

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

SEPTEMBER 19, 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 August 15, 2019

E. COMMUNICATIONS

F. PUBLIC HEARING(S):

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, Southern Portion of Lot 17, Block D, Mechanicville Subdivision, 135B King Street; Rodney Johnson, applicant (*District 1/City of Houma Fire*)

G. NEW BUSINESS:

1. Home Occupation:
Allow for a massage therapy business in an R-1 (Single-Family Residential) zoning district, Tina's Massage Therapy & Body Works; Lot 1, Block 15, Addendum No. 1, Summerfield Place Subdivision, 301 Midland Drive; Christina Evans, applicant (*District 6/City of Houma Fire*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

I. PUBLIC COMMENTS

J. 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 August 15, 2019

E. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 19, 2019 INVOICES AND TREASURER'S REPORT OF AUGUST 2019

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Property belonging to Kenneth H. Wright, et ux
Approval Requested: Process D, Minor Subdivision
Location: 6622 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Neta Wright
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tracts B1, B2, C1, C2, & C3 belonging to Denise Serigne
Approval Requested: Process D, Minor Subdivision
Location: 3320 Southdown Mandalay Road, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Denise Serigne
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. 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) Public Hearing
c) Variance Request: Variance from the fire hydrant requirement
d) Consider Approval of Said Application
3. a) Subdivision: Edgewood Estates Mobile Home Park
Approval Requested: Process B, Mobile Home Park-Conceptual & Preliminary
Location: 212 Edgewood Blvd., Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Juan Clara-Gomez
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: UAS Complex Road (Thunderbird Road Extension & Orion Drive)
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary (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) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: La Belle Maison, Phase C
Approval Requested: Process C, Major Subdivision-Final
Location: 440 Main Project Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: DR Development Group, LLC
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application
6. a) Subdivision: Belmont Place
Approval Requested: Process C, Major Subdivision-Final
Location: Westside Boulevard Extension, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Linton Road Company, LLC
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

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

b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lot 2 & Revised Farrowettes "U", "V" and "W" of Lot 2 & Farrowettes "U", "V" and "W" of Bourg Heights Farrowettes, Section 10, T18S-R18E, Terrebonne Parish, LA
2. Revised Lots 3 & 4, A Redivision of Revised Lots 3 & 4, F.J. Matherne Subdivision, Section 41, T17S-R18E, Terrebonne Parish, LA
3. Revised Lots A, B, C, & D, A Redivision of Lots A, B, C, & D belonging to Rodney G. Huffaker, et ux, Section 72, T17S-R16E, Terrebonne Parish, LA
4. Property Line Removal between Tract E and Lot 1 on Property belonging to Bayou Sheet Metal Services, LLC, (3553 Industrial Avenue A), Section 2, T17S-R18E, Terrebonne Parish, LA
5. Revised Lot 2, Block 13 of Mulberry Estates Subdivision, Phase "C", Section 104, T17S-R17E, Terrebonne Parish, LA
6. Tract 1, A Redivision of Property belonging to Louis P. Saia, IV, Section 20, T17S-R18E, Terrebonne Parish, LA
7. Revised Lot 2-O, LE 2-O & LE 2-P of Trinity Commercial Park, Section 4, T16S-R17E, Terrebonne Parish, LA
8. Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron, Section 6, T17S-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 AUGUST 15, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of August 15, 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 Mr. Keith Kurtz.
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Keith Kurtz; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; and Mr. Phillip Livas. 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. Falgout moved, seconded by Mr. Kurtz: “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, 2019.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret, Mr. Kelley, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
1. Preliminary Hearing:
Mrs. Falgout moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, Southern Portion of Lot 17, Block D, Mechanicville Subdivision, 135B King Street; Rodney Johnson, applicant, for Thursday, September 19, 2019 at 6:00 p.m.

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret, Mr. Kelley, and Mr. Livas. 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. Cehan moved, seconded by Mr. Kurtz: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:04 p.m.”

The Chairman called for a vote on the motion offered by Mr. Cehan: THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret, Mr. Kelley, and Mr. Livas. 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 AUGUST 15, 2019.**

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

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

- ERROR.** There is a manifest error in the ordinance.
- CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.
- INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.
- SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:
- Land area to be affected including legal description;
 - Present zoning classification of area to be affected and zoning classification of abutting districts;
 - Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
 - Locations of all existing and proposed structures with supporting open facilities;
 - The specific ground area to be provided and continuously maintained for the proposed structure or structures.
2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.
3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.
4. **MARKET INFORMATION:** Applicable only if the following conditions are met:
- If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
 - If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
 - If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

REASONS FOR REZONING

1. The lot next to this one (south side) was rezoned from R1 to R3 July 14, 2016 and owner of this lot would like to have the same zoning.
2. It appears that more mobile homes are being placed in the neighborhood. There are 6 Mobile homes located on the west side of King Street, 7 located on the east side of King Street and 5 located on the west side of Samuel Street, the street to the rear of the subject lot.
3. This approval would make housing more affordable in the area.
4. The configuration of the mobile home would make a better "fit" than a conventional house on this narrow lot. This lot is only 30' wide.

