

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF MAY 15, 2014

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of May 15, 2014 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:53 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Richard Elfert.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Mr. Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Kelley moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 17, 2014.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Erny moved, seconded by Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of April 17, 2014.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Thibodeaux: “THAT the HTRPC emit payment for the May 15, 2014 invoices and approve the Treasurer’s Report of April 2014.”

The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mrs. Foret moved, seconded by Mr. Kelley: “THAT the HTRPC accept the Louisiana Compliance Questionnaire for the 2013 Audit.”

The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Plantation Truck Plaza & Casino, LLP requesting approval for Process A, Re-Subdivision for the Redivision of Property, Lot 2-A and Lot 2-B, Block 3, Mystic Subdivision.
 - a) Mr. John Mattingly, T. Baker Smith, LLC, discussed the location and division of property.
 - b) No one from the public was present to speak.
 - c) Mr. Erny moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; 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 drainage arrows were depicted on the plat and addresses were illustrated on each lot.
- e) Mr. Elfert moved, seconded by Mr. Erny & Mr. Ostheimer: "THAT the HTRPC grant approval of the application for Process A, Re-Subdivision for the Redivision of Property, Lot 2-A and Lot 2-B, Block 3, Mystic Subdivision conditioned upon drainage arrows being depicted on the plat and addresses being illustrated on each lot."

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; 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 Terre South Investments, Inc. requesting conceptual and preliminary approval for Process C, Major Subdivision, for Blackwater Ridge Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; 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 with no conditions.
- e) Discussion was held with regard to the proposed development being zoned general commercial with the intended land use to be commercial and residential and whether the street would be built to commercial standards.
- f) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for Blackwater Ridge Subdivision."
- g) Discussion was held with regard to getting the zoning correct, the development being protected by the regulations of the Overlay District, the Planning Commission requesting the Developer to rezone appropriately, and deed restrictions to be placed on the development.

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

- 3. The Chairman stated the next item on the agenda was an application by Willie Robertson & Tangela Robertson requesting conceptual approval for Process B, Mobile Home Parks, for Ray's Mobile Home Park.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, discussed the location and the proposed mobile home park for which his client was only requesting conceptual approval.
- b) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided the plat depict the exact square footage of a typical lot and depicts parking for two cars on the inset. He also read a letter from Schriever Fire Chief Ken Pitre whose concerns would be addressed at Engineering.
- c) Ms. Schexnayder indicated incorrect street names on the plat and stated they should be Gary Street and North Thomas Street.

- d) Discussion was held with regard to the sewer to be maintained by TESI, the layout not being practical to getting mobile homes in and out of the park, the park being too dense and possibly decreasing the number of spaces, this park being an example of why new mobile home park regulations are trying to get passed, flood zone, and whether the applicant was trying to get this park in as to beat the new regulations.
- e) Discussion ensued with the new regulations and it was requested Legal look into as to whether the mobile home park would have to comply with the old or new regulations once moved forward.
- f) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC table the application for Process B, Mobile Home Park, for Ray’s Mobile Home Park until the next regular meeting of June 19, 2014.”
- g) Discussion was held with regard to the application being for conceptual and the possibility of coming back with a different layout.
- h) *Motion as amended.* Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC table the application for Process B, Mobile Home Park, for Ray’s Mobile Home Park until the next regular meeting of June 19, 2014 and request Legal to have an opinion on whether the mobile home park would have to follow the old or new mobile home park regulations.”

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

- 4. The Chairman called to order the Public Hearing for an application by Reanna Johnson and Reese Guidry requesting approval for Process D, Minor Subdivision, for Tract 1 & Tract 2, Property belonging to Reanna Marie Johnson.

- a) The applicant or any one was present to represent the applicant.
- b) The Chairman recognized Ms. Trosclair, 106 Glenn Paul Street, who was opposed to the division.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: “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, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Discussion was held with regard to denying the application and having reason as to why.
- e) Mr. Gordon discussed the Staff Report and stated Staff would recommend denial based on a deficient plat.
- f) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC deny the application for Process D, Minor Subdivision, for Tract 1 & Tract 2, Property belonging to Reanna Marie Johnson.”

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

G. STAFF REPORT: None.

H. ADMINISTRATIVE APPROVALS:

Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-11.”

- 1. Shift of Lot Lines between Tract 31 and Tract 32, Greenwood Plantation Estates, Section 11, T17S-R15E, Terrebonne Parish, LA
- 2. Survey of Tracts A & B, Property belonging to Gerald J. Brunet, et ux, Section 45, T19S-R17E, Terrebonne Parish, LA

3. Revised Tract 14, A Redivision of Property belonging to Lang Enterprises, Inc., Section 17, T18S-R19E, Terrebonne Parish, LA
4. Revised Lots 4 & 5 of Block 4 located in Clear View Heights Subdivision, Section 29, T18S-R18E, Terrebonne Parish, LA
5. Lots 1 thru 3, Block 2, Addendum No. 1 to Trinity Commercial Park, Section 4, T16S-R17E, Terrebonne Parish, LA
6. Plan showing property line adjustment between Revised Tract 2-B and the Property of Paul F. Marcel, Section 58, T16S-R17E, Terrebonne Parish, LA
7. Revised Lots 6 & 7, A Redivision of Lots 6 & 7 of Block 3, Addendum No. 3 to Rural Retreat Subdivision, Property belonging to Earl A. Naquin, Jr., et ux, Section 2, T18S-R18E and Section 12, T17S-R18E, Terrebonne Parish, LA
8. Revised Lots 4 and 7, A Redivision of Lots 4, 5, 6 and 7, Former Property of Mrs. Eddie Matherne, Section 41, T17S-R18E, Terrebonne Parish, LA
9. Revised Parcels 1 and 2 of Tract B, Section 33, T17S-R17E, Terrebonne Parish, LA
10. Property belonging to GKIN, LLC between Lot 97 and Tract "B" (Lot 96 & a portion of Lot 95, A Redivision of Lots in Crescent Plantation), Section 101, T17S-R17E, Terrebonne Parish, LA
11. Revised Tracts A and B, A Redivision of Tracts A and B, Addendum No. 3 to Bayou Gardens Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA

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

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mr. Gordon stated there was no quorum at the previous meeting but all representatives from the Planning Department and Planning Commission were there.

J. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Thibodeaux discussed his attendance to the National APA Conference in Atlanta and learned that other communities have a "pre-meeting" prior to the monthly meeting in order to discuss upcoming matters. He also noted that it's common to get Staff and Engineering Reports prior to the day of the meeting rather than the day of.
 - (1) Mr. Gordon noted that part of the problem is not getting all of the information from the Surveyors/Engineers when the application is submitted.
- b) Mr. Ostheimer noted that the Ethics Training is required every year and it was time to do the training again.
- c) Mr. Pulaski informed the Commission of an email previously sent out with regard to a training workshop to be held in Lockport if anyone still needed training and/or a refresher.

2. Chairman's Comments:

- a) The Chairman stated he noticed and liked the new way finding signs around town.

K. PUBLIC COMMENTS: None.

L. Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:00 p.m."

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

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