

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF AUGUST 16, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of August 16, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:10 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Gerald Schouest.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny, Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-President; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: None. Also present were Mr. Patrick Gordon, Director and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Thibodeaux noted a clerical error that he was listed as both present and absent in the minutes.
 - a) Mrs. Williams moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as revised, for the Regional Planning Commission for the regular meeting of July 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.
 2. Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC accept the minutes, as revised, for the Zoning & Land Use Commission for the regular meeting of July 19, 2012.”

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.
- D. Mrs. Williams moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the August 16, 2012 invoices and approve the Treasurer’s Report of July 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: Some discussions were inadvertently held at the end of the Zoning and Land Use Commission meeting.
1. Planning Commissioners’ Comments:
 - a) Mr. Wayne Thibodeaux discussed the Levee Conservation District and the expansion of wastewater collection and treatment and the Planning Commission’s intent to take a position on it.
- F. COMMUNICATIONS: None.
- G. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Bryan L. Benoit for Process D, Minor Subdivision for the Redivision of Parcel 5 of the Estate of Corbett P. Richard.
 - a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, 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. Kurtz: “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 recommended conditional approval provided utility letters were received by the Planning Department Staff.
- e) Discussion was held with regard to this property continuously coming to the Planning Commission for the division of lots, numerous minor subdivision applications submitted previously, no drainage study completed, a 15' drainage servitude indicated on the plat that was required from a previous submittal, and declaring a ditch to remain free and open and accessible for all property owners.
- f) Mr. Benoit indicated that the lots were for each of his daughters.
- g) Mr. Thibodeaux moved, seconded by Mr. Schouest: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Parcel 5 of the Estate of Corbett P. Richard conditioned upon the submittal of all utility letters and a declaration be placed on the plat indicating ditches are to remain open for drainage purposes."
- h) Discussion was held with regard to any drainage issues on the property would be a family issue.

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

- 2. The Chairman called to order the Public Hearing for a conceptual & preliminary application by North Hollywood Plantation, LLC for Process C, Major Subdivision for Sugar Pointe Commercial Park.

- a) Mr. William Strickland, GSE Associates, LLC, 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 the matter was submitted as a major subdivision due to the paving of Ravensaide Drive to Valhi Boulevard. He stated Staff would recommend approval with no conditions.
- e) Discussion was held with regard to a buffer between the commercial and residential areas that would be required at the permit stage, culverts and open ditches, and requested information regarding the number of culverts along Valhi from Engineering.
- f) Mr. Schouest moved, seconded by Mr. Kelley & Mr. Elfert: "THAT the HTRPC grant approval of the application for Process C, Major Subdivision for Sugar Pointe Commercial Park."

The Chairman called for a vote on the amended motion offered by Mr. Schouest. 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 AMENDED MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Burnley Enterprises, L.L.C. for Process D, Minor Subdivision for Sonnier Estates.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, 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, 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 the flag lots do not have direct access to stub-out streets, installation of a fire hydrant to address Lot 3, drainage arrows are depicted on the plat, drainage plan is depicted on the plat, drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval and Lots 1 & 4 be adjusted to remove direct access from the stub-out streets.
- e) Discussion was held with regard to drainage and the matter coming back to the Planning Commission to consider engineering for the development.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Sonnier Estates conditioned upon the flag lots not having direct access to stub-out streets, installation of a fire hydrant to address Lot 3, drainage arrows are depicted on the plat, drainage plan is depicted on the plat, drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval, Lots 1 & 4 be adjusted to remove direct access from the stub-out streets, bringing the proposed development back to the Planning Commission at a public meeting for review and/or approval, and extend Euclid & Romano Streets to the property line.”

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.

- 4. The Chairman sated the next item on the agenda was an application by Chauvin Brothers, Inc. for Process D, Minor Subdivision for Chauvin Farms Estates, Addendum No. 1.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the developer, discussed the location and division of property.
- b) The Chairman recognized Mr. Ronnie Shaw, 155 Autumn Drive, who encouraged the Commission to approve developments in the bayou communities.
- 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 recommended conditional approval provided that fire hydrants are depicted on the plat within the required setbacks, drainage arrows are illustrated with drainage plan, and natural ground elevations are also shown.
- e) Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Chauvin Farms Estates, Addendum No. 1 conditioned upon fire hydrants being depicted on the plat within the required setbacks, drainage arrows are illustrated with the drainage plan, and natural ground elevations are also shown.”

The Chairman called for a vote on the motion offered by Mr. Schouest. 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.

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVALS:

Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5.”

1. Plat Showing Original Lots 15, 16, & 17, Block 3, The Parks at Southern Estates Subdivision, Sections 7 & 82, T16S-R17E, Terrebonne Parish, LA
2. Survey of Revised Tracts "B" & "C", A Redivision of Tracts "A", "B", & "C" and Lots 5 & 6, Property belonging to DJW Property Management, LLC, Sections 5 & 6, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
3. Shift of Lot Line on Property belonging to John Matherne, Owner of Lot 21 and E ½ Lot 22, Block 7, Clearview Heights Subdivision, Section 29, T18S-R18E, Terrebonne Parish, LA
4. Survey showing 34.47' Property Line Shift between Buquet Realty Company, Inc. and GLCB, L.L.C.
Tracts "A" & "B", Property belonging to Douglas Authement, et ux, Sections 7 & 96, T17S-R17E, Terrebonne Parish, LA
5. Revised Lots 12 & 13, Property of Cropland Investment Group, LLC, et al, Sections 3 & 4, T16S-R16E & T16S-R17E

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. 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.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Mr. Ostheimer stated that they would get back started on Revisions to the Subdivision Regulations once the Update to the Comprehensive Master Plan was approved.
2. Comprehensive Master Plan Update:
 - a) The Chairman called to order the Public Hearing for the review and community input with regard to the Comprehensive Master Plan Update.
 - b) The Chairman recognized Stacy Hargenrader, 406 Cavaness Drive, who expressed concerns of sustainable communities and being eco-friendly.
 - c) The Chairman recognized Bernard Hargenrader, 406 Cavaness Drive, who read a law passed by the State of Alabama to ban anything related to sustainable development.
 - d) The Chairman recognized Roger Bourgeois, 2916 Creole Drive, who expressed concerns of lack of enforcement of existing drainage ordinances, government over-regulation, and globalization of his life.
 - e) The Chairman recognized Regina Parker, 102 Regency Drive, who expressed concerns of globalizing the United States and taking away their freedoms.
 - f) The Chairman recognized Ronnie Shaw, 155 Autumn Drive, who thanked the Commission for their work on the Vision 2030 Plan and it was time to update.
 - g) The Chairman recognized Don Crowdas, 124 Nottoway Drive, who stated he concurred with Mrs. Hargenrader and encouraged the Commission to research Agenda 21 and what they currently want to approve.
 - h) Mr. Thibodeaux expressed concern over the matter being about the Vision 2030 plan and not Agenda 21 and his discussion not being relevant to the matter at hand.

Mr. Thibodeaux left the meeting at this time – 8:25 pm

- i) Mr. Ostheimer moved, seconded by Mr. Erny & Mr. Kelley: “THAT the HTRPC continue the Public Hearing for Thursday, September 20, 2012 with regard to the Comprehensive Master Plan Update.

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.
3. Master Thoroughfare Plan Committee Update:
 - a) The Chairman called to order the Public Hearing for review and community input with regard to the Master Thoroughfare Plan revisions.

- b) The Chairman recognized Mr. Ronnie Shaw, 155 Autumn Drive, who stated he was excited to see the plan be developed and be put forward in the parish. He discussed road safety and hurricane evacuation routes with regard to areas along LA Hwy. 24 that need attention.
- c) Mr. Gordon gave an overview of the Master Thoroughfare Plan.
- d) 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 MOTION ADOPTED.

- e) Mr. Ostheimer questioned the notification of property owners where Valhi Boulevard ran through. He stated the public hearing should be continued and these individuals should be notified.
- f) Mr. Ostheimer offered a substitute motion, seconded by Mr. Erny: "THAT the HTRPC continue the Public Hearing for Thursday, September 20, 2012 with regard to the Master Thoroughfare Plan."
- g) Discussion was held with regard to advertisements in the paper and give a better description on the agenda.

The Chairman called for a vote on the substitute 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 SUBSTITUTE MOTION ADOPTED.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments: None.
- 2. Chairman's Comments: None.

L. PUBLIC COMMENTS:

- 1. The Chairman recognized Mr. Roger Bourgeois, 2916 Creole Drive, who expressed concerns of government passing rules and regulations but not having funds to enforce as well as concerns regarding drainage and flooding.
- 2. The Chairman recognized Ms. Regina Parker, 106 Regency Drive, who encouraged the Commission to Google Agenda 21 and read through it.

- M. Mr. Schouest moved, seconded Mr. Ostheimer: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:51 p.m."

The Chairman called for a vote on the motion offered by Mr. Schouest. 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*