

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....Chairman
W. Alex Ostheimer.....Vice-Chairman
Gloria Foret.....Secretary/Treasurer
Richard Elfert.....Member
James A. Erny.....Member
Jeremy Kelley.....Member
Keith Kurtz.....Member
Gerald Schouest.....Member
Wayne Thibodeaux.....Member

SEPTEMBER 19, 2013, 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 August 15, 2013

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Planned Building Group:
 - a) Placement of one additional building; 817 Blimp Road; LJ Coatings, LLC, c/o Lloyd Hamilton, applicant (*Council District 8*)

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 August 15, 2013
2. Zoning & Land Use Commission Minutes for the Regular Meeting of August 15, 2013

D. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 19, 2013 INVOICES and TREASURER'S REPORT OF AUGUST 2013

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Tracts 1-A thru 9-A & Revised Tract "A", A Redivision of Tract "A",
Property of Scotty Aucoin, et ux
Approval Requested: Process A, Re-Subdivision
Location: 510 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Scotty Aucoin
Surveyor: Keneth L. Rembert Land Surveyors

- b) Consider Approval of Said Application

2. a) Subdivision: Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B
 Approval Requested: Process D, Minor Subdivision
 Location: 221 Back Project Road, Schriever, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Dwayne A. & Anna P. Gaudet
 Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
3. a) Subdivision: Reconfiguration of Property belonging to Nolan & Patricia Dolese (Revised Tracts 1-4 & 2-4)
 Approval Requested: Process A, Re-Subdivision
 Location: End of Nella B Street (intersects with Michael Street off of West Main Street), Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Nolan & Patricia Dolese
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Consider Approval of Said Application
4. a) Subdivision: Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision
 Approval Requested: Process D, Minor Subdivision
 Location: 380 South Van Avenue, Terrebonne Parish, LA
 Government Districts: Council District 1 / City of Houma Fire District
 Developer: Bennett Porche
 Surveyor: T. Baker Smith, LLC
 - b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Trinity Commercial Park, Addendum No. 1
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: Olympian Offshore Lane, Terrebonne Parish, LA
 Government Districts: Council District 2 / Schriever Fire District
 Developer: Annie 1, LLC
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
2. a) Subdivision: Revised Lots 12, 13-A, & 13-B, Property of Cropland Investment Group, L.L.C.
 Approval Requested: Process D, Minor Subdivision
 Location: 3656 West Park Avenue, Terrebonne Parish, LA
 Government Districts: Council District 2 / Schriever Fire District
 Developer: Cropland Investment Group, L.L.C.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Tract A-1 into A-1, B-1, & C-1, Property belonging to GCGK Investments, LLC
 Approval Requested: Process D, Minor Subdivision
 Location: 1477 & 1509 Hwy. 311, Schriever, Terrebonne Parish, LA
 Government Districts: Council District 2 / Schriever Fire District
 Developer: GCGK Investments, LLC
 Surveyor: T. Baker Smith, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Ingram Mobile Home Park
 Approval Requested: Process B, Mobile Home Park
 Location: 306 Hwy. 311 (600' north from Ingram Street), Schriever, Terrebonne Parish, LA
 Government Districts: Council District 2 / Schriever Fire District
 Developer: Sylvester Ingram, Sr.
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Revised Lots 5, 6, & 6-A, George Pitre Subdivision, Section 8, T17S-R17E, Terrebonne Parish, LA
2. Redivision of Property belonging to Maurice Mouton, et al, or assigns, Section 7, T16S-R17E, Terrebonne Parish, LA
3. Revised Lots 18A & 19, A Redivision of Lots 19 & 18A of Tract 4, Property belonging to K.S.I., Inc., Section 23, T17S-R18E, Terrebonne Parish, LA
4. Lots 23-B and 23-C of Addendum No. 1 to the Gauthreaux Estates Subdivision, Section 81, T15S-R16E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee
 - a) *Public Hearing* Discussion and possible action with regard to the introduction of a resolution and ordinance as it pertains to detention facilities within the Storm Drainage Design Manual

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 AUGUST 15, 2013

- A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., called the meeting of August 15, 2013 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. Alex Ostheimer.
- B. Upon Roll Call, present were: Dr. L.A. "Budd" Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; 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 were: None. Also present were Patrick 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. Erny: "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 July 18, 2013."
- The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, 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. COMMUNICATIONS: None.
- E. OLD BUSINESS:
- Mr. Ostheimer moved, seconded by Mr. Erny: "THAT Old Business Item E.1 be removed from to table to be considered."
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman stated the next item on the agenda under Old Business was an application by Tina Williams to establish a one-on-one dog and owner training business at 510 Woodside Drive.
- a) Ms. Tina Williams, 510 Woodside Drive, who discussed her request and stated she would not train attack dogs.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided there be no training of security, attack or guard dogs at the residence.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Home Occupation Approval for the establishment of a one-on-one dog and owner training business at 510 Woodside Drive conditioned there be no training of security, attack or guard dogs at the residence."
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, 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. Planned Building Group:
- a) The Chairman stated the next item on the agenda under New Business was an application by ABC Home Services, Inc. requesting to place one (1) additional building at 1300 East Tunnel Boulevard.
- (1) Mr. Andrew Gilleland, applicant, discussed the planned building group request.
- (2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the planned building group request conditioned the applicant construct a buffer/fence around the rear yard to properly secure and

screen the unsightly material from surrounding residential areas and public streets.

- (3) Discussion was held with regard to the fence and holding the Certificate of Occupancy until the fence was constructed.
- (4) Mr. Elfert moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planned Building Group approval for the placement of an additional building at 1300 East Tunnel Boulevard conditioned the applicant construct a buffer/fence around the rear yard to properly secure and screen the unsightly material from surrounding residential areas and public streets.”

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

The Chairman recognized Councilwoman Beryl Amedée and Councilwoman Christa Duplantis in the audience.

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

J. Mr. Elfert 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 6:16 p.m.”

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

Mr. Alex Ostheimer, 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 AUGUST 15, 2013.

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

ZLU 13/15
Dist. 8

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

Lloyd Hamilton

Applicant's Name

PO Box 815

Address

Bourg

City

LA

State

70343

Zip Code

9/3/13

Date

985-665-6986

Telephone Number(s)

Owner

Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: New Building

2. Location: 817 BLUMP RD HOUMA, LA 70363

3. Zoning District: I-1

4. Total Land Area: 2 acres

5. Total Number of Units: 2 (1 EXISTING & 1 PROPOSED)

6. Gross Floor Area: 3200 sq ft

7. Total Parking Spaces Provided: 10

Total Parking Spaces Required: _____

8. Approximate Cost of Work Involved: \$57,565⁰⁰

9. Has any previous application been made: NO X 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.

H-TAC

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 acres. A sum of 28.50 dollars is enclosed and made a part of this application.



Signature of Applicant

9/3/13

Date

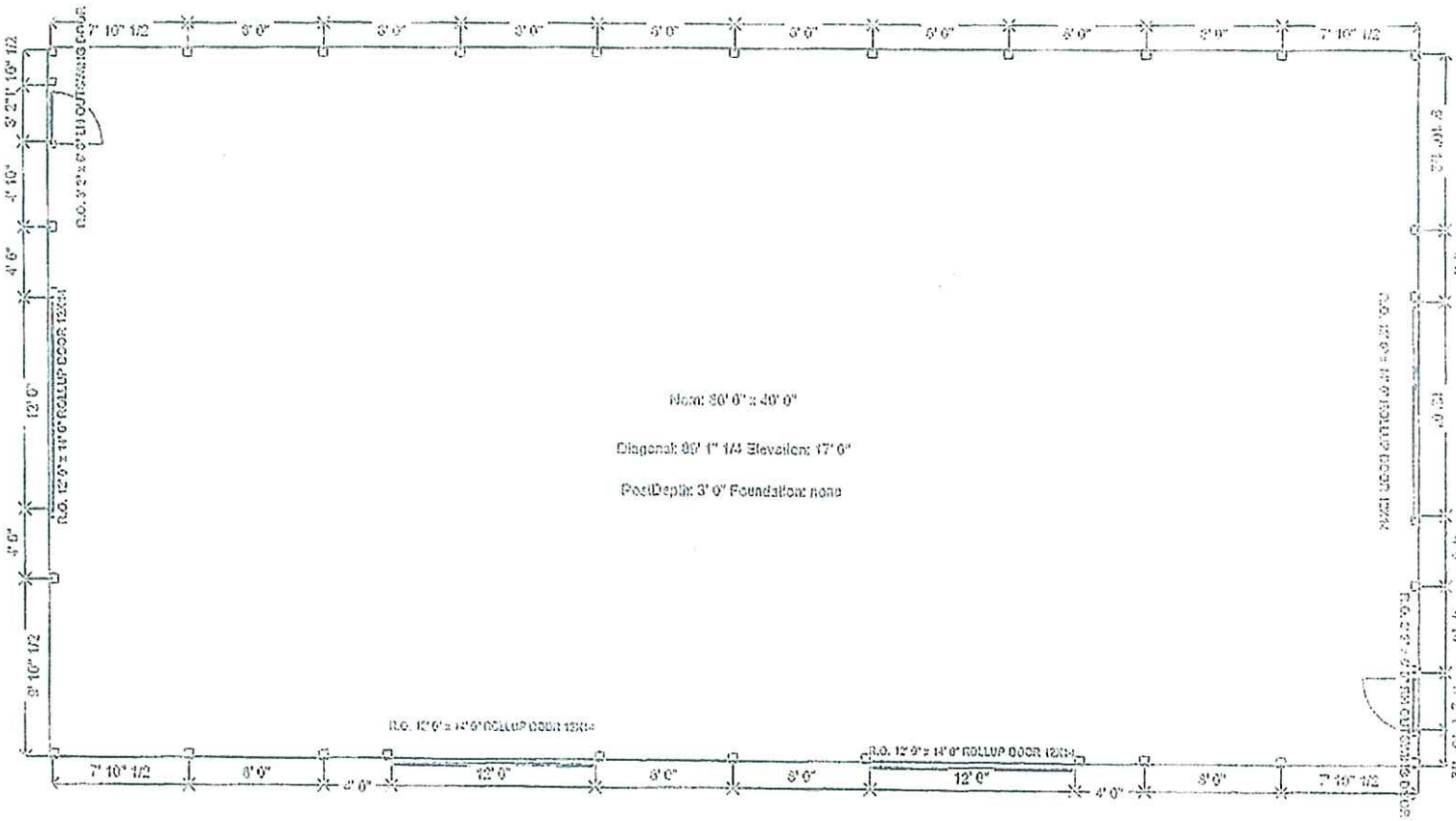
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



Signature of Owner or Authorized Agent

9/3/13

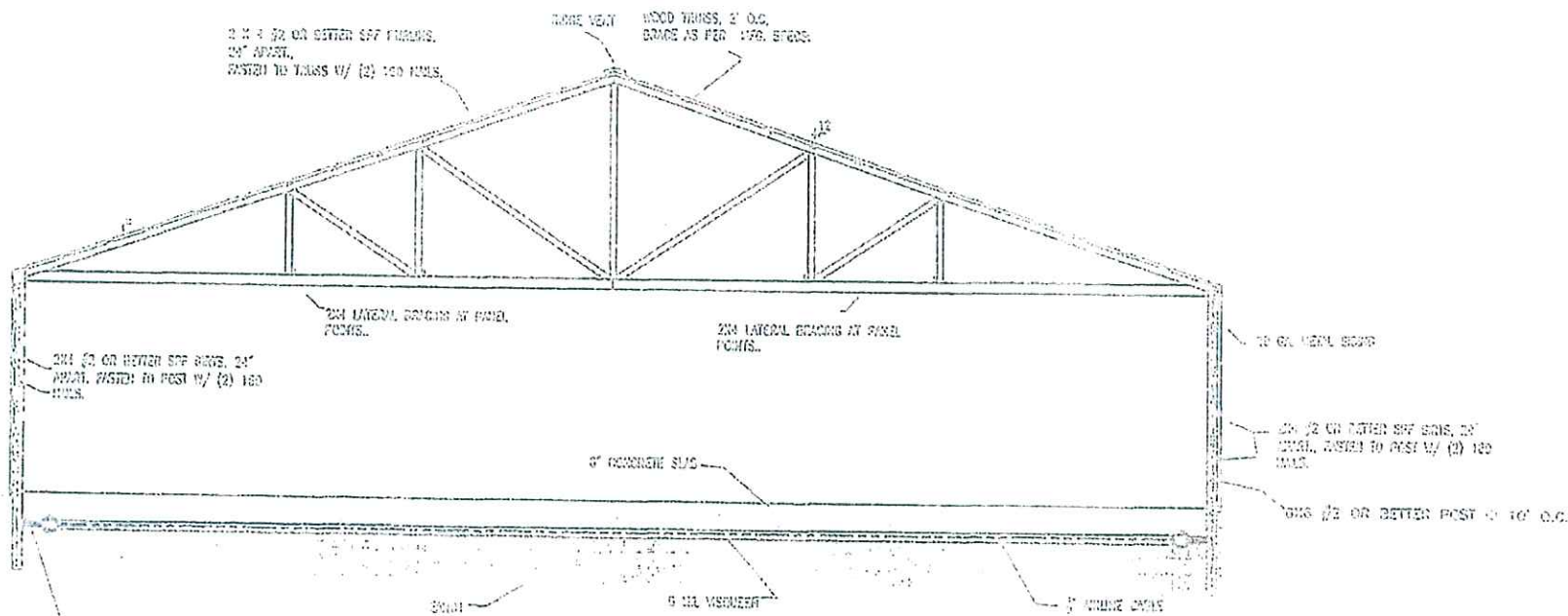
Date



[Handwritten signature and illegible text, possibly including a date or project name.]



WALLETT INC.
 1222 N. ...
 ...
 ...



AIRCRAFT CABLE DETAIL N.T.S.

NOTE:

THE CONSTRUCTION IS TO VERIFY ANY STRUCTURAL OR CODE REQUIREMENTS PRIOR TO CONSTRUCTION AND TO MAKE ANY NECESSARY REVISIONS TO VERIFY ALL DIMENSIONS AGAIN TO CONSTRUCTION AND TO IDENTIFY OTHER S.D. VALLEY DIMENSIONS FOR DIMENSIONS, CORRECTING PRIOR TO CONSTRUCTION.

NOTE:

THIS IS A TYPICAL MEMBER WALL SECTION AND IS NOT TO BE USED AS A CONSTRUCTION GUIDE. EXTENSION AND INTERIOR WALLS ALONG WITH THE FOUNDATION IS TO BE BUILT IN ACCORDANCE TO 2003 INTERNATIONAL RESIDENTIAL BUILDING CODES.

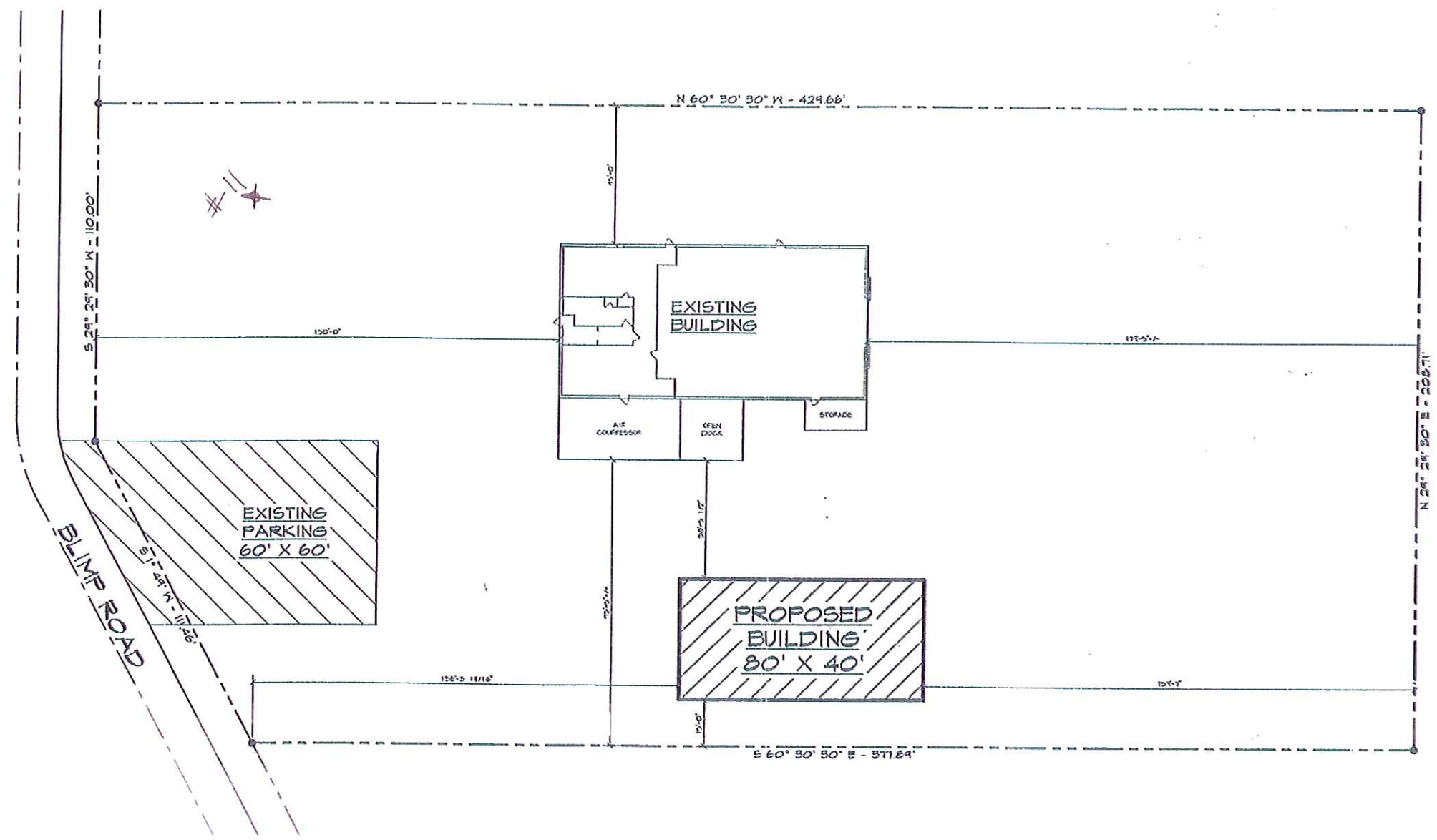
NOTE:

ALL WOOD MEMBERS BELOW GRADE ARE TO BE PRESSURE TREATED FOR BROWN ROT AND ALL WOOD MEMBERS ABOVE GRADE ARE TO BE CORROSION RESISTANT.

Handwritten signature and initials



PROJECT NO.	PARISH	SHEET NO.
13-14	TERREBONNE	2



817 BLIMP ROAD
HOUMA, LA
TERREBONNE PARISH

SITE PLAN
SCALE: 1" = 20'-0"



REVISED: AUGUST 5, 2013

PROPOSED INDUSTRIAL ADDITION TO A FACILITY FOR:	
L.J. COATING, LLC	
817 BLIMP RD. HOUMA, LA.	
MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: MKDSY CHECKED: FEM3 SCALE: NOTED DATE: 2/20/13
APPROVED BY:	
JOB # 13-14	FILE # 1324-SITE