

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF JUNE 20, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of June 20, 2024 of the HTRPC to order at 6:08 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Robbie Liner and the Pledge of Allegiance led by Mrs. Angele Poiencot.
- B. Upon Roll Call, present were: Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Terry Gold, Mr. Travion Smith, and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*
- 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 May 16, 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mrs. Poiencot: "THAT the HTRPC remit payment for the June 20, 2024 invoices and approve the Treasurer's Report of May 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated June 20, 2024, requesting to table Item G.1 until the next regular meeting[See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant a motion to table Process D, Minor Subdivision, for the Survey & Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2 until the next regular meeting of July 18, 2024 as per the Developer's request [See *ATTACHMENT A*]."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. Mr. Pulaski read a letter from Ken L. Rembert Land Surveyors, dated June 19, 2024, requesting to table Item G.2 until the next regular meeting [See *ATTACHMENT B*].
- a) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC grant a motion to table 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 July 18, 2024 as per the Developer's request [See *ATTACHMENT B*]."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

G. OLD BUSINESS:

1. *Tabled until the next regular meeting as per the Developer's request.* Estate of D.C. McIntire, LLC 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 [See *ATTACHMENT A*].
2. *Tabled until the next regular meeting as per the Developer's request.* Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al. [See *ATTACHMENT B*]

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the application by Roddy Matherne requesting approval of Process D, Minor Subdivision, for Tract "G-1" and "G-2," A Redivision of Tract "G" belonging to Roddy L. Matherne, et ux.

- a) Mr. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated the application should be a Process A, Raw Land Division, rather than a Process D, Minor Subdivision and the variance from the fire hydrant requirements was not needed. Staff recommended conditional approval conditioned upon municipal addresses being depicted on the plat and a note placed on the plat stating: 'Raw Land Division: The division of raw land as depicted heron does not constitute an approved public subdivision of land for development purposes. The development of these parcel(s) is limited to agricultural purposes only.'
- e) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of Process A, Raw Land Division, for Tract "G-1" and "G-2," A Redivision of Tract "G" belonging to Roddy L. Matherne, et ux conditioned upon municipal addresses being depicted on the plat and a note placed on the plat stating: 'Raw Land Division: The division of raw land as depicted heron does not constitute an approved public subdivision of land for development purposes. The development of these parcel(s) is limited to agricultural purposes only.'"

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

2. The Chairman called to order the application by Patty Lajaunie and Helen Hebert requesting approval of Process D, Minor Subdivision, for the Lot Line Shift between Property belonging to Norie E. Hebert, or assigns and Lot 21, Block 33 of Crescent Park Addition.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She discussed the variance request from the minimum lot size requirement.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the spelling of Barataria on Lot 21-A being corrected.

- e) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for Lot Line Shift between Property belonging to Norie E. Hebert, or assigns and Lot 21, Block 33 of Crescent Park Addition with a variance granted from the minimum lot size requirement (Lot 21-B to be 5,563 sf in lieu of the required 6,000 sf and conditioned upon the spelling of Barataria on Lot 21-A be corrected.”

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

- 3. The Chairman called to order the application by Bayouland YMCA requesting approval of Process A, Raw Land Division, for the Raw Land Division of Tract 5 (Bayouland YMCA) to Tracts 5-A and 5-B.

- a) Mr. Terral Martin, Jr., Red Stick Power, LLC, discussed the location and division of property.
- b) The Chairman recognized Mr. Thomas Chauvin, 395 Sugar Mill Courtyard, who inquired about the intentions of the property.
- c) Ms. Angi Falgout, Bayouland YMCA, stated Mr. Lea Rutter was proposing to purchase the property and further develop Sugar Mill Courtyard.
- d) 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. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses being depicted on the plat and a note placed on the plat stating: ‘Raw Land Division: The division of raw land as depicted heron does not constitute an approved public subdivision of land for development purposes. The development of these parcel(s) is limited to agricultural purposes only.’”
- f) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of Process A, Raw Land Division, for the Raw Land Division of Tract 5 (Bayouland YMCA) to Tracts 5-A and 5-B conditioned upon municipal addresses being depicted on the plat and a note placed on the plat stating: ‘Raw Land Division: The division of raw land as depicted heron does not constitute an approved public subdivision of land for development purposes. The development of these parcel(s) is limited to agricultural purposes only.’”

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

I. STAFF REPORT:

- 1. Mr. Pulaski discussed the 2023 Annual Report.
 - a) An error on the last page was pointed out along with the incorrect date.
 - b) Mrs. Poiencot moved, seconded by Mr. Rogers: “THAT the HTRPC ratify the 2023 HTRPC Annual Report, as amended.”

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

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-10.”

1. Line Adjustment between Tract A and Tract B of Village East Shopping Center; Section 2, T17S-R18E, Terrebonne Parish, LA (*Village East Shopping Center / Councilman Brien Pledger, District 1*)
2. Revised Lots 85 & 86, Addendum No. 1 to Presque Isle Subdivision; Section 5, T17S-R18E, Terrebonne Parish, LA (*166 & 168 Presque Isle Drive / Councilman Steve Trosclair, District 9*)
3. Lot Line Shift of Property belonging to Perry Marie; Section 21, T19S-R18E, Terrebonne Parish, LA (*6042 Highway 56 / Councilwoman Kim Chauvin, District 8*)
4. Revised Lots 4 & 5 of Block 6, Connely Subdivision being a Redivision of Property belonging to Louisiana Realty Development, LLC; Section 8, T17S-R17E, Terrebonne Parish, LA (*8351 Park Avenue, 201 & 203 Ash Street / Councilman Steve Trosclair, District 9*)
5. Revised Lots 4 & 5 and Revised Lease Site 5-A, Block 2 of Addendum No. 1 to Henry's Subdivision belonging to James J. Whitney, III, et al; Section s56 & 57, T16S-R17E, Terrebonne Parish, LA (*132, 134, & 136 Sharlene Street / Councilman Charles "Kevin" Champagne, District 5*)
6. ALTA/NSPS Land Title Survey of Property belonging to Hancock Whitney Bank; Section 7, T17S-R17E, Terrebonne Parish, LA (*7910 Main Street / Councilman Charles "Kevin" Champagne, District 5*)
7. Lots A & B, Property belonging to Frisco & Harley Investments, LLC; Section 9, T17S-R17E, Terrebonne Parish, LA (*9059 East Main Street / Councilman Brien Pledger, District 1*)
8. Lot Line Shift between Lot 15, Lot 16, and Lot 17A of the Conrad J. Lirette Division belonging to Beverly Chapman Gathen; Section 13, T17S-R16E, Terrebonne Parish, LA (*2716 Savanne Road / Councilman Danny Babin, District 7*)
9. Lot Line Shift between portions of Lots 41, 42, & 43, Block 1 to Houma Brick and Box Co. Subdivision; Section 6, T17S-R17E, Terrebonne Parish, LA (*354½ & 356 Morrison Avenue/Councilman Carl Harding, District 2*)
10. Survey of Tract "A-1" & Revised Tract 1, A Redivision of Property belonging to Samuel P. Henry, et al; Sections 4, 22, & 23, T18S-R19E, Terrebonne Parish, LA (*Ray Ellender Ct/Councilman Steve Trosclair, District 9*)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS: None.

- N. Mr. Soudelier moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:25 p.m."

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

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

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors



Jacob A. Waitz, P.E., L.S.I.

David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

June 20, 2024

Via: E-Mail: bbecnel@tpcg.org

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

Attention: Becky M. Becnel, Minute Clerk

RE: REQUEST TO TABLE SUBDIVISION – SURVEY AND DIVISION OF PROPERTY BELONGING TO ESTATE OF D.C. MCINTIRE, L.L.C. INTO LOT 1 AND LOT 2 (MINOR SUBDIVISION) LOCATED IN SECTION 3, T16S-R14E, TERREBONNE PARISH, LOUISIANA – DEVELOPER: ESTATE OF D.C. MCINTIRE, L.L.C. – ENGINEER'S PROJECT NO. 2024-027

Dear Becky:

This letter is to formally request to Table the above referenced matter for the meeting this evening. We request that this matter be placed on the agenda for the July 18, 2024 meeting of the Planning Commission.

Our client wishes to proceed by submitting a Drainage Study and removing the request for the Variance previously requested.

If you should have any questions or require additional information, please advise.

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

James M. Templeton, P.L.S.

JMT/dth

cc: TPCG Engineering Dept.
Jacob A. Waitz, P.E., L.S.I.
Estate of D.C. McIntire, L.L.C.
File

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Keneth L. Rembert

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June 19, 2024

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS – Item 2-Lots A Thru I, property of Paul B. Carter et al

Dear Chris:

Please let this letter serve as a request to keep the above item on the table and be considered for approval at the next planning commission meeting. The fire hydrant needed still has not yet been installed. The owner plans to have the fire hydrant installed by then.

Thank you.

Sincerely,


Thomas W. Rehage

TWR/eda