

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF JULY 18, 2024**

- A. The Chairman, Mr. Robbie Liner, called the meeting of July 18, 2024 of the HTRPC to order at 6:27 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. Clarence McGuire.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of June 20, 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC remit payment for the July 18, 2024 invoices and approve the Treasurer's Report of June 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski welcomed Mr. Michael Billiot to the Planning Commission.
- G. **OLD BUSINESS:**
1. The Chairman called to order the application by the Estate of D.C. McIntire, LLC requesting approval for Process D, Minor Subdivision, for the Survey and Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., stated the drainage calculations were completed and approved by the TPCG Engineering Division.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Survey and division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the application by Paul B. Carter requesting approval for Process D, Minor Subdivision, for Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al.
- a) No one was present to represent the application.
- b) No one was present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al until the next regular meeting of August 15, 2024.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the application by Tammy G. Eschete requesting approval of Process D, Minor Subdivision, for Lots 5-A & 5-B, Redivision of Revised Lot 5, Block 9, Addendum No. 3 to Mulberry Subdivision.

- a) There was no one present to represent the application.
- b) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 5-A & 5-B, A Redivision of Revised Lot 5, Block 9, Addendum No. 3 to Mulberry Subdivision until the next regular meeting of August 15, 2024.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the application by Arlene Chandler requesting approval of Process D, Minor Subdivision, for the Division of Parcel “E,” Phase 1-B (Lots 1-5) of Alma Heights Subdivision belonging to Chau-Babi, LLC.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance request and conditional approval provided upon municipal addresses be depicted on the plat, submittal of all utility letters, and the applicant acknowledge that the sewerage type shall be individual treatment plants.
- e) Discussion was held regarding the community sewer being a little too far to tie into.
- f) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for Division of Parcel “E,” Phase 1-B (Lots 1-5) of Alma Heights Subdivision belonging to Chau-Babi, LLC with a variance from the fire hydrant distance requirements for Lot 1 to be 262.6' in lieu of the required 250' (within 10% allowance) conditioned upon municipal addresses being depicted on the plat, submittal of all utility letters, and the applicant acknowledge that the sewerage type shall be individual treatment plants.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the application by Glenn & Patricia Allemand requesting approval of Process D, Minor Subdivision, for the Division of Property belonging to Allemand's Crawfish Farms (Tracts A & B).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the municipal address for Raw Land Tract B be depicted on the plat.
- e) Discussion was held regarding the Commission requiring the street to be hard surfaced, but the division was raw land.
- f) Mr. Rogers moved, seconded by Mr. Billiot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Division of Property belonging to Allemand's Crawfish Farms (Tracts A & B) conditioned the municipal address for Raw Land Tract B be depicted on the plat."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. McGuire: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

- 1. Tracts "A" & "B," A Redivision of Property belonging to Clara Duplantis Walker, et al; Section 45, T18S-R18E, Terrebonne Parish, LA (4338 & 4342 Highway 56 / Councilwoman Kim Chauvin, District 8)
- 2. Revised Tract 3-A & Revised Tract 2-2B1, A Redivision of Tract 3-A and Tract 2-2B1, Property belonging to David J. Marcel, et al; Section 31, T18S-R17E, Terrebonne Parish, LA (183 Jamie Lynn Court & 216 Teal Court / Councilman Danny Babin, District 7)
- 3. Tracts "B" & "C," A Redivision of Property belonging to Billy J. Kraemer, et al; Section 44, T16S-R17E, Terrebonne Parish, LA (1855 Bayou Blue Road / Councilman Steve Trosclair, District 9)
- 4. Revised Tracts "1," "2," & "3," A Redivision of Tracts, Property belonging to Orville A. Callahan, Jr., et al; Section 32, T18S-R17E, Terrebonne Parish, LA (133 B & K Court / Councilman Brien Pledger, District 1)
- 5. Lot Line Shift - Tract 4 between Vista Villa Properties, LLC and Wayne & Wanda Ingram, et al; Section 6, T16S-R17E, Terrebonne Parish, LA (4283 West Park Avenue / Councilman John Amedée, District 4)

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:
  - a) Mr. Thibodeaux inquired about public hearing signs for zoning, and Mr. Pulaski stated they would start printing the signs to ensure they were the right size.
- 2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:47 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, cot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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