

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF APRIL 19, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of April 19, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:42 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Richard Elfert.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. Jeremy Kelley; Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Wayne Thibodeaux. Also present were Patrick Gordon, Director, and Chris Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mrs. Williams moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 15, 2012.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of March 15, 2012.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Elfert: “THAT the HTRPC emit payment for the April 19, 2012 invoices and approve the Treasurer’s Report of March 2012.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Councilwoman Christa Duplantis, District 5, dated April 12, 2012 requesting to table Item G7 concerning Colonial Acres Subdivision until the next regular meeting of May 17, 2012 [See *ATTACHMENT A*].
 - a) Mr. Erny moved, seconded by Mr. Schouest: “THAT the HTRPC deviate from the agenda and consider Item G7 with regard to Colonial Acres Subdivision.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - b) Mr. Erny moved, seconded by Mrs. Williams: “THAT the HTRPC table the engineering application for Process C, Major Subdivision for Colonial Acres Subdivision until the next regular meeting of May 17, 2012 as per the request of Councilwoman Christa Duplantis [See *ATTACHMENT A*].”
 - c) Mr. Ostheimer stated he was in the area of the proposed subdivision the morning it rained heavily. He stated there was no standing water on the proposed entrance to the subdivision as he drove along Westside Boulevard but there was water to the right on Alma with yellow tape indicating Alma was impassable. Approximately an hour later, the water had subsided. He expressed the alternate entrance to the proposed subdivision from Westside was well thought out due to the flooding concerns. He stated since the water ran off of Alma quickly, there was probably reasonable drainage but was Alma was acting as a reservoir to hold the water until the drainage system could catch up and should be looked at. He noted that the proposal for the subdivision includes a detention pond so that the

rate of water runoff won't be changed. He stated they needed to be assured that when the water drains off of Alma, it is going straight to the 1-1B pump station and not into anyone's homes in the surrounding subdivisions.

- d) Discussion ensued with regard to Councilwoman Duplantis not being the councilperson when Colonial Acres Subdivision was first presented.
- e) The Chairman recognized Councilwoman Christa Duplantis, 101 Saxony Drive, who thanked the Commission for accepting her request to table the matter.

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

F. OLD BUSINESS:

Mr. Erny moved, seconded by Mrs. Williams: "THAT the HTRPC remove Old Business Item F1 from the table to be considered at this time."

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

1. The Chairman stated the next item on the agenda under Old Business was an application by D & G Rentals, L.L.C. requesting engineering approval for Process C, Major Subdivision for D & G Estates.
 - a) Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development dated April 18, 2012 [See *ATTACHMENT B*].
 - b) The Chairman recognized a Public Speaker Card from Kelly Rodrigue, 202 Country Estates Drive, who expressed concerns of the engineering punch list, changes to the plat with regard to the sewer and green space, correct acreage, property owner between Bayou Blue and the highway, a sign on Tract B, and traffic going onto the subdivision property through Green Acres.
 - c) Ms. Schexnayder stated the acreage issue has been resolved and there are 2.8 acres as indicated on the plat. Mr. Leonard Chauvin, Engineer, stated he did not know who the owner was of the property along the highway but they did have a permit from LA DOTD. Mr. Gordon stated Tract B received drainage calculations separate from the subdivision and a home was to be built on it and there would be no access to the proposed subdivision.
 - d) The Chairman recognized a Public Speaker Card from Tim Bourgeois who withdrew his request to speak.
 - e) The Chairman recognized a Public Speaker Card from Herb Picou, 102 Hamner Drive, who expressed concerns of taking a one-home lot and making it a 17-home lot, placement of mobile homes, and the matter coming back before the Planning Commission if something other than what was approved were to be developed.
 - f) Mr. Chauvin stated they were going to comply/resolve all punch list items, no access to the subdivision would be through Tract B, a permit was about to be pulled for a home on Tract B, and didn't believe there was an issue with a property right-of-way along the highway.
 - g) Discussion was held with regard to the architectural renderings and Mr. Gordon discussed the plans.
 - h) Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision for D & G Estates conditioned to them complying to all objections or guidance that the Engineering Division provides with no variances whatsoever and that we accept the proposed architectural renderings and construction drawings of the placement of the dwellings in the subdivision based on what was submitted and access and everything, that we approve it as submitted subject to those regulations as well as construction access to be from Bayou Blue Road."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr.

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

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Alphonse J. Authement, Jr. for Process D, Minor Subdivision for the Survey of a portion of Property belonging to Alphonse J. Authement, Jr., et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Authement, discussed the location and division of property. He requested the application be changed to raw land because of the need for an additional fire hydrant.
- b) No one from the public was present to speak.
- c) Mrs. Williams moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon stated if Mr. Rembert wished to change the lots to raw land, he would recommend approval conditioned that it be depicted as the same on the plat.
- e) Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC grant approval of the application changed to Process A, Raw Land Division for the Survey of a portion of Property belonging to Alphonse J. Authement, Jr., et al conditioned upon the lots being depicted as 'raw land'."
- f) Mr. Freeman stated the tracts should also be labeled with numbers or named.
- g) MOTION AS AMENDED: Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC grant approval of the application changed to Process A, Raw Land Division for the Survey of a portion of Property belonging to Alphonse J. Authement, Jr., et al conditioned upon the lots being depicted as 'raw land' and numbered/labeled."

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

2. The Chairman called to order the Public Hearing for an application by Timothy J. Hutchinson, Sr. for Process D, Minor Subdivision for the Survey of Revised Tracts 2 & 4 in the Possession of Timothy J. Hutchinson, Sr., et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Hutchinson, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mrs. Williams moved, seconded by Mr. Schouest: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided that a drainage plan is depicted on the plat and drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval.
- e) Mr. Kurtz moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Revised Tracts 2 & 4 in the Possession of Timothy J. Hutchinson, Sr., et al conditioned upon a drainage plan being depicted on the plat and drainage calculations are

submitted to the Terrebonne Parish Engineering Division for review and/or approval.”

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

3. The Chairman called to order the Public Hearing for an application by Bruce L. Strahan for Process D, Minor Subdivision for the Survey of Tracts “A” & “B”, A Redivision of Property belonging to Bruce L. Strahan.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Strahan, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mrs. Williams moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided upon approval from the Board of Health, addresses are depicted on all of the lots, and the levee servitude or easement is depicted on the plat.
- e) Discussion was held with regard to whether or not the property was in a forced drainage area.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Tracts “A” & “B”, A Redivision of Property belonging to Bruce L. Strahan conditioned upon approval from the Board of Health, addresses being depicted on all of the lots, the levee servitude/easement being depicted on the plat, and submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval if the property is indeed in a Parish Forced Drainage Area.”
- g) The Chairman recognized Mr. Kenneth Voisin, adjacent property owner, who stated he believed the property was in the levee system D-46. Discussion ensued as to maybe it was a private system and not turned over to the Parish.
- h) The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by Sugar Rentals, LLC for Process C, Major Subdivision for Summerfield Place Subdivision, Addendum No. 17, Phase C.

- a) Mr. William Strickland, GSE Associates, Inc., representing the developer, discussed the location and division of property.
- b) The Chairman recognized Dr. Joel Comeaux, 3440 Southdown Mandalay Road, who expressed concerns of the City of Houma boundary lines.
- c) Discussion was held with regard to the city limits lines and a possible discrepancy on the plat as to where the line falls.
- d) The Chairman recognized Mr. Garrett Hohensee, adjacent property owner, who stated he was opposed due to the placement of the proposed road and believed it was going to be placed elsewhere when he bought his property.
- e) Mr. Gordon stated the proposed road was placed there for over 10 years. Discussion was held with regard to Mr. Hohensee speaking to his Councilman about the proposed road, and there being no funding for the proposed road at this time.

- f) Mr. Elfert moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”
The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - g) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval with no conditions.
 - h) Mr. Ostheimer moved, seconded by Mr. Elfert & Mrs. Williams: “THAT the HTRPC grant approval of the application for Process C, Major Subdivision for Summerfield Place Subdivision, Addendum No. 17, Phase C conditioned upon providing adequate information that the proposed Hollywood Road Extension is in compliance with the Parish Thoroughfare Plan and has not been relocated onto Dr. Joel Comeaux’s property.”
 - i) Discussion was held with regard to ingress and egress for the development.
 - j) The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. The Chairman called to order the Public Hearing for an application by Teuton-Caro Developments, LLC for Process C, Major Subdivision for Wallace J. Thibodeaux Estates, Addendum No. 4, Phase B.
- a) Mr. Gene Milord, Milford & Associates, Inc., representing the developer, discussed the location and division of property. He also stated they were also able to include a third entrance into the subdivision.
 - b) No one from the public was present to speak.
 - c) Mrs. Williams moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Gordon discussed the Staff Report and stated he would like to see where Lydia Street (across the highway) was located in order to determine if it met the 150’ leeway for the alignment of streets. He stated Staff would recommend approval provided Lydia Street was depicted on the plat and that it met the regulations.
 - e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process C, Major Subdivision for Wallace J. Thibodeaux Estates, Addendum No. 4, Phase B conditioned upon adding to the drawing and showing the distance from the centerline of Lydia Street to the centerline of Larry Daigle Drive that it is not greater than 150’.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
6. The Chairman called to order the Public Hearing for an application by Annie 1, LLC for Process C, Major Subdivision for Woodridge Heights.
- a) Mr. Gene Milord, Milford & Associates, Inc., representing the developer, discussed the location and division of property.
 - b) No one from the public was present to speak.
 - c) Mrs. Williams moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr.

Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Discussion was held with regard to the property and its intended use concerning residential and commercial development, needing additional information concerning the property and its intended land use for the future, location of the parish complex, and a master plan for the property.
- f) Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC table the conceptual & preliminary application for Process C, Major Subdivision for Woodridge Heights until the next regular meeting of May 17, 2012."
- g) Discussion was held with regard to the Planning Commission looking for more information concerning industrial, commercial, residential use, location of the parish property, and a master plan for the property.

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

7. Colonial Acres Subdivision [*Tabled, See Item E1*]

8. The Chairman stated the next item on the agenda under Applications was an application by Rutter Land Company, Inc. for Process C, Major Subdivision for Sugar Mill Olde Towne, Phase B.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated April 18, 2012 concerning the punch list items for the development [*See ATTACHMENT B*].
- b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the developer, stated they would comply/resolve all punch list items.
- c) Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision for Sugar Mill Olde Towne, Phase B conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division's memo dated April 18, 2012 [*See ATTACHMENT B*]."

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

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Ostheimer: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7."

- 1. Revised Lots 37 & 38-B, A Redivision of Lot 37 & 38-B of Greenwood Plantation Estates Subdivision, Sections 6, 7, 8, 9, 10, 11, & 13, T17S-R15E, Terrebonne Parish, LA (Revised since March 15, 2012)
- 2. Revised Lots 2, 3 & 4 of Block 1, A Redivision of Lot 2 & Revised Lots 3 & 4, Terrebonne Industrial Park, Property belonging to Lynn B. Dean, Sections 12, 47, 101, & 104, T17S-R17E, Terrebonne Parish, LA
- 3. Survey and Redivision of Lot 4 and Lot 5 of Block 2 of Plantation Gardens Subdivision into Lots 4A and 5A, Section 104, T17S-R17E, Terrebonne Parish, LA
- 4. Revised Tracts C-9-2 & C-9-5, Holly-Corp Commercial Park, Phase "B", Section 101, T17S-R17E. Terrebonne Parish, LA
- 5. Revised Lots 21 and 23, Addendum Nos. 3 & 4 to Conrad LeBlanc Subdivision and Remaining Property of Jerry Nell S. Griffin, Section 83, T15S-R16E, Terrebonne Parish, LA
- 6. Revised Lots 3 & 5, North Terrebonne Commercial Park, Addendum No. 1, Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
- 7. Lot Line Shift for Property belonging to Ronald Cox, et al, Section 48, T17S-R16E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
2. Comprehensive Master Plan Update:
 - a) Mr. Pulaski stated the Community Input meetings were completed and the draft will be presented at the Steering Committee Meeting on April 18, 2012 and should be up on the website by April 20, 2012.
 - b) Discussion was held with regard to Commissioners going look at the draft plan to make comments.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Ostheimer inquired about a possible bid on a bridge and which bridge it was for. Mr. Gordon stated it was more than likely the St. Anne Bridge that was being replaced.
 - b) Discussion was held with regard to the widening of Hollywood Road which would be happening over the summer and being paid mostly by LA DOTD.
2. Chairman's Comments:
 - a) The Chairman reminded the Commissioners of the Planning Section that would be on the next agenda and for them to get some planning ideas together.

L. PUBLIC COMMENTS:

1. The Chairman recognized Ms. Mona Triche, 283 Blue Bayou Lane, who stated she owned property at 2918 Hwy. 316 which is across from the Cavaness property and also owns the bayouside.
 - a) It was determined that she wasn't notified because the Surveyor apparently didn't notify residents of Lafourche Parish and uncertain if they are required to do so.
 - b) She was advised to contact LA DOTD since they received a driveway permit and it was their right-of-way.

- M. Mrs. Williams moved, seconded Mr. Kelley: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:50 p.m."

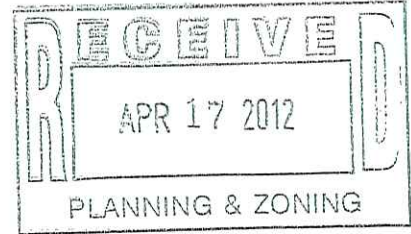
The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

DISTRICT 5
CHRISTA M. DUPLANTIS, RN
POST OFFICE BOX 2768
HOUMA, LA 70361
OFFICE PHONE: (985) 873-6426
HOME PHONE: (985) 868-7344



Item 67
TERREBONNE PARISH COUNCIL
GOVERNMENT TOWER BUILDING
8026 MAIN STREET, SUITE 600
HOUMA, LA 70360
OFFICE PHONE: (985) 873-6519
FAX PHONE: (985) 873-6521
WEBSITE: www.tpcg.org



April 12, 2012

Dr. Budd Cloutier, President
H-T Planning & Zoning Commission
2903 Quiet Oak Place
Schriever, LA 70395

RE: Colonial Acres Subdivision

Dear Dr. Cloutier:

It is my understanding that the matter regarding engineering approval of the above referenced subdivision will be addressed at the Planning Commission meeting scheduled for April 19, 2012.

I respectfully request that the matter be deferred and placed on the agenda for the next regularly-schedule meeting in May. At that time, I will be there to represent my constituents in Council District No. 5.

Thank you for your attention to this request, and feel free to contact me if you wish to discuss this matter.

Sincerely,

Christa Duplantis
Councilwoman, District 5

CD/cdp
cc: Ms. Becky Becnel



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

April 18, 2012

Hem G-8

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**
Director of Public Works

SUBJECT: **Sugar Mill Olde Town Phase B**
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date.
2. Sta. 4+16.7 Rt., Sta. 2+78.3 Rt., and Sta. 1+42.9 Rt., Remove excessive dirt in catch basins.
3. Sta. 5+58.3 Lt. & Sta. 4+16.7 Lt., Grout seam at top of catch basin.
4. Remove existing culvert, temporary sediment check dam and temporary access culvert in existing outfall ditch as required by approved engineering plans.
5. Sweep existing outfall ditch to grade.
6. Complete lot grading.
7. A letter from Pollution Control dated April 16, 2012 was received and is attached.

Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

Attachments

cc: Planning Commission
David A. Waitz, P.E., P.L.S.
Engineering Division
Reading File
Council Reading File



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

April 16, 2012

Mr. Brandon Arceneaux
David A. Waitz Engineering and Surveying, Inc.
Post Office Box 1203
Thibodaux, LA 70302

RE: Sugar Mill Old Towne – Phase B
Located in Section 102, T17S-R17E
Terrebonne Parish, Louisiana
Final Inspection / Punch List

Dear Mr. Arceneaux:

We have reviewed the record drawings for the above referenced development. We have also performed a video inspection of the sewer system, and met with the developer's engineer to discuss our findings. The following items must be addressed prior to acceptance:

1. Contractor's tee-sheets, or tee-sheets based upon Contractor's as-built documentation, shall be submitted.
2. Revised record drawings shall be submitted. Video inspection indicates that the locations and station texts of some service connections differ substantially from those indicated on the record drawings.
3. Three (3) Tee fittings on the gravity main are cracked and leaking; these are service connections to Lots 4, 6 and 11, of Block 28. These fittings shall be replaced with new fittings and new couplings. The service piping shall be repaired or replaced as necessary.
4. The executed Sewer Connection Charge Agreement shall be returned with applicable fees.

Should you have any questions, please feel free to contact this office.

Very truly yours,

TERREBONNE PARISH GOVERNMENT

Donnie R. Porche, Engineering Analyst
Division of Pollution Control

DRP/dr

Mr. Brandon Arceneaux
David A. Waitz Engineering and Surveying, Inc.
April 16, 2012
Page 2

cc: Patrick Gordon, TPCG Planning Department
TPCG Engineering Department
Division Files