

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....Chairman
Jan Rogers.....Vice-Chairman
Barry Soudelier.....Secretary/Treasurer
Michael Billiot.....Member
Terry Gold.....Member
Clarence McGuire.....Member
Angele Poiencot.....Member
Travion Smith.....Member
Wayne Thibodeaux.....Member

NOVEMBER 21, 2024, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana**

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of October 17, 2024
- E. COMMUNICATIONS**
- F. STAFF REPORT**
- G. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman 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. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of October 17, 2024
- E. APPROVE REMITTANCE OF PAYMENT FOR THE NOVEMBER 21, 2024 INVOICES, THE TREASURER'S REPORT OF OCTOBER 2024, AND THE AMENDMENT TO THE 2024 BUDGET**
- F. COMMUNICATIONS**
- G. APPLICATIONS / NEW BUSINESS:**
 - 1. a) Subdivision: Tracts A & B, Redivision of Property belonging to Trey J. Lottinger, et al
Approval Requested: Process D, Minor Subdivision
Location: 8250 & 8251 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Trey J. Lottinger
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application

2. a) Subdivision: Tracts "A" & "B," A Redivision of Tract C-D-F-K-R-S-T-U-C belonging to Low Land Construction Co., Inc.
 Approval Requested: Process D, Minor Subdivision
 Location: 603 Sixth Street, Terrebonne Parish, LA
 Government Districts: Council District 5 / City of Houma Fire District
 Developer: Low Land Construction Co., Inc.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
3. a) Subdivision: Lots 1-A & 1-B, Division of Property, Victor Levron
 Approval Requested: Process D, Minor Subdivision
 Location: 2227 Bayou Blue Road, Terrebonne Parish, LA
 Government Districts: Council District 5 / Bayou Blue Fire District
 Developer: Victor & Vickie Levron
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Tracts 46A-1 & 46A-2, Greenwood-Oak Forest Plantation Estates
 Approval Requested: Process D, Minor Subdivision
 Location: 5104 North Bayou Black Drive, Terrebonne Parish, LA
 Government Districts: Council District 2 / Gibson Fire District
 Developer: Delores A. Holt
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
5. a) Subdivision: Tract A, South Louisiana Electric Cooperative Association
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: 1495 Valhi Boulevard, Terrebonne Parish, LA
 Government Districts: Council District 6 / Bayou Cane Fire District
 Developer: South Louisiana Electric Cooperative Association (SLECA)
 Surveyor: Duplantis Design Group, PC
 - b) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action regarding a change to the 2025 HTRPC Meeting Schedule & Deadlines

I. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment Survey, Property belonging to Lance Kiley involving Lots 3 and 4 of Block 12, Crescent Park Addition to the City of Houma; Section 101, T17S-R17E, Terrebonne Parish, LA (606 Sunset Avenue / Councilman Danny Babin, District 7)
2. Revised Lots 15 & 16, A Redivision of Lots 15 & 16 of Block 2 of Belmont Place Subdivision; Sections 30, 31, & 32, T17S-R17E, Terrebonne Parish, LA (202 & 208 Independence Drive / Councilman Clyde Hamner, District 6)
3. Survey of Property owned and to be purchased by Dana Brien; Section 33, T17S-R16E, Terrebonne Parish, LA (4716 N. Bayou Black Drive / Councilman Carl Harding, District 2)
4. Lot Line Shift, Property belonging to Robert P. LeBlanc & Todd M. LeBlanc; Section 83, T15S-R16E, Terrebonne Parish, LA (122 & 126 Hwy. 24, Schriever / Councilman John Amedée, District 4)
5. Survey of Tract "A" and Lots "J" through "M," A Lot Line Adjustment of Tract "A" to absorb Lots "J" through "M;" Section 86, T19S-R17E, Terrebonne Parish, LA (7928 - 7999 Shrimpers Row / Councilman Danny Babin, District 7)
6. Land & Residence sitting on Portion of Lot 1 & 2, Block 1, Crozier Heights Subdivision; Sections 17 & 32, T18S-R17E, Terrebonne Parish, LA (339 Bayou Dularge Road / Councilman Brien Pledger, District 1)
7. Survey & Division of Lot A, Lot B, and a Portion of Lot H belonging to Richard H. Barker, III, TMC Lands, LLC and Barker Properties, LLC into Lots A-1, Lot B-1, and Lot B-2; Section 101, T17S-R17E, Terrebonne Parish, LA (369 St. Charles Street, 339 St. Charles Street, & 1190 West Tunnel Blvd. / Councilman Carl Harding, District 2)
8. Revised Lots "D-1" & "E," A Redivision of Lot "D-1" & Revised Lot "E," Property belonging to James G. Fister, et al; Section 104, T17S-R17E, Terrebonne Parish, LA (3447 & 3449 Bayou Black Drive / Councilman Danny Babin, District 7)

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
ZONING & LAND USE COMMISSION
MEETING OF OCTOBER 17, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of October 17, 2024 of the HTRPC, convening as the Zoning & 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. Clarence McGuire.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Terry Gold and Mr. Jan Rogers, Vice-Chairman. Also present were Mr. Brighton "B.J." Schmill, Planner, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *Mr. Christopher Pulaski was unable to attend the meeting.*
- 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. *There were no conflicts to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of September 19, 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold and Mr. Rogers. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. The Chairman called to order the home occupation application by Sandra Johnson requesting to establish a massage therapy business at 405 South Street in an R-1 zoning district.
- a) Mrs. Sandra Johnson, 405 South Street, stated she was requesting approval to operate her massage therapy business at her new home. She further stated she had approval for the same business at her previous address at 405 Carolyn Avenue.
- b) No one from the public was present to speak on the matter.
- c) Mr. Schmill read the Staff Report and stated Staff recommended approval of the home occupation.
- d) Mr. Soudelier moved, seconded by Mrs. Poiencot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, made a motion to grant approval of the Home Occupation Application to establish a massage therapy business at 405 South Street."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold and Mr. Rogers. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **STAFF REPORT:** None.
- H. **COMMISSION COMMENTS:**
1. Zoning & Land Use Commissioners' Comments: None.
2. Chairman's Comments: None.
- I. **PUBLIC COMMENTS:** None.
- J. Mr. Smith moved, seconded by Mr. Billiot: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:05 p.m."
- The Chairman called for a vote on the motion offered by Mr. Smith. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux;

NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Robbie Liner, 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, 2024.

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