

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF JANUARY 21, 2010

- A. The Chairman, Daniel Babin, called to order the regular meeting of January 21, 2010 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:08 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L. Arnold "Budd" Cloutier and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée, Mr. Daniel Babin, Chairman; Dr. L. Arnold "Budd" Cloutier; Mr. Richard Elfert; Mr. Erny; Mr. Kurtz; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. John Navy. Also present was Pat Gordon, Director, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 17, 2009."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of December 17, 2009."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Upon questions at the previous meeting regarding the budgeted amounts for insurance on the 2010 Budget, Mrs. Becnel informed the Commission that the insurance payment for 2009 was paid late and payment for 2010 was paid early in 2009 to make the actual amount budgeted \$1,100 for 2009. She stated the insurance continues to be \$550 per year and no increase was applied for 2010.

Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the January 21, 2010 invoices and approve the Treasurer's Report of December 2009."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a memo from Mr. Paul Labat, Council Clerk, confirming the approval of changes to the Subdivision Regulations by the Council with regard to 1) altering drainage plan after development is completed (Ord. No. 7761), 2) Residential Building Parks (Chapter 17)(Ord. No. 7762), 3) definitions with regard to Residential Building Parks (Chapter 24) (Ord. No. 7763), and 4) additional definitions with regard to Residential Building Parks (Process B, Chapter 24)(Ord. No. 7764).
 - a) Mr. Gordon stated a public hearing would have to called and amend the regulations for everything approved so far.
 - o Dr. Cloutier moved, seconded by Mr. Ostheimer: "THAT the HTRPC deviate to item H1 of the agenda with regard to the presentation by Public Works before addressing the engineering application for Wallace J. Thibodeaux Estates, Add. No. 4, Phase A."
 - o No one from the audience had a problem with deviating from the agenda.

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: None; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED. (Unanimous Vote)

- The Chairman acknowledged Ms. Jeanne Bray, Terrebonne Parish Engineering Division, who gave a presentation on the 1-1B Forced Drainage District.
 - Discussion was held with regard to continued maintenance to unclog drains/bottlenecks.
 - Mr. Marc Rogers, T. Baker Smith, Inc., discussed the design standards/drainage maintenance with regard to 25-year rain events versus 50-year rain events. Discussion was held with regard to the increased costs based on the level of protection wanted.
 - The Chairman recognized Councilman Billy Hebert, 302 Richard Drive, with regard to the 1-1B project from the Intracoastal Canal to Thibodaux. He stated the system will work as long as everything is cleaned up and some of the canals widened. He also stated Lake Houma as well as canals along Bayou Blue needed some attention.
 - Ms. Bray also discussed obtaining temporary right-of-ways from landowners for cleaning is a major issue.
 - Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC return to the regular order of business.”

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

F. OLD BUSINESS:

1. The Chairman stated the next item on the agenda under old business was an application by Teuton-Caro Developments requesting engineering approval for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A.
 - a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT A*].
 - b) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, stated they would request a variance for items 1 and 2a and that they would comply/resolve items 2b, 3 & 4.
 - c) Mr. Ostheimer moved: “THAT the HTRPC grant engineering approval for the application for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A with a variance for the temporary turn-around at the end of Matilda Marie Drive because of the offset lot that would require the turn-around is less than 5’ and that we grant a variance to drain for up to 60% of Lots 31-36 of Block 11 to the detention pond (or retention pond, whatever the case may be) and that the rest of the list be complied with in full.”
 - d) Discussion was held with regard to clarification of the lot drainage on which the variance was granted.
 - e) MOTION AS AMENDED: Mr. Ostheimer moved, seconded by Mr. Elfert & Mr. Kurtz: “THAT the HTRPC grant engineering approval for the application for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A with a variance for the temporary turn-around at the end of Matilda Marie Drive because of the offset lot that would require the turn-around is less than 5 and that we grant a variance for Lots 31 -36 of Block 11 to drain 60% of the lot to the rear and 40% of the lot drain to the front and that the rest of the list be complied with in full.”
 - f) Discussion was held with regard to the recent flooding in previous addendums to the subdivision and that being taken into consideration when moving forward to additional addendums. Discussion ensued with regard to elevations, the pond, and drainage in the area.

The Chairman called for a vote on the amended motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: Dr. Cloutier and Mr. Erny; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE AMENDED MOTION ADOPTED.

The Chairman relinquished the chair to the Vice-Chairman at this time.

G. APPLICATIONS:

1. The Vice-Chairman called to order the Public Hearing for an application by Jeanne Bray requesting approval for Process D, Minor Subdivision for the Survey of Lots 11-A, 11-B, & 12-A, A Redivision of Lots 11 & 12 of Block 2, Voisin Place Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, Inc., representing the Developer, discussed the location and division of property. He requested a variance from the minimum lot size requirement for which he currently had an application into the Board of Adjustments for approval.
- b) The Vice-Chairman recognized Ms. Debra Hebert, 668 Mahler Street, who wished to verify that it was just a lot division and not to place apartments.
- c) Mrs. Amedée moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that a variance from the minimum lot size requirement is approved.
- e) Discussion was held with regard to the existing structures and age of the same.
- f) Mr. Elfert moved, seconded by Mr. Erny: "THAT the HTRPC grant approval for Process D, Minor Subdivision for the Survey of Lots 11-A, 11-B, & 12-A, A Redivision of Lots 11 & 12 of Block 2, Voisin Place Subdivision per Staff and grant the minimum lot size requirement variance based upon the fact that there are structures in place and have been in place for 40 years."

The Vice-Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, and Mrs. Williams; NAYS: Mr. Ostheimer; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Vice-Chairman called to order the Public Hearing for the application by Marcel P. Fournier requesting approval for Process D, Minor Subdivision for the Redivision of Lot 8, Block 4, Park View Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He stated that the property was judicially separated previously but wanted to bring it back to the Planning Commission for the proper approval per the bank's request. He requested a variance from the minimum lot size requirement for which he currently had an application into the Board of Adjustments for approval.
- b) No one was present from the public to speak.
- c) Mr. Babin moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that a variance from the minimum lot size requirement is approved.
- e) Discussion was held with regard to judicial separations and whether or not the application could have been approved administratively.

- f) Mr. Babin moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Redivision of Lot 8, Block 4, Park View Subdivision per Staff and grant the minimum lot size requirement variance based upon the fact that there are structures in place and have been in place for over 20 years.”

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

3. The Vice-Chairman called to order the Public Hearing for the application by Motivaitt Seafood, Inc. requesting approval for Process D, Minor Subdivision for the Survey of Tracts “A” and “B”, A Redivision of Property belonging to Motivaitt Seafood, Inc.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) The Vice-Chairman recognized Melvin “Skipper” Picou, homeowner on Garnet Street, who expressed concern over oyster sacks being disposed on the property that is to become a public playground. He stated he would call his Councilman and Mr. Gordon gave him his business card in order for him to contact the Nuisance Abatement Division.
- c) Discussion was held with regard to the sacks being considered debris and that it should be cleaned up if it were to be a public playground by either Motivaitt or the Parish.
- d) Mr. Babin moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

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

- e) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- f) Mr. Babin moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Tracts “A” and “B”, A Redivision of Property belonging to Motivaitt Seafood, Inc.”

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

H. STAFF REPORT:

1. Presentation by Public Works Department on the 1-1B Forced Drainage District was addressed after Item E.
2. Mr. Gordon read a letter from Councilman Kevin Voisin, District 6, to the Commission with regard to the proposed policy regarding the 4x4 development signs [See *ATTACHMENT B*].
- a) Discussion ensued with regard to the draft policy written up by Staff [See *ATTACHMENT C*].
- b) Discussion ensued with regard to also requiring a dated photograph to be submitted, proper lettering, and the repercussions if not abiding by the policy to include denying altogether.
- c) Mr. Gordon stated all of the policies the Commission establishes should go to the Parish Council and be updated in the Subdivision Regulations annually rather than amending the regulations every month or as they take place.
- d) Mr. Babin moved, seconded by Mrs. Amedée: “THAT the HTRPC accept the 4x4 development sign policy, as revised, and notify the Parish Council of the new policy and forward to the Terrebonne Parish Council Subdivision Regulations Review Committee.”

- e) Mr. Freeman informed the Commission that the Parish President and Council should be notified of all administrative policies and adopted policies should not be effective until thirty (30) days after adoption. Also, he stated the Commission should be real clear as to the repercussion if the policy is not adhered to, whether denial or postponement. It was determined that it wouldn't necessarily be an automatic denial but could result in the same or a postponement of respective phases of the development.

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

- 3. Mr. Gordon presented the 2009 Annual Report to the Commission and requested they ratify their acceptance.

- a) Mr. Babin moved, seconded by Mrs. Williams: "THAT the HTRPC accept the 2009 Houma-Terrebonne Regional Planning Commission Annual Report."

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

- 4. Mr. Gordon stated there had been some issues with regard to the current bank and requested possibly changing the account to the bank in the Government Tower due to the convenience of doing business.

- a) Discussion was held with regard to issues regarding getting checks, the time it took running around, and little compassion from the bank for assistance.

- b) Mr. Gordon also suggested someone with administration to also be allowed to sign off on the checks for emergency cases, as well as also being able to order checks, etc. He added that he was an authorized signee on the Parish's account.

- c) Mr. Erny moved, seconded by Mrs. Williams: "THAT the HTRPC authorize Mr. Pat Gordon to be a signee on their bank account and authorize changing banks for convenience."

- d) Discussion was held with regard to the Planning Commission approving all checks to be signed before they are signed. Mr. Ostheimer discussed their being a legislative body and Mr. Gordon being administrative. Mrs. Williams recommended the changes due to the difficulties that had transpired over the past couple of weeks.

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, and Mrs. Williams; NAYS: Mr. Ostheimer; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. Mr. Gordon also informed the Commission of Public Hearings to be held at next Wednesday's Council meetings for the proposed moratorium on developments in the 1-1B drainage area as well as the possible revocation of the stub-out streets in Southern Estates Subdivision.

- a) Discussion was held with regard to the Commission members being present to possibly offer input on the situation and who would own/maintain the stub-outs if dededicated. Discussion ensued with regard to the reasoning for not supporting the revocation of the stub-outs due to emergency access, the future of similar type cases, etc.

- I. Mr. Erny moved, seconded by Mr. Babin: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."
1. Redivision of Lots 10-1 & 10-A1, Block 1 of Medical Services Complex and Tract "B" & "B-2" being a Redivision of Property belonging to Walter Land Company, Section 12, T17S-R17E, Terrebonne Parish, LA
 2. Survey of Tract "A", Robert R. Wright, et ux & Thomas E. Wright, III, Section 7, T16S-R17E, Terrebonne Parish, Louisiana
 3. Survey of Property belonging to D.C. Walther, Sections 56, 57, & 11, T16S-R16E, Terrebonne Parish, LA
 4. Survey of Tracts "A" & "B", A Redivision of Property belonging to Carl Heck, L.L.C., Sections 40 & 51, T17S-R18E, Terrebonne Parish, LA
 5. Survey of Revised Tracts 20 & 21, Reeves Campsites, Section 94, T20S-R18E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Mr. Ostheimer stated that they had ceased to meet to allow the Parish Council time to catch up, but they should be starting back up again soon.
 - b) Mr. Erny suggested physical addresses be listed on the agenda rather than the section, township, and range.
2. Mr. Gordon stated they were currently seeking state money for the third phase of the Update to the Comprehensive Plan.

K. COMMISSION COMMENTS:

1. PLANNING COMMISSIONERS' COMMENTS:

- a) Mr. Kurtz discussed a previous approval on Aragon Road with regard to the fire hydrants.
- b) Mrs. Williams requested the status of the Prospect Bridge construction. Ms. Schexnayder stated construction should start at the end of May. Discussion ensued with regard to traffic.
 - (1) Mrs. Williams moved, seconded by Mr. Babin: "THAT a letter be sent to the Public Works Department to see if there is any plan in place to clean Bayou Terrebonne on the east side."

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

The Chairman resumed the chair at this time.

- c) Dr. Cloutier moved, seconded by Mr. Erny: "THAT a letter be sent to the Parish President, to bring his awareness the possibility of moving Valhi in both directions simultaneously from the Savanne Road area north towards Thibodaux and from the Highway 90 area south towards Savanne Road so that it is not just moving from in town/out of town, but both directions in light of all of the development that is slated to and currently taking place around the Highway 90 interchange in order to get that area tied up prior to any subdivisions being developed out there."

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

2. CHAIRMAN'S COMMENTS:

- a) The Chairman encouraged the members to attend Wednesday night's council meeting with regard to the proposed moratorium and revocation of the stub-outs in Southern Estates.
- b) The Chairman informed the Commission that the February meeting was rescheduled to February 25, 2010 due to the Mardi Gras holidays.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded by Mrs. Williams & Mrs. Amedée: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:56 p.m."

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

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



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

December 17, 2009
2nd Review

TO: Pat Gordon

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

SUBJECT: Wallace J. Thibodaux Estates, Add 4;
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.1.6. Temporary turnarounds were not provided.
2. 24.7.6.2.6 Does not conform to SDDM:
 - a. V.A.6, 24.7.1.2.6. All lots are not graded to drain to the street or to a major drainage artery as defined by the S.D.D.M. HTRPC is authorized to allowed up to 60% of the total lots to drain to the rear. Lots 31-36 on Block 11 have less than 60% of the lots draining to the rear.
 - b. V.B.12. The maximum allowable hydraulic clearance of 0.2 feet above the gutter grade was exceeded at the gutter line.
3. 24.5.4.6.7 An approval letter from the Department of Health and Hospitals has not been received.
4. 22-353(d) Copy of the Notice of Intent (NOI) must be submitted.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

cc: Tom Bourg (w/attachment)
Philip Liner (w/attachment)
Gene Milford, III, P.E. (w/attachment)
Planning Commission (w/attachment)
Engineering Division (w/attachment)
Reading File (w/attachment)
Council Reading File (w/attachment)

DISTRICT 6

MR. KEVIN M. VOISIN
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January 19, 2010

Mr. Danny Babin, Chairman and Members
Houma-Terrebonne Regional Planning Commission
Post Office Box 1446
Houma, LA 70361

RE: Policy regarding 4X4 sign

Dear Ladies and Gentlemen:

I understand that the Planning Commission is addressing a policy change that would require developers to present a dated picture of the sign the posted 4' X 4' sign "announcing" a development prior to approval of the preliminary and conceptual phase of the development. As I understand, failure to present the picture of the sign would result in automatic denial, or postponement, of the respective phase of the development. I apologize for not being present at the meeting tonight but I am attending a town hall meeting sponsored by the Parish President in my Council District.

I believe this is an absolutely essential policy change and support it whole heartedly. This requirement has been unevenly enforced in the past and this is an effective and efficient means by which to bring all potential developments into compliance with almost no cost to developers. The sign is a good way for residents, other interested parties, and neighboring property owners, especially those who do not live in the 250 foot radius of those who are notified via mail, to be aware of developments which may impact their homes, businesses or properties. The sign serves as a foolproof, effective, and essential means of assuring that citizens in the area will take notice of the proposed development action.

I thank you for taking my comments into consideration and ask that this letter be read into the record of the Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin M. Voisin", written over a horizontal line.

KEVIN M. VOISIN, District 6
Terrebonne Parish Council

KMV/pal

cc: Mr. Pat Gordon
Mrs. Jennifer Robinson
Mrs. Becky Becnel

Sign Notification Specification

In addition, for all subdivisions that will hold a public hearing consisting of six (6) lots or more, a 4' x 4' sign shall be erected by the developer at the location of the proposed subdivision ten (10) days prior to the public hearing depicting the name of the development, owner and agent, time, date and location of the public hearing, and phone number of the planning commission. Signage shall be composed of a minimum 2" bold lettering and legible from the fronting street.