

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF MAY 17, 2012**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of May 17, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:55 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- 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; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: None. 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. Mr. Ostheimer stated the minutes should be revised to include a discussion at the April meeting about a rain event and flooding in the Alma Street area near Colonial Acres Subdivision.
    - a) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC accept the minutes, as revised, for the Regional Planning Commission for the regular meeting of April 19, 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, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mrs. Williams moved, seconded by Mr. Ostheimer: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of April 19, 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, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Schouest: “THAT the HTRPC emit payment for the May 17, 2012 invoices and approve the Treasurer’s Report of April 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, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. PLANNING:
1. Planning Commissioners’ Comments:
    - a) Mr. Wayne Thibodeaux discussed establishing control access and/or internal control standards for new developments, commercial and/or business parks and complexes, especially those accessing major travel arteries in Terrebonne Parish.
      - (1) Discussion was held with regard to LADOTD reviewing such matters when applicants obtain driveway permits and the Planning Commission’s efforts to consider as well when approving subdivisions of property especially along Martin Luther King Boulevard.
    - b) Mr. Ostheimer discussed rainfall events and water being held throughout the parish and gradually drained out. He also discussed the benefits of acquiring right-of-ways as soon as possible for proposed roadways, etc. so that they are not built in swamps such as Valhi.
    - c) Mr. Kelley discussed the handling of large tracts of land within the overlay district and planning beforehand (i.e. rezoning request for proposed Valhi Boulevard Extension south of The Lakes Subdivision).
    - d) Mr. Schouest discussed drainage and planning for the same once Morganza is built and the gates are closed.
    - e) Mr. Erny discussed gravity drainage north of the Intracoastal being affected.

2. Administration's Comments:

- a) Mr. Gordon stated most of Administration's comments on planning can be found in the Comprehensive Plan.
  - (1) Mr. Gordon suggested forming a committee to look at the Master Thoroughfare Plan to re-evaluate it along with Mr. Clay Breaud, GSE Associates, Inc., and plan for an update.
  - (2) Dr. Cloutier requested anyone interested in being on the Committee to re-evaluate the Master Thoroughfare Plan to get with him after the meeting.

3. Chairman's Comments:

- a) Dr. Cloutier discussed his desire to see canoe trails, public fishing piers, and a way to handle sewerage parish-wide and move away from sewer treatment plants.

F. COMMUNICATIONS:

- 1. Mr. Gordon read a letter from Milford & Associates, Inc., dated April 27, 2012 requesting to withdraw Woodridge Heights Subdivision until further notice. This item was tabled at the April 19, 2012 meeting, and the Developer decided to take a different direction [See *ATTACHMENT A*].

G. OLD BUSINESS:

Dr. Cloutier read a letter from Councilwoman Christa Duplantis, District 5, indicating she would be arriving late to the meeting and if the Commission would defer the discussion and possible action with regard to Colonial Acres Subdivision until she arrives.

Mr. Erny moved, seconded by Mrs. Williams: "THAT the HTRPC defer Old Business Item G1 with regard to Colonial Acres Subdivision until after the Applications."

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

\*(After Applications) Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC remove Old Business Item G1 from the table to be considered at this time."

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, Mr. Thibodeaux, and Mrs. Williams; 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 Coastal Homebuilders, L.L.C. requesting engineering approval for Process C, Major Subdivision for Colonial Acres Subdivision.
  - a) Mr. Gene Milford, Milford & Associates, Inc., stated the Developer requested Engineering Approval for Colonial Acres Subdivision.
  - b) The Chairman recognized Councilwoman Christa Duplantis, District 5, 101 Saxony Drive, who stated she had a meeting on May 8 with the residents, Mr. Gordon, Ms. Schexnayder, Mr. Waire, and Mr. David Boudreaux, a private engineer. She stated the residents were okay with the subdivision, but stated concerns were expressed with regard to drainage, lot sizes, and flooding. She stated she was working with Parish President Michel Claudet and a private engineering firm in order to work out drainage issues on Alma Street. She stated small drains need to be replaced with larger ones and work towards getting the water to the 1-1B where it belongs.
  - c) Discussion was held with regard to a recreation area that Recreation #23 said they would maintain but Councilwoman Duplantis did not have that in writing. Discussion ensued with regard to flooding with heavy rains.
  - d) The Chairman recognized a Public Speaker Card from Mike Dulaune, 311 Louis Drive, who expressed concerns of more water going into his yard because of this subdivision, pumps in his yard that he paid for that already can't handle the water, and continuous building in the area without fixing the existing drainage issues first. He spoke of a ditch that was filled in and houses built on Cavaness that brought more water to his yard. Mr. Dulaune stated he has had eight floods

since January 2012, that his house is in the middle of the block and is where all of the water flows.

- e) The Chairman recognized a Public Speaker Card from Chris Bryan, 111 Louis Drive, who stated she lives in the front of Louis Drive and doesn't flood. She spoke of a natural drain between her home and the new development and a cement chain wall in the 500 block of Louis Drive to help protect from flooding. She stated she hoped the Parish President would keep his word and help the area and they have a 40-member committee that will stay informed. She stated the development brought up the existing drainage issues and it wasn't necessarily the Developer's fault.
- f) It was reiterated that the development was not required to improve the drainage in the area and its drainage should have zero impact on the drainage. Discussion ensued with regard to the support and number of people in the neighborhood and going to the Parish Council to be heard.
- g) Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development dated April 19, 2012 [See *ATTACHMENT C*].
- h) Mr. Milford stated they would request a variance from punch list item 2a for the lots that abut the pond to drain 75% to the pond.
- i) Discussion was held with regard to all of the lots draining to the pond with the exception of the lots fronting Alma, 25-year rainfall events, Mary Kay Street and paving of 20'.
- j) Councilwoman Duplantis stated they needed to find out who owned the right-of-way for Mary Kay Street and wanting it to be paved.
- k) Discussion ensued with regard to the Developer and Parish coming to an agreement as to who will pave.
- l) Mr. Freeman discussed the regulations that state the Commission can require the Developer to pave and his appealing if not being in agreement with the conditions set forth. Mr. Gordon stated Mary Kay Street, as depicted on the plat, appears to be a public street due to the name and the Commission should have to ability to require the Developer to tie-in the street.
- m) Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision for Colonial Acres Subdivision conditioned upon the Developer complying with all things on the Engineering punch list, grant a variance for the percentage of lots draining to the rear in item 2a as much as they need, 100% draining to the center section, Mary Jane Street is connected by concrete all the way to Mary Kay Street and the Developer be charged with working that out with Administration and Council as to how that will be accomplished."

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

\*Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC return to the regular order of business."

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

*\*See Item I Staff Reports.*

#### H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by SYXI, Inc. for Process D, Minor Subdivision for Tracts "A-1" & "A-2", A Redivision of Tract "A" belonging to SYXI, Inc.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He requested conditional approval provided he can work out the issues with Waterworks for Tract A-2.

- b) No one from the public was present to speak.
- c) Mr. Ostheimer moved, seconded by Mrs. Williams & Mr. Elfert: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided addresses are depicted on the plat, submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval, and a compliant letter from Waterworks.
- e) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Tracts “A-1” & “A-2”, A Redivision of Tract “A” belonging to SYXI, Inc. conditioned upon addresses being depicted on the plat, submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval, and a compliant letter from Waterworks.”
- f) Discussion was held with regard to drainage and subdivision regulations that prohibit any individuals to alter drainage after approval from the Planning Commission.

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

- 2. The Chairman called to order the Public Hearing for an application by Paul C. D’Aquin for Process D, Minor Subdivision for Tract “A-1A” and “A-1B”, A Redivision of Tract “A-1” belonging to Paul C. D’Aquin.

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

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided addresses were depicted on the plat.
- e) Mr. Erny moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Tract “A-1A” and “A-1B”, A Redivision of Tract “A-1” belonging to Paul C. D’Aquin conditioned upon addresses being depicted on the plat.”

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

- 3. The Chairman called to order the Public Hearing for an application by Trinity Tool Rentals, LLC and North Terrebonne Investors, LLC for Process D, Minor Subdivision for Revised Tracts 2 & 6, A Redivision of Tracts 2, 6, & 7 and Revised Tracts 1, 3, 5, & 8, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developers, discussed the location and division of property. He stated Trinity would acquire the tract in the front.
- b) No one from the public was present to speak.

- c) Mrs. Williams moved, seconded by Mr. Elfert: “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, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Gordon discussed the Staff Report and stated this was the same location as the previously withdrawn Woodridge Heights Subdivision. He questioned Mr. Milford as to how the water was going to get from Tract 6 to the drainage ditch. Mr. Milford stated water was going to the rear and a detailed drainage plan would be provided at the building permit stage. Mr. Gordon stated Staff recommended conditional approval provided addresses were depicted on the plat and a drainage plan was illustrated.
- e) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Revised Tracts 2 & 6, A Redivision of Tracts 2, 6, & 7 and Revised Tracts 1, 3, 5, & 8, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, LLC conditioned addresses are depicted on the plat and a drainage plan is illustrated on the plat.”
- f) Mr. Ostheimer mentioned a letter from the Schriever Fire Department in which Mr. Gordon read into the record [See *ATTACHMENT B*].
- g) Discussion was held with regard to the letter from the Schriever Fire Department concerning the development being commercial rather than residential as previously submitted, fire hydrants being placed out there, no zoning, and the authority of the fire department to require something of a developer.
- h) Mr. Ostheimer requested Mr. Freeman to research whether the Fire Department can legally take whatever is set by the Planning Commission and order the Developer to do more or less. He stated clarification was needed to determine whether a volunteer fire department can enforce requirements rather than just recommending to the Planning Commission to do so.
- i) Mr. Gordon stated only two (2) fire districts in Terrebonne Parish, Bayou Cane and City of Houma, have the authority to require certain regulations because they have an ordinance approved by the Council allowing them to do so.
- j) Mr. Thibodeaux discussed the Schriever Volunteer Fire Department’s concerns for the northern part of the Parish and the Commission welcoming their input.
- k) Discussion ensued with regard to the proposed road to be built per the regulations by Trinity that will provide access to Tract 2 as well as Tract 6 which will be acquired by Trinity and ultimately be dedicated to the Parish.
- l) The Chairman recognized Mr. Gene Milford, Milford & Associates, Inc., who stated the angle existed on the proposed property in order to accommodate the street to meet LA Hwy. 24 perpendicular.
- m) Mr. Erny discussed Mr. Ken Pitre’s letter with regard to him being critical without knowing the facts concerning his building, Black Warrior, containing detonators and explosives.
- n) Discussion ensued with regard to all land use’s being checked off on the application so the Developer could leave his options open for the 64-acre tract, concerns by the Parish with regard to the presence of explosives due to the proposed Juvenile Detention Center, Animal Shelter, etc. proposed nearby in the future.
- o) Mr. Gordon stated that a new policy would require all new roads to come to the Planning Commission for approval and ultimately submittal to the Parish Council.
- p) 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: None. NOTE: Mr. Thibodeaux was out of the room at the time of the vote. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by JoAnn Singleton for Process D, Minor Subdivision for Lots “17-1” and “17-2”, A Redivision of Lot 17, Block 2 of Fontenot Estates Subdivision.

- a) Mr. Prosper Toups, III, Prosper Toups Land Surveying, 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. 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, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided that addresses are depicted on the plat and an approval letter from the Board of Health is received.
- e) Discussion was held with regard to the plat noting that Lot 17-1 is going to have a drainage servitude across Lot 17-2.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots “17-1” and “17-2”, A Redivision of Lot 17, Block 2 of Fontenot Estates Subdivision conditioned upon addresses being depicted on the plat, submittal of an approval letter from the Board of Health, and a note be depicted on the plat that Lot 17-1 will have a drainage servitude across Lot 17-2.”

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

*\*See Old Business Item G1, Colonial Acres Subdivision.*

\*Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC return to the regular order of business.”

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

I. STAFF REPORT:

- 1. Mr. Gordon stated an email was sent out to all Planning Commissioners to complete the Ethics Training Course as required by the State Legislature. He stated the online training should be completed by June 20 unless attending the Live Training Sessions on June 20 and July 25.
- 2. Mr. Gordon stated correspondence was received from Mr. Carl Heck with regard to consideration to amend the Subdivision Regulation Ordinance to make mobile home subdivisions lots more affordable. He stated if anyone wanted to read the correspondence in detail, they could come by the Planning Office or request it to be emailed.

J. ADMINISTRATIVE APPROVALS:

Mrs. Williams moved, seconded by Mr. Kurtz: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

- 1. Redivision of Property belonging to Everard T. Walker, or Assigns, Section 10, T17S-R18E, Terrebonne Parish, LA
- 2. Revised Lots 6 & 8 of Block 2, LeJardin Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
- 3. Lot Line Shift between property belonging to Loretta H. Morvant & Leorne H. Rhodes into Tracts "A" & "B", Section 32, T18S-R17E, Terrebonne Parish, LA
- 4. Survey of Tract 2 of the Estate of Tony Dagat, et al, or assigns and adjacent property, Section 1, T19S-R17E, Terrebonne Parish, LA
- 5. Revised Tracts "A3-1A" & A3-1B", A Redivision of Tract A3-1, Property belonging to Wilson Voisin, Jr., Section 31, T18S-R17E, Terrebonne Parish, LA

6. Revised Lot 4 of Chauvin Farms Estates Subdivision, Section 53, T19S-R18E, Terrebonne Parish, LA

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.

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
2. Comprehensive Master Plan Update:
  - a) Mr. Pulaski stated the Consultant Team has provided a revised draft plan to be formerly submitted.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
  - a) Mr. Schouest stated he attended an event by Bayou Grace at the Dulac Community Center where Mr. Pulaski was the guest speaker and commended him on a job well done.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

- N. 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 9:00 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*

**MILFORD & ASSOCIATES, INC.**  
*CIVIL & CONSULTING ENGINEERS*

April 27, 2012

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

ATTN: Mr. Pat Gordon

RE: Woodridge Heights S/D  
Terrebonne Parish, LA

Dear Mr. Gordon:

We are requesting that the above referenced project, be withdrawn from the meeting agenda, scheduled for Thursday, May 17, 2012, until further notice.

If you have any questions or comments, please contact me at your convenience.

Very truly yours,

**MILFORD & ASSOCIATES, INC.**

  
F. E. Milford, III, P. E.

FEMIII/sr

cc: 12-28  
Reading File





Schriever Fire Protection District  
Schriever Volunteer Fire Department

Schriever Station – Gray Station – Hwy 311 Station  
1529 West Park Ave. – 3120 West Park Ave. – 1988 Hwy 311

May 14, 2012

Houma – Terrebonne Planning Commission  
Houma, LA

Reference: *Revised Tracts 2 & 6, A Redivision of Tracts 2, 6, & 7 and Revised Tracts 1, 3, 5, & 8, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C. Process D, Minor Subdivision LA Hwy. 24, Gray, Terrebonne Parish, LA Council District 2 / Schriever Fire District Trinity Tool Rentals, LLC, % Harvey Sharp, III / North Terrebonne Investors, LLC, % Ronald J. Shaw Keneth L. Rembert Land Surveyors*

Members of the Commission:

This complete project when it was originally divided was for commercial development. In Ronnie Shaw original planning commission request we required the developer to install a 12" waterline with fire hydrants every 300 feet which is the Schriever Fire Protection District requirement for commercial development. Since then numerous commercial buildings have been built including the Parish of Terrebonne Government purchasing a large piece of land for a parish complex. Even though there is no zoning in this area, the Planning Commission is obligated to see that there is proper land use. The mixing of industrial and residential is not proper land use. What has been built so far is heavy industrial not light commercial. The possible dangers to the residential public from items stored in some of the structures currently built and those in the future are many. As stated before the Black Warrior building will contain detonators an explosive. Some of the other buildings contain small amounts of other types of hazardous materials. The dangers of children playing in the streets that service commercial buildings with large delivery truck must also be considered.

It is the position of the Schriever Fire Protection District that this property listed in the item reference be kept all commercial with no type of residential. The rest of the land that has not been sold should also be kept commercial. The remaining property should be redesign to have a second street entering from West Park Ave on the North side to connect to the cross street started from Technology Blvd. as well as the possible cross street at the end of Technology Blvd. This would require 12" water lines and fire hydrants every 300' when this would be sold providing a water line loop that would help the water district. The very north end would be given a 20 to 30 foot right of way to the parish for drainage work along the Mobile Estate Subdivision and this would provide a small buffer zone between the residential and commercial. The southern end is all commercial up to Linda Ann Street going from heavy commercial to light commercial.

Thank You for your time.

Sincerely Yours

S/Kenneth P. Pitre

Kenneth P. Pitre, District Administrator, Fire Chief

P. O. Box 83 • Schriever LA 70395 • Phone: 985-446-8498 • Fax: 985-446-3273



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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

April 19, 2012  
1st Review  
Item G-7

TO: Pat Gordon

FROM: Gregory E. Bush, LTC, USA, Retired

SUBJECT: Colonial Acres Subdivision  
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. 24.5.4.6.5 R.S.33:5051 Culverts sizes along Alma need to be shown on plat.
2. Does not conform to the SDDM:
  - a. V.A.6.i Drainage to rear of lot may not exceed 60% of total depth of lot.
  - b. VIII.B Letter of No Objection is required for work on Alma Street in the Parish's right of way.
3. 24.5.4.6.7 No approval letter from the following:
  - a. Waterworks
  - b. Gas Utility
  - c. Department of Health and Hospitals
  - d. Electric Utility
3. Mary Kay Street should be designed so that it will connect to existing roadway.

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.

GEB/mld

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