

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF DECEMBER 17, 2009

- A. The Chairman, Daniel Babin, called to order the regular meeting of December 17, 2009 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Alex Ostheimer and the Pledge of Allegiance led by Mrs. Beryl Amedée.
- 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. John Navy; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. Alex Ostheimer. Also present were Pat Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 19, 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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of November 19, 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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the December 17, 2009 invoices and approve the Treasurer's Report of November 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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC approve the proposed budget for 2010."
 - a) Discussion was held with regard to there being no more charges incurred in 2010 for the Comprehensive Plan Update. Mr. Gordon informed the Commission that they would not be responsible for Phase III of the update.
 - b) Discussion ensued with regard to insurance and if there was a need for insurance.

The Chairman called for a vote on the motion offered by Ms. Williams. 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.
- E. ANNUAL ORGANIZATIONAL MEETING:
1. Ms. Williams informed the Commission that only one (1) firm, of three (3) solicited, submitted a bid of \$2,500.00 to perform the 2009 audit.
 - a) Ms. Williams moved, seconded by Mr. Erny: "THAT the HTRPC accept the bid in the amount of \$2,500.00 from Martin & Pellegrin to perform the 2009 audit."

The Chairman called for a vote on the motion offered by Ms. Williams. 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.

2. The Chairman stated the next item on the agenda was Election of Officers for 2010.
 - a) Mr. Erny nominated Mr. Daniel Babin for the position of Chairman.
 - (1) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the nominations for the position of Chairman be closed.”

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - (2) The Chairman called for a vote of the election of himself, Daniel Babin, as Chairman of the HTRPC for 2010.

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.
 - b) Mr. Erny nominated Dr. L.A. “Budd” Cloutier for the position of Vice-Chairman.
 - (1) Mrs. Williams moved, seconded by Mr. Kurtz: “THAT the nominations for the position of Vice-Chairman be closed.”

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - (2) The Chairman called for a vote of the election of Dr. L.A. “Budd” Cloutier as Vice-Chairman of the HTRPC for 2010.

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.
 - c) Mr. Erny nominated Mrs. Marsha Williams for the position of Secretary/Treasurer.
 - (1) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the nominations for the position of Secretary/Treasurer be closed.”

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - (2) The Chairman called for a vote of the election of Mrs. Marsha Williams as Secretary/Treasurer of the HTRPC for 2010.

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.

F. COMMUNICATIONS:

1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors requesting to withdraw Item G1 with regard to the Survey of Lots 1-A-1 & 1-A-2 in LaCarpe Industrial Park Subdivision, Section 101, T17S-R17E, Terrebonne Parish, LA [See *ATTACHMENT A*].
 - a) Mr. Navy moved, seconded by Dr. Cloutier: “THAT the HTRPC remove agenda item G1 with regard to the Survey of Lots 1-A-1 & 1-A-2 in LaCarpe Industrial Park Subdivision, Section 101, T17S-R17E, Terrebonne Parish, LA [See *ATTACHMENT A*] as per the Developer’s request.”

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

The Chairman recognized Councilwoman Teri Cavalier in the audience at this time.

G. OLD BUSINESS:

1. WITHDRAWN Survey of Lots 1-A-1 and 1-A-2, A Redivision of Revised Lot 1-A, Block 2, LaCarpe Industrial Park Subdivision [See *ATTACHMENT A*]
2. The Chairman called to order the Public Hearing for an application by Coastal Phoenix Investments/Affordable Housing Services, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision for Three Oaks.
 - a) The Chairman recognized Franklin Kyle, Kyle & Associates, representing the Developer, who noted several changes to the layout of Three Oaks to include the main road being changed to a boulevard, a golf hole moved from near the corner of Sugar Creek, added a 15' drainage buffer along Sugar Trail back property line which will be maintained by the development, and 30' rear setbacks rather than 15'.
 - b) The Chairman recognized Matt Whitney, 498 Sugar Trail Street, who expressed concerns of the golf course, sizes of homes/apartments, and requested at least a 30' buffer, allow a variance from the cross street requirement, and for the Commission to pay particular attention to the drainage as to not add to the existing drainage issues.
 - c) The Chairman recognized Deryle Bourgeois, Developer of Southern Estates, representing himself and Mrs. Robert Wright, who questioned developing in the rear of a line that he was refused to develop on. Upon questioning about the previous denial, Mr. Gene Milford, Milford & Associates, Inc., stated the matter was denied but not appealed. Discussion ensued with regard to the development possibly being too cost prohibitive to bring fill in to develop the property and moved further along. He stated he was against the development because of the density and the flow of streets.
 - d) The Chairman recognized David Bergeron, 4588 Sugar Bend Street, who requested the Planning Commission to deny the development based on the drainage issues and offered recommendations to start over and come up with a better plan everyone could agree on. He submitted a packet of information to the Commission [See *ATTACHMENT B*].
 - e) The Chairman recognized Jennifer Goulas, 432 Sugar Cane Street, who questioned the size of the sign on the property notifying of the public hearing, the list of owners, and expressed concerns of safety if the streets connect.
 - f) The Chairman recognized Duffy Duplantis, 260 Sugar Land Street, who expressed concerns of existing traffic issues and the dredging of Bayou Terrebonne.
 - g) The Chairman recognized Debbie Vaughn, 525 Marietta Place, who expressed concerns of drainage. Upon questioning as to why she wasn't notified, it was determined that she was not within 250' of the development.
 - h) The Chairman recognized Selena Richard, 4630 Sugar Bend Street, who expressed concerns of safety if the streets will connect to the proposed development.
 - i) The Chairman recognized Barbara Larpenter, 301 Horseshoe Road, who expressed concern of the recent flooding and adding more to the existing drainage woes.
 - j) The Chairman recognized Councilwoman Teri Cavalier, District 4, who requested the Commission to grant a variance for the stub-outs due to the proposed boulevards being adequate enough for the proposed development and the mixed uses between developments. She stated that no new development should change an existing development. She discussed existing drainage and traffic issues that would only worsen and her intentions to request the de-dedication of the stub-outs at the next Council meeting.
 - k) Dr. Cloutier moved, seconded by Mr. Kurtz: "THAT the Public Hearing be closed."

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- l) Discussion was held with regard to the process of notification to the adjacent property owners.
- m) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the designs are changed to reflect the subdivision regulations for the street construction.
- n) Discussion was held with regard to the regulations concerning the notification sign on the property, proposed golf course and the Developer's flexibility to omit the connectivity of cross streets.
- o) Mr. Kyle stated they would exceed the regulations required by them.
- p) Discussion was held with regard to cross streets being required in order to provide multiple outlets for emergency vehicles and reasons to not connect due to mixed uses. Discussion ensued with regard to the possibility of the stub-outs being de-dedicated by the Parish Council and the connectivity being a mute point.
- q) Mr. Elfert moved, seconded by Dr. Cloutier: "THAT the HTRPC grant conceptual and preliminary approval for the application for Process C, Major Subdivision for Three Oaks conditioned the designs are changed to reflect the subdivision regulations for the street construction."

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

- 3. The Chairman called to order the Public Hearing for an application by Kevin & Jenny Do requesting approval for Process B, Mobile Home Park for Four Seasons Mobile Home Park.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, representing the Developer, discussed the location and request. He stated that this mobile home park was denied by the Commission previously but they would comply with the setback requirements and he requested conditional approval.
- b) The Chairman recognized Adeline Pellegrin, 3115 Betty Ann Street, who expressed opposition of the mobile home park and there not being enough space for their trash.
- c) The Chairman recognized Nancy Wilson, 318 Marie Louise Street, who expressed concern of there being no room for emergency vehicles to access, it being too close to her home, and drainage.
- d) The Chairman recognized Harold Monnier, 164 Oscar Court, who expressed concern of flooding. He submitted photos of the flooding.
- e) The Chairman recognized Councilwoman Teri Cavalier, District 4, who stated she was against the mobile home park due to it being too dense for the property.
- f) Dr. Cloutier discussed the proposed mobile home park regulations and requested the Council's support on helping in order to stop mobile home parks such as these.
- g) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- h) Mr. Gordon discussed the Staff Report and stated Staff recommended denial due to it not being adequate for emergency vehicles, etc. and it not complying with the regulations.

- i) Mr. Navy moved, seconded by Dr. Cloutier: “THAT the HTRPC deny the application for Process B, Mobile Home Park for Four Seasons Mobile Home Park due to it not conforming to the regulations.”

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

- 4. The Chairman stated the next item on the agenda was an application by Hollygrove, L.L.C. requesting engineering approval for Process C, Major Subdivision for Hollygrove.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT C*].
- b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, stated they would comply with all items on the punch list. He stated a meeting took place with some of the residents and administration and explained the process of a better level of protection for the residents by the Developers and the Parish.
- c) Mr. Gordon read a letter from Councilman Kevin Voisin, District 6, indicating his support on the compromise and concept of a better project with regard to the proposed development [See *ATTACHMENT D*].
- d) Discussion was held with regard to protection for Mulberry School, existing elevations, servitude, the impact of the slip to the residents, the levee, and maintenance of the levee.
- e) Mr. Elfert moved, seconded by Mr. Erny & Mrs. Amedée: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for Hollygrove conditioned upon the Developer complying with all punch list items per the Terrebonne Parish Engineering Division’s memo dated December 17, 2009.”
- f) The Chairman recognized a public speaker card from Gerald Giroir, 410 Fern Street, read a memo addressed to the Chairman with regard to the meeting held on December 2, 2009 [See *ATTACHMENT E*]. He expressed concerns of bulk heading and the insurance that they are built correctly as well as following through with the commitments made at the meeting.
- g) Mr. Waitz stated he believed each resident would be required to install their own bulkheads per the covenant restrictions.
- h) Mr. Gordon suggested notifying the residents at the final stage to ensure their concerns have been addressed.
- i) The Chairman recognized a public speaker card from Jon Prejeant, 112 Tulip Drive, who thanked the Commission for their concern and passion in helping them through the process.
- j) Discussion was held with regard to the bulk heading/bank stabilization, the application to the Corps of Engineers which is needed before construction is started, contact with the School Board and it’s affect on Mulberry School, and the encouragement of establishing no wake zones.

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

H. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by Tony Michael Deroche requesting approval for Process D, Minor Subdivision for the Redivision of Lot 15, Aragon Acres Subdivision on Property belonging to Tony Michael & Annabelle Grant Deroche.
 - a) Mr. Terral Martin, GSE Associates, Inc., representing the Developer, discussed the location and division of property. He stated the property on the batture was for mooring purposes only.
 - b) No one was present from the public to speak.

- c) Dr. Cloutier moved, seconded by Mr. Navy: “THAT the Public Hearing be closed.”

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided upon an approval letter from the Board of Health and that Lot 15-B, the lot itself, be depicted as “mooring purposes only.”
- e) Discussion was held with regard to the necessity of a fire hydrant for Lot 15-A if one wasn’t available or a letter from the fire chief allowing a dry hydrant.
- f) Dr. Cloutier moved, seconded by Mr. Navy: “THAT the HTRPC grant approval for Process D, Minor Subdivision for the Redivision of Lot 15, Aragon Acres Subdivision on Property belonging to Tony Michael & Annabelle Grant Deroche conditioned upon the installation of a fire hydrant or a letter from the fire chief allowing a dry hydrant unless there is an existing one within the required setbacks, an approval letter from the Board of Health, and Lot 15-B be depicted as ‘For Mooring Purposes Only.’”

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for the application by Zeboria & Glenn Short requesting approval for Process D, Minor Subdivision for the Survey of Tracts “A” & “B”, Redivision belonging to G&H Construction Co., Inc.

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

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a fire hydrant, or a dry hydrant with the fire chief’s approval, is installed for Tract “A”.
- e) Discussion was held with regard to a regular fire hydrant being comparable to a dry hydrant for simple divisions.
- f) Dr. Cloutier moved, seconded by Mrs. Williams & Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Tracts “A” & “B”, Redivision belonging to G&H Construction Co., Inc. conditioned upon the installation of a fire hydrant or a letter from the fire chief allowing a dry hydrant.”

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for the application by Legrace Properties, LLC requesting approval for Process D, Minor Subdivision for the Survey of Revised Tracts A & B in Houma Development Tract 1 belonging to Legrace Properties, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) No one was present from the public to speak.

- c) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of utility letters and that drainage calculations are submitted to the Engineering Division for review and/or approval.
- e) Discussion was held with regard to an error on the application. The land use for the property will be commercial rather than single-family residential use and requested Mr. Rembert to correct the application.
- f) Mr. Navy moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Revised Tracts A & B in Houma Development Tract 1 belonging to Legrace Properties, LLC conditioned upon the submittal of utility letters, submittal of engineering calculations to the Terrebonne Parish Engineering Division for review and/or approval, and a revised application depicting commercial land use.”

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

- 4. The Chairman called to order the Public Hearing for the application by Greg LeBlanc requesting approval for Process D, Minor Subdivision for the Resubdivision of the Greg LeBlanc Nissan Property being a portion of a 9.39 acre tract formerly being a portion of the Henry J. Cambron Frost into Lots 1-A & 1-B.

- a) Mr. Michael Blanchard, Acadia Land Surveying, representing the Developer, discussed the location and division of property.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon the installation of fire hydrants within the required setbacks and the submittal of utility letters.
- e) Mrs. Amedée moved, seconded by Dr. Cloutier & Mrs. Williams: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Resubdivision of the Greg LeBlanc Nissan Property being a portion of a 9.39 acre tract formerly being a portion of the Henry J. Cambron Frost into Lots 1-A & 1-B conditioned upon the installation of fire hydrants within the required 300' setbacks and submittal of all utility letters.”

The Chairman called for a vote on the motion offered by Mrs. Amedee. 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.

5. The Chairman stated the next item on the agenda 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 F*].
 - 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) Discussion was held with regard to the water/flooding in the area from the recent rain and what was needed by the Engineer and/or parish to resolve some of those issues. Discussion ensued with regard to obstructions in Little Bayou Blue and St. Louis Canal that the Public Works Department should be working on.
 - d) Discussion was held with regard to increasing the elevation of the land to alleviate the flooding.
 - e) The Chairman recognized Councilwoman Teri Cavalier, District 4, who discussed the flooding in the area and the drainage needing to be designed according to the existing conditions in the area. She stated that when Bayou Blue's water level is high, it backs up into the subdivision because the streets in the subdivision are lower.
 - f) Ms. Schexnayder stated this particular addendum does not drain into Bayou Blue and discussed rain events and specifications.
 - g) Discussion was held with regard to addressing the existing flooding issues in the subdivision before moving forward with more addendums.
 - h) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC table the engineering approval for the application for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A until the next regular meeting of January 21, 2010."
 - i) Discussion was held with regard the flooding and the elevation of the streets.

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. Mr. Gordon stated he would have guidelines prepared for the next meeting for consideration with regard to proposed development signs notifying residents of public hearings.
2. Mr. Gordon encouraged all Commissioners to hold the dates for the upcoming 2010 National Planning Conference to be held on April 10-13, 2010 in New Orleans, Louisiana.
 - a) Mr. Mart Black, member of the local host committee for the conference, stated there would be (2) mobile workshops, one in downtown Houma and one at Lumcon.

J. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6."

1. Division of ±69.58 acres of raw land along LA Hwy. 311 and Weatherford Road within the Rebecca Plantation, Sections 10, T16S-R16E, Terrebonne Parish, LA
2. Survey and Division of Property belonging to L-M Limited Partnership, Sections 16, 17, 18, 19, 20, & 21, T16S-R14E, Terrebonne Parish, LA (Raw Land Division)
3. Creation of 14.469 acre tract along Gulf Intracoastal Waterway belonging to CS&E Properties, LLC
4. Survey of Revised Lot 10 of Block 4 comprised of Revised Lot 10 and Lot 11 of Block 4, Mulberry Estates Subdivision, Phase "A", Section 104, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Tracts 3 & 6, Property belonging to Henry J. Richard, et al, Sections 2 & 4, T17S-R17E, Terrebonne Parish, LA
6. Survey of Lots 15A & 17A, Block 3, The Parks at Southern Estates Subdivision, Sections 7 & 82, T16S-R17E, Terrebonne Parish, LA

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. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Mrs. Robinson discussed a memo from Paul Labat, Parish Council Clerk, with regard to recent action concerning amendments to the subdivision regulations [See *ATTACHMENT G*]. She stated that a public hearing was called for January for the ordinance for altering drainage plans after development as well as for residential building parks. She also stated that the ordinance dealing with the electronic submittal of information was adopted at the Council meeting the night before.
 - b) Mr. Erny requested looking into the matter with regard to varying on the connecting of streets between subdivisions and leeway of the same. Discussion ensued with regard to stub-out streets, paving, etc.
2. The Chairman recognized Mr. Mart Black, Providence Engineering, who gave a presentation on the outcome of Phases 1 and 2 of the Update to the Comprehensive Plan.

L. COMMISSION COMMENTS:

1. PLANNING COMMISSIONERS' COMMENTS: None.
2. CHAIRMAN'S COMMENTS: None.

M. PUBLIC COMMENTS: None.

- N. Mr. Erny moved, seconded by Mrs. Williams: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 10:00 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*

Kenneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST HOUMA, LA. 70360
504-879-2782 (FAX) 504-879-1641

Item G1

December 14, 2009

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Pat Gordon:

Re: OLD BUSINESS: SURVEY OF LOTS 1-A-1 & 1-A-2, A REDIVISION OF LOT 1-A,
BLOCK 2, LACARPE INDUSTRIAL PARK SUBDIVISION, SECTION 101, T17S-R17E,
TERREBONNE PARISH, LA

Dear Pat:

Please remove the above referenced item on the planning commission agenda on the night of
12/17/09. At this time the owners have not reached an agreement on the transfer of a portion of
the subject property.

Thank you.

Sincerely,


Kenneth L. Rembert

KLR/apr

Houma-Terrebonne Regional Planning Commission

**DECEMBER 17, 2009, THURSDAY
6:00 P.M.**

I ask that this commission reject the Three Oaks proposal tonight. Your 60 day clock is ticking for automatic approval. And approval to proceed to engineering would be a grave disservice to your Parish and Coastal Phoenix. It is a disservice because even if Coastal Phoenix does everything you ask, they will still flood us because the water has nowhere to go. I know that cleaning the CCC ditch and Saint Louis Bayou are planned but these solutions are not in place, much less tested. We should wait until we have a working solution for drainage before planning to add more problems to an already swamped area. The results of the downstream cleaning will alter the final plan that should be finally built.

Also, little input from residents has been incorporated into the existing plan. Your rejection tonight will give time and motivation to all parties to come together in a meaningful way and develop a workable plan. I commit to you tonight that I will work to devise an acceptable solution that everyone can live with. All we need is the time to do it!

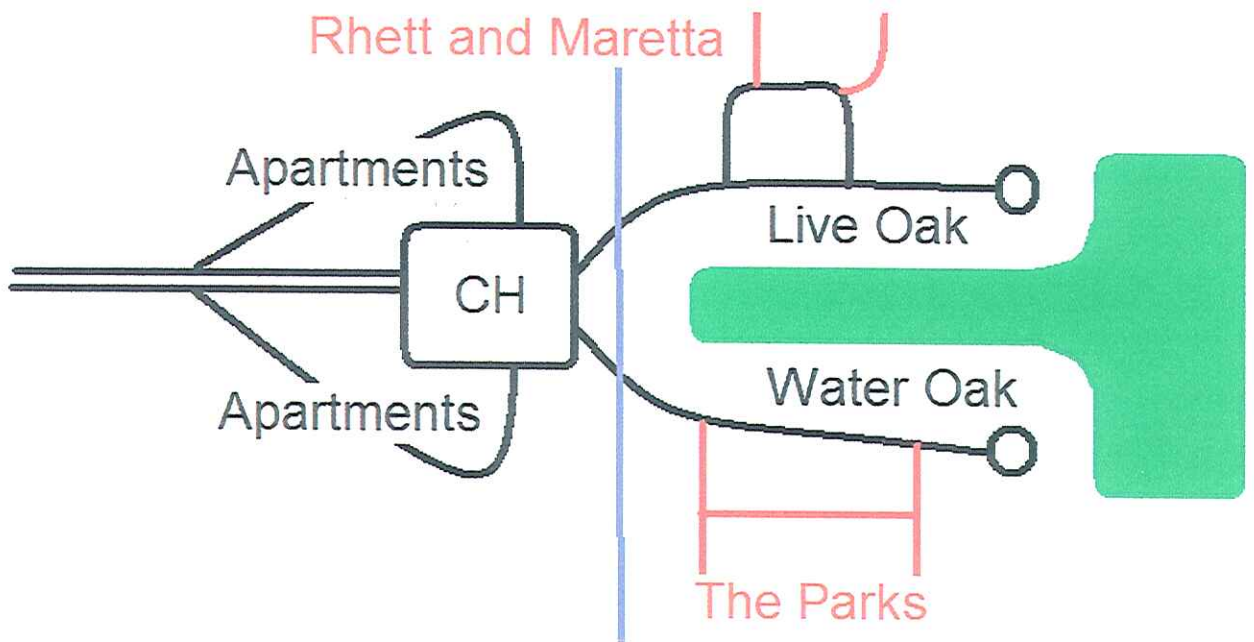
Three Oaks design modifications submitted to Jeff Simmons 15 December.

From: David.m.bergeron@comcast.net
To: "Jeff Simmons" <jeffs@cpiahs.com>
Sent: Tuesday, December 15, 2009 12:02:41 PM GMT -06:00 US/Canada Central
Subject: suggested changes to Three Oaks

Jeff I have been thinking about what bothers me about Three Oaks, from a design perspective, and want to share some suggestions with you.

1. We should not be building homes in flood zone A so don't. Move the golf course to the rear of the property and keep all homes above the flood boundary line.
2. Golf holes are removed from Live Oak Loop and a small park is added along with more lots.
3. Traffic flow is a real issue. I think planning will make you tie the streets into stub-outs so control of traffic is needed to protect existing residents. The traffic design needs to discourage cross flow but not eliminate it.
4. Use the Clubhouse roundabout as the central crossover point from one side of the development to the other. All streets connect to it and no cross street exist in the rear of the property.
5. From the clubhouse have Three Oaks Blvd and Water Oak Drive end in cul-du-sacs with no North and South connection between them.
6. Water Oak Drive functions as the transition between developments where the lots match the size of lots in The Parks and the homes mimic the style.
7. Water Oak Drive has 80 x 160 lots. Three Oaks Blvd and North Oak Loop has 60 x 120 lots.
8. Consider farming out the build out of Water Oak Drive to local builders. Just sell the lots and let them build to suite.

Revised Three Oaks design by David Bergeron



Drainage Servitudes

The present Three Oaks plan list 15 feet drainage servitude between adjoining properties. This does not seem to comply with Appendix A – Stormwater Drainage and Detention (Design Manual) section 8.1 – Servitude.

Servitudes for ditches not adjacent to a roadway shall adhere to the following:

- (1) Fifteen (15) feet on both sides of a ditch, that is less than or equal to four (4) feet in depth and less than or equal to eighteen (18) feet in width, plus the width between top banks of the ditch.
- (2) Fifteen (15) feet on one (1) side of the ditch and twenty (20) feet on the other side of the ditch, for ditches greater than four (4) feet in depth and/or greater than eighteen (18) feet in width, plus the width between top banks of the ditch.
- (3) Whenever an existing ditch along a property line is to be widened because of a new development, all widening will be on the side to be developed. The widening shall include providing the necessary land and servitudes for the final ditch to meet the requirements of this section. Parallel ditches shall have a minimum 20-foot crown access between ditches. It is desirable to incorporate parallel ditches into one (1) when possible and practical.
- (4) No ditch adjacent to roadway which is to be dedicated to the Terrebonne Parish Consolidated Government shall be greater than three and five-tenths (3.5) feet deep and twenty-three (23) feet wide.
- (5) The minimum width of servitude for drain pipes outside of road right-of-way and less than forty-two (42) inches diameter shall be fifteen (15) feet. Pipe diameters forty-two (42) inches and greater shall be twenty (20) feet wide.

Preservation of Trees

The Parks has placed great value on the preservation of trees. Our covenants place a \$5000 fine on the unauthorized destruction of a mature tree. The proposed Three Oaks development will destroy many mature trees with the alignment more focused on maximizing the number of lots. With the Three Oaks lots adjacent to The Parks and no real buffer between the two developments acres of mature trees will be destroyed.





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



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

**TERREBONNE PARISH
CONSOLIDATED GOVERNMENT**

December 17, 2009
3rd Review

TO: Pat Gordon

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

**SUBJECT: Hollygrove;
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. 24.7.6.2.6 Does not conform to SDDM:
 - a. V.C.18. Calculations should be provided for the culvert sizes in the ditch along Beauregard Street.
 - b. VIII.C. A Letter of No Objection is required for work inside a parish right-of-way.
2. The Drainage Servitude for the ditch along Beauregard Street should be a minimum of 20 feet from the top bank of the ditch.

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/lmm

cc: Tom Bourg (w/attachment)
Philip Liner (w/attachment)
Brandon Arceneaux, P.E. (w/attachment)
Planning Commission (w/attachment)
Reading File (w/attachment)
Council Reading File (w/attachment)

DISTRICT 6

MR. KEVIN M. VOISIN
101 ANGELLE CIRCLE
HOUMA, LA 70360
CELL: (985) 665-8495
FAX: (866) 419-5763
kevin@kevinvoisin.com

PARISH COUNCIL

PARISH OF TERREBONNE

POST OFFICE BOX 2768

HOUMA, LOUISIANA 70361

(985) 873-6428

FAX (985) 873-6521

December 17, 2009

Mr. Danny Babin, Chairman and Members
Houma Regional Planning & Zoning Commission
342 Tulip Drive
Houma, LA 70360

RE: Proposed Hollygrove Development


Ladies and Gentlemen:

Although I wanted to attend the Planning Commission meeting tonight to discuss the above referenced issue, a family commitment has prevented me from being with you. I do ask that you read my letter into the record.

A very cordial meeting with representatives of WHEW, the project developers and representatives of Parish Government was held on December 2 to discuss the proposed Hollygrove Project. Both sides seemed to open to ideas that helped the residents of Barrios Subdivision and the surrounding area, while allowing development to continue. One of the main points of agreement was the commitment of raising the levee protection from 6 ½ feet to 10 feet. Naturally, this concession will assure greater protection to area property owners and residents. I fully support this compromise and this concept of a better project.

Thank you for taking my point of view into consideration during tonight's deliberations.

Sincerely,


KEVIN M. VOISIN, District 6
Terrebonne Parish Council

KMV/pal
cc: Mr. Pat Gordon

December 17, 2009

Memorandum

To: Danny Babin, Chairman
Houma-Terrebonne Parish Regional Planning Commission

The Planning Commission is well aware of our organization's (WHEW, LLC) opposition to the dredging of a large slip on the property behind Barrios Subdivision. In light of that fact and in fairness to the members of the Commission, particularly those of you who have supported our position based on concerns that the slip would increase the likelihood of flooding from a storm surge should one occur, we would like to bring to your attention certain facts that you may or may not be aware of.

On Wednesday December 2, 2009, a meeting was held in Parish President Michel Claudet's, having been arranged and facilitated by Councilman Kevin Voisin. The idea was to bring all parties of interest together to seek common ground for dialog concerning the development.

The developers of Hollygrove, LLC and their Engineer/Agent David Waitz were present, as were Councilman Voisin, President Claudet, Public Works Director Greg Bush and members of his Engineering staff, Martin Folse and four members of WHEW, including myself.

The developers presented a comprehensive plan to address the concerns that everyone has regarding the potential flooding prospect. It is assumed that this is the same plan which they will present to the Commission tonight for tentative approval.

While we listened to their presentation with an open mind and consider it to be a reasonable one, WHEW made no commitment to accept their proposal, but instead have taken it under advisement.

We are here to observe and monitor the proceedings tonight in hopes that the developers will present the same comprehensive plan to the Commission for approval and that all aspects of the plan will be carefully considered to insure compliance with all pertinent codes and standard parish development requirements, as well as any and all necessary permitting.

The concerned residents of the surrounding area can only consider an alternative to the slip being constructed, if they are assured that the developers will do what they have proposed to do by

providing the maximum protection from flooding. We have requested and the developers have agreed to allow our ongoing monitoring of the development process, by prior arrangement, should a amicable agreement be achieved.

Gerald J. Giroir, Chairman

WHEW, LLC



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



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

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)

ARLANDA J. WILLIAMS, CHAIRWOMAN
JOHNNY PIZZOLATTO, VICE-CHAIRMAN
DISTRICT 1
ALVIN TILLMAN, SR.
DISTRICT 2
ARLANDA J. WILLIAMS
DISTRICT 3
BILLY HEBERT
DISTRICT 4
TERI CAVALIER

PARISH COUNCIL
PARISH OF TERREBONNE
POST OFFICE BOX 2768 - HOUMA, LOUISIANA 70361
Government Towers, 8026 Main Street, Suite 600
Houma, Louisiana 70360
PHONE (985) 873-6519 - FAX (985) 873-6521
plabat@tpcg.org www.tpcg.org

PAUL A. LABAT, CLERK
DISTRICT 5
JOHNNY PIZZOLATTO
DISTRICT 6
KEVIN VOISIN
DISTRICT 7
CLAYTON J. VOISIN
DISTRICT 8
JOEY CEHAN
DISTRICT 9
PETE LAMBERT

December 3, 2009

MEMO TO: Michel H. Claudet,
Parish President
FROM: Paul A. Labat
Council Clerk 
RE: Subdivision Regulations

Please allow this memo to serve as a reminder that the Council adopted and you ratified two ordinances that deal with subdivision regulations. One other ordinance was continued to the December 16 meeting (hearing not closed). A fourth ordinance dealing with regulations was not adopted, but is being referred back to committee. The action of each of the four proposed ordinances is as follows:

- Ordinance to amend Chapter 24, Section 24-2 General (altering drainage plan after development is approved). WAS NOT ADOPTED
- Ordinance to amend Chapter 24, Sections 5.1 (item 9), 5.2 (item 9), 5.3.1 (paragraph 4), 5.4.2 (item 13), 5.4.3 (item 8), 5.4.4 (item 11), 5.4.6 (item 9), 5.5 (item 10), 5.6 (item 9) – change to “submitted by any electronic method accepted by the Planning Director. CONTINUED (due to lack of hearing closure) until public hearings on December 16 at 6:30 PM.
- Ordinance to amend Chapter 24, Section 24.5.3.3 Process C: Engineering Approval (lapse between Conceptual//Preliminary and Engineering Approval. ADOPTED.
- Ordinance to amend Chapter 24, Section 24.7.1.2.4 Minimum residential Lot Size and Section 24.7.1.5 Residential Lot Frontage (Access) (development on rights-of-way). ADOPTED

By copy of this memo, the appropriate individuals are being advised of the Council’s decision.

Feel free to call me if you have any questions regarding this matter.

/pal

Attachments

cc: Mr. Pat Gordon (with attachment)
Mrs. Jennifer Robinson (with attachment)
Mr. Geoffrey Large (with attachment)
Community Development & Planning Committee (with attachment)