

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

**SEPTEMBER 21, 2017, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 17, 2017

### **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 August 17, 2017

### **E. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 21, 2017 INVOICES AND TREASURER'S REPORT OF AUGUST 2017**

### **F. COMMUNICATIONS**

### **G. OLD BUSINESS:**

1. a) Subdivision: Cenac Estates Subdivision, A Subdivision of Property for Residential Use  
Approval Requested: Process D, Minor Subdivision  
Location: West of the Right-of-Way of South Mandalay Road and North of the Mandalay Bridge, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Black Fire District  
Developer: Cenac Family Properties, L.L.C.  
Surveyor: David A. Waitz Engineering & Surveying, Inc.

- b) Consider Approval of Said Application

2. a) Subdivision: *A Division of Property belonging to Jefferson Paul Galliano, Jr. to create Lot JG-1*  
 Approval Requested: Process D, Minor Subdivision  
 Location: 4366 Southdown Mandalay Road, Houma, Terrebonne Parish, LA  
 Government Districts: Council District 6 / Bayou Black Fire District  
 Developer: Jefferson Paul Galliano, Jr.  
 Surveyor: Leonard Chauvin, P.E., P.L.S., Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: *Tracts 5-A & 5-B, A Redivision of Tract 5 belonging to Dean M. Hutchinson, et ux*  
 Approval Requested: Process D, Minor Subdivision  
 Location: 1469 Bayou Blue Road, Terrebonne Parish, LA  
 Government Districts: Council District 9 / Bayou Blue Fire District  
 Developer: Dean M. Hutchinson, et ux  
 Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) Consider Approval of Said Application
2. a) Subdivision: *Coteau Ridge Subdivision*  
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
 Location: Alcee Street, Terrebonne Parish, LA  
 Government Districts: Council District 3 / Bayou Cane Fire District  
 Developer: S & A Capital Investments, L.L.C.  
 Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) Consider Approval of Said Application
3. a) Subdivision: *Tract 1-B, High Land Development*  
 Approval Requested: Process D, Minor Subdivision  
 Location: 3643 Industrial Avenue E, Terrebonne Parish, LA  
 Government Districts: Council District 1 / Bourg & Village East Fire District  
 Developer: E.I.E. Services, LLC  
 Surveyor: Angelette-Picciola, LLC
  - b) Public Hearing
  - c) Consider Approval of Said Application
4. a) Subdivision: *High Land Development*  
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
 Location: Proposed Industrial Avenue A (extension), Terrebonne Parish, LA  
 Government Districts: Council District 1 / Bourg & Village East Fire District  
 Developer: Low Land Investors, L.L.C.  
 Surveyor: Angelette-Picciola, LLC
  - b) Public Hearing
  - c) Consider Approval of Said Application
5. a) Subdivision: *Evangeline Estates Subdivision*  
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
 Location: Rue Des Affaires, Terrebonne Parish, LA  
 Government Districts: Council District 3 / Bayou Cane Fire District  
 Developer: Evangeline Business Park, L.L.C.  
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application

**I. STAFF REPORT:**

*Public Hearing:*

1. Discussion and possible action with regard to the adoption of a resolution concerning the Parish's Multi-Year Implementation Plan as required by the Restore Act

**J. ADMINISTRATIVE APPROVAL(S):**

1. Revised Tracts "H", "I", & "J", A Redivision of Tracts "H", "I", & "J" belonging to Allen J. Marie, et al, Section 8, T18S-R19E, Terrebonne Parish, LA
2. Lot Line Shift between Lots 7, 8, & 9, Block 5 of Park Estates and a Tract of Land belonging to Donald Pitre into Lot 8-A and Lot 9-A, Section 5, T17S-R17E, Terrebonne Parish, LA
3. Shift of Lot Lines between Lot C-1-A (Father James Brady) and Lot C-1-B (Charles K. Weaver, Jr.), Section 76, T20S-R18E, Terrebonne Parish, LA
4. Revised Lots 3 & 5, Block 1, A Redivision of Lots 3 & 5, Van Place Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
5. Lots 5-1-A & 5-1-B, A Redivision of Tract 5-1 belonging to Gibson Land Company, Section 73, T16S-R15E and Section 82, T16S-R14E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee
  - a) Discussion and possible action with regard to a fire hydrant 10% allowance policy

**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 17, 2017**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of August 17, 2017 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. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call were: Mr. Joseph “Joey” Cehan, Jr. 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. Mr. Ostheimer 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 20, 2017.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. **THERE WAS RECORDED: YEAS:** Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelly, Mr. Kurtz, and Mr. Ostheimer; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Cehan and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Parking Plans:**
- a) The Chairman stated the next item on the agenda under New Business was a Parking Plan application by Duplantis Design Group, PC to create 68 parking spaces for a dental facility at 5671 Highway 311.
- (1) Ms. Leslie Eiermann, Duplantis Design Group, PC, discussed the parking plan request.
- (2) No one from the public was present to speak on the matter.
- (3) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request provided the applicant demonstrates during the building permit review and approval process that the fire access land meets NFPA-1 load standards and that they submit a DOTD driveway permit.
- (4) Discussion was held with regard to the rear connectivity.
- (5) Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the Parking Plan application conditioned the applicant demonstrates during the building permit review and approval process that the fire access land meets NFPA-1 load standards and that they submit a DOTD driveway permit.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. **THERE WAS RECORDED: YEAS:** Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelly, Mr. Kurtz, and Mr. Ostheimer; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Cehan and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- b) The Chairman stated the next item on the agenda under New Business was a Parking Plan application by First Hartford Realty Corporation to create 62 parking spaces for CVS Pharmacy at 1420 St. Charles Street.
- (1) Mr. Casey Genovese, First Hartford Realty Corporation, discussed the parking plan request.
- (2) No one from the public was present to speak on the matter.
- (3) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request provided the applicant provide documentation of the shared parking agreement prior to issuance of the building permit.

- (4) Discussion was held with regard to the development being in the Overlay District which has aesthetically pleasing features.
- (5) Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the Parking Plan application conditioned the applicant provide documentation of the shared parking agreement prior to issuance of the building permit.”
- (6) Discussion was held with regard to delivery trucks and having a uniform procedure between Rouses and CVS.

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

2. Planned Building Group:

a) The Chairman stated the next item on the agenda under New Business was a Planned Building Group application by David A. Luke for the placement of an additional residential structure at 116 Mexico Court.

- (1) Mr. David Luke, 1407 Maxine Street, discussed the planned building group request and that he intended to move a house onto the property.
- (2) No one from the public was present to speak on the matter.
- (3) Mr. Pulaski discussed the Staff Report and read a letter from the Houma Fire Department [See *ATTACHMENT A*] and a letter from the Property Manager of the Plaza Caillou Shopping Center opposing the request [See *ATTACHMENT B*]. He stated Staff recommended approval of the request provided the applicant agree to maintain the existing aggregate driveway to DOTD standards, construct a vehicle turnaround to Parish standards, and submit approval letter from the Houma Fire Department.
- (4) Discussion was held with regard to crime issues on the property that Mr. Luke agreed with.
- (5) The Chairman recognized Ms. Mindy Green, 821 Lee Avenue, who is the Property Manager for the adjacent shopping center. She expressed concerns of the existing homes on Mr. Luke’s property along with transients that frequent the area and crime.
- (6) The Commission suggested Ms. Green and Mr. Luke work together in finding a solution.
- (7) Mr. Erny moved, seconded by Mrs. Falgout: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the Planned Building Group application conditioned the applicant agree to maintain the existing aggregate driveway to DOTD standards, construct a vehicle turnaround to Parish standards, and submit approval letter from the Houma Fire Department.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelly, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan and Mr. Thibodeaux. 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. Kelley: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:26 p.m.”

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

L.A. “Budd” Cloutier, Jr., 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 AUGUST 17, 2017.**

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



# HOUMA FIRE DEPARTMENT

## FIRE PREVENTION DEPARTMENT

P. O. Box 6097  
Houma, Louisiana 70361  
Fax (985) 873-6398



Mike Millet  
Fire Prevention Officer  
(985) 873-6397

August 17, 2017

Terrebonne Parish Consolidated Government  
Planning and Zoning Department  
8026 Main Street, Suite 401  
Houma, LA 70361

ATTN: Chris Pulaski

RE: 116 Mexico Court

Dear Mr. Pulaski:

In regards to the above referenced project, this office would like to advise you of specific requirements.

The Houma Fire Department has reviewed the proposed plans for 116 Mexico Court. Houma Fire Department has no objection with this proposal of placing an additional structure on Mexico Court as long as residential building park access drive standards are met allowing for emergency vehicles.

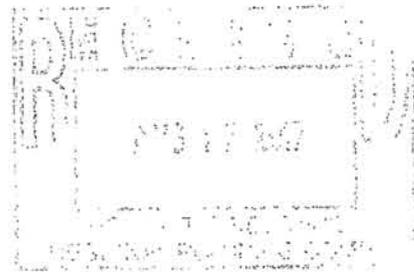
*Residential building park access drive standards.*

- (1) Access to parks shall be provided by a twenty-foot-wide hard surfaced private drive located within private servitudes of access having a minimum width of forty (40) feet.
- (2) Where only one (1) drive is to be provided, each residential building park shall include an adequate circular turnaround at the rear of the property with a minimum inside hard surfaced radius of thirty-five (35) feet for emergency vehicles, garbage trucks and other vehicles.

If there are any questions I may help with, please do not hesitate to contact me at 600 Wood St. or phone (985) 873-6390.

Sincerely,

Michael Millet  
Chief of Fire Prevention  
MM/11



# *Plaza Caillou*

814 Grand Caillou Road, Suite 6 | Houma, LA 70363  
985.851.0503  
mindy821@bellsouth.net | www.plazacaillou.com

August 16, 2017

Mr. Christopher Pulaski  
Houma-Terrebonne Regional Planning Commission  
P.O. Box 1446  
Houma, LA 70361

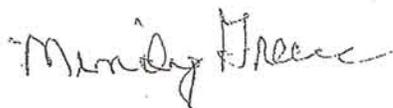
Re: Application to Place Additional Structure, 116 Mexico Court, Houma, LA 70363

Dear Mr. Pulaski:

We have received notice of an application to place an additional structure/house at 116 Mexico Court, Houma, LA 70363. This site is adjacent to the Plaza Caillou Shopping Center located at 814/836 Grand Caillou Road. We are not in favor in the approval of this application. The rental houses at the current site are substandard and the addition of another substandard house will be a detriment to the shopping center. This site is behind commercial buildings and not readily visible creating a haven for crime and less than desirable tenants. The current "tenement" has already created issues with leasing prospects. We see no positive reason that this will enhance the economic situation in East Houma and may possibly contribute to the already out of control crime rate.

Thank you for your consideration of this request for denial of the application.

Sincerely,



Mindy Green  
Property Manager