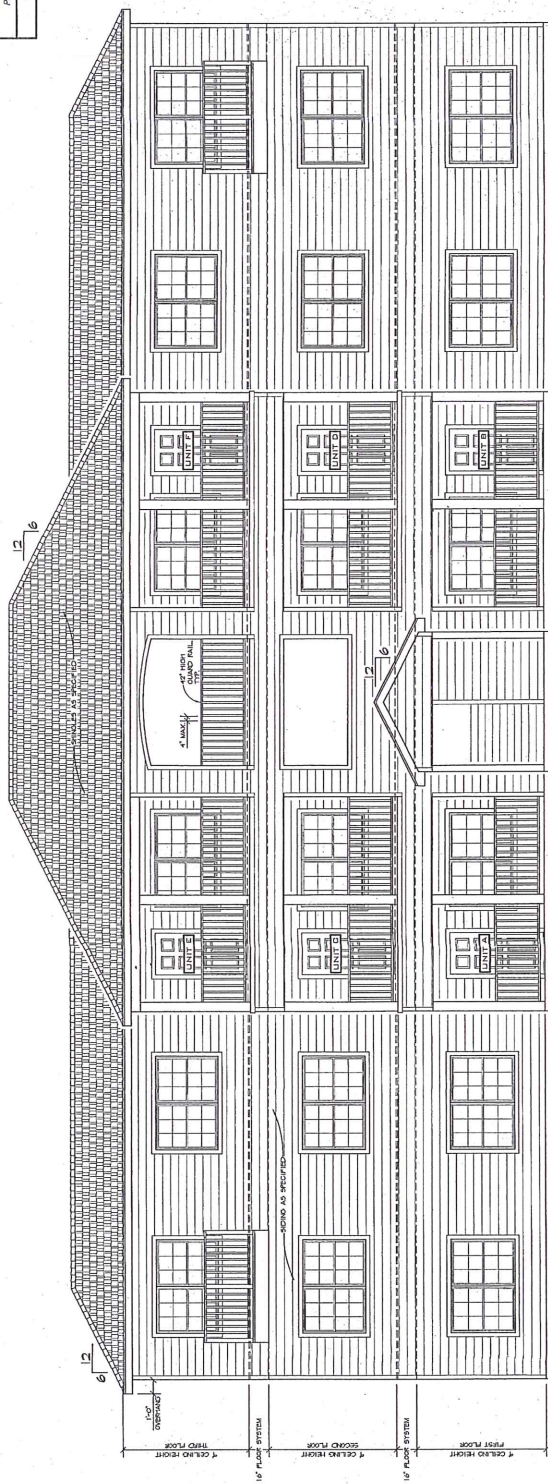
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



Signature of Owner or Authorized Agent
11-10-15

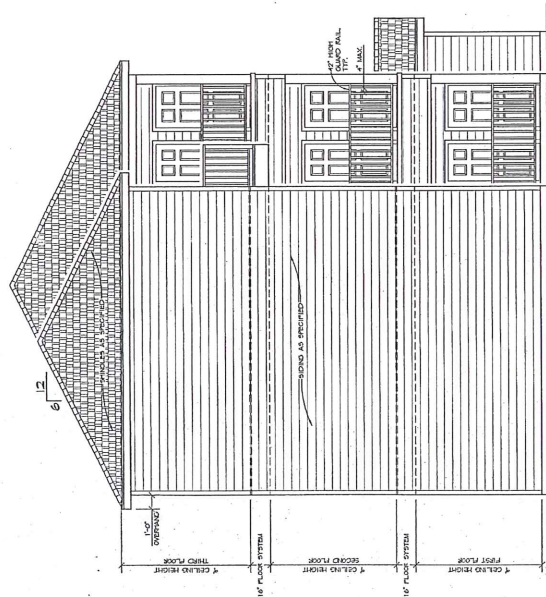
Date

PROJECT NO.	PARISH	SHEET NO.
15-11	TERREBORNE	6



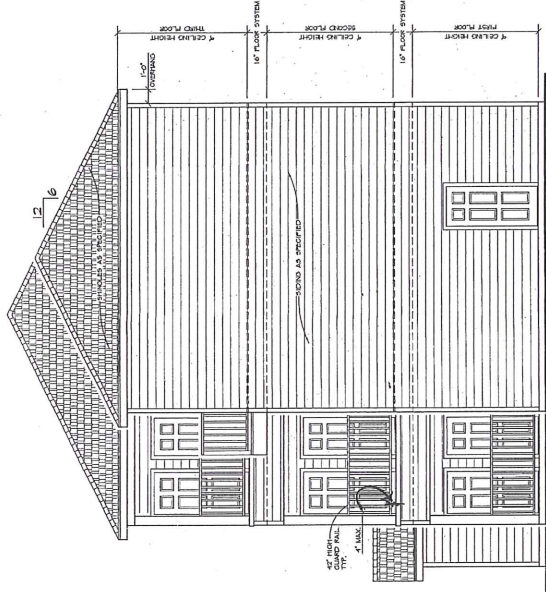
FRONT ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

South Coast Building & Development Consultants, Inc. is a professional engineering firm licensed in accordance with the Louisiana Professional Engineering Act, Chapter 103, Louisiana Revised Statutes, Title 48, and the Louisiana Professional Engineering Code of Ethics.

Professional Engineer
By Adam Dwyer, P.E.
11/06/10 AM Nov 06, 2015

A PROPOSED MULTIFAMILY FACILITY FOR:
LYLE ENTERPRISES, LLC
A PROPOSED RESIDENTIAL APARTMENT FACILITY:

**SOUTHERN LANDINGS
APARTMENTS**

3902 LA STATE HWY 56 - HOUNA, LA 70363

DRAWN: JAMES
CHECKED: JED
CONSULTING ENGINEER: HOUNA, LOUISIANA
SCALE: NOTED
DATE: 11/03/14

APPROVED BY: *[Signature]*

SUB # 15-11 JOB # 1405-ELV FILE #



REVISED: JUNE 23, 2015 - GENERAL REVISIONS PER THE ANNUAL LETTER DATED JUNE 18, 2015

