

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF MAY 16, 2013**

- A. The Chairman, Dr. L. A. “Budd” Cloutier, Jr., called to order the regular meeting of May 16, 2013 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:10 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Gerald Schouest. Absent at the time of Roll Call was: Mr. James Erny and Mr. Wayne Thibodeaux. Also present were Mr. Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Kelley moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 18, 2013.”  
  
The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Schouest moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of April 18, 2013.”  
  
The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Ostheimer: “THAT the HTRPC emit payment for the May 16, 2013 invoices and approve the Treasurer’s Report of April 2013.”  
  
The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman recognized Mr. Pernell Pellegrin, Martin & Pellegrin CPA, who presented the HTRPC’s 2012 Audit. He commended the Commission on a job well done and taking their suggestions from last year about amending the budget and rectifying this year.
- E. PLANNING:
- The Chairman stated the next item on the agenda was for all Commissioners to express their concerns and long-term planning ideas.
1. Mr. Ostheimer spoke about Morganza to the Gulf and suggested inviting someone from the Levee Board to come to a future meeting to discuss.
  2. Mr. Gordon stated that the Council would be soon having a Subdivision Regulations Review meeting as well as the Planning Commission to discuss upcoming issues to review.
  3. Dr. Cloutier discussed parish-wide zoning as well as expanding the zoning categories. He also touched on the meeting packets and hopefully moving to a more electronic version with iPads and such. In addition, he discussed stormwater runoff.
- F. COMMUNICATIONS: None.
- G. OLD BUSINESS:
- Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC remove Old Business Item G1 from the table to be considered at this time.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman stated the next item under Old Business was an application by Cleon E. Bridges, Jr. requesting approval for Process D, Minor Subdivision, for the Estate of Hebert Cox, Proposed Division into 8 Tracts.

- a) Mr. Ed Bridges, 4301 Bayou Black Drive, stated they have met all requirements and requested the Commission approve his request.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided addressing was depicted on the plat and submittal of an approval letter from the Board of Health.
- c) Discussion was held with regard to the Board of Health.
- d) Mr. Ostheimer moved, seconded by Mr. Schouest: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Estate of Hebert Cox, Proposed Division into 8 Tracts conditioned upon addressing being depicted on the plat and submittal of an approval letter from the Board of Health.
- e) Discussion was held with regard to the lot lines possibly being changed and the Administrative Approval process.

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

Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC remove Old Business Item G2 from the table to be considered at this time."

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

2. The Chairman stated the next item under Old Business was an application by Cleon E. Bridges, Jr. requesting approval for Process A, Re-Subdivision, for Tract 1 of Chauvin Family Subdivision into Tract 1, Tract 1-A, 1-B, & 1-C.

- a) Mr. Trey Chauvin, Leonard J. Chauvin, P.E., P.L.S., Inc., 401 St. George Road, discussed the request.
- b) Mr. Gordon discussed the Staff Report and stated addresses were depicted on the plat and drainage calculations were approved. He stated Staff recommended approval.
- c) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Tract 1 of Chauvin Family Subdivision into Tract 1-A, 1-B, & 1-C."

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

Mr. Kelley moved, seconded by Mr. Ostheimer: "THAT the HTRPC remove Old Business Item G3 from the table to be considered at this time."

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

3. The Chairman stated the next item under Old Business was an application by Sugar Rentals, LLC requesting final approval for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 17, Phase C.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated May 9, 2013 with regard to the punch list items for the development [See ATTACHMENT A].
- b) Mr. Terral Martin, GSE Associates, Inc., stated they would comply/resolve all punch list items and would need approximately 30 days to complete.
- c) Ms. Schexnayder recommended giving 60 days instead.

- d) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC grant final approval to the application for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 17, Phase C conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated May 9, 2013 and allow 60 days for completion.”

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

Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC remove Old Business Item G4 from the table to be considered at this time.”

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

- 4. The Chairman stated the next item under Old Business was an application by Baron Tregle requesting approval for Process A, Re-Subdivision, for Theriot Meadows, Redivision of Lots BW-1, BW-2, & BW-3 belonging to Baron’s A/C & Heating, Inc. into Lots 1 thru 6.

- a) Mr. John Mattingly, T. Baker Smith, Inc., discussed the request.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a restriction be placed on the plat that no structure fill or obstruction be placed in the drainage right-of-way and addressing is depicted on the plat.
- c) Mr. Kelley moved, seconded by Mr. Elfert: “THAT the HTRPC grant approval to the application for Process A, Re-Subdivision, for Theriot Meadows, Redivision of Lots BW-1, BW-2, & BW-3 belonging to Baron’s A/C & Heating, Inc. into Lots 1 thru 6 conditioned upon a restriction be placed on the plat that no structure fill or obstruction be placed in the drainage right-of-way and addressing is depicted on the plat.”

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

- 5. The Chairman stated the next item under Old Business was an application by LeGrace Properties, L.L.C. requesting approval for Process A, Re-Subdivision, for Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC.

- a) Mr. Rembert requested the HTRPC leave Old Business Item G5 on the table until the next regular meeting of June 20, 2013.
- b) The Chairman recognized Mr. Sam DeGeneres, 1100 West Tunnel Boulevard, who discussed the area being susceptible to a lot of water and severe flooding.
- c) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC table the application for Process A, Re-Subdivision, for Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC until the next regular meeting of June 20, 2013 as per the Developer’s request.”

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

Mr. Kelley moved, seconded by Mr. Kurtz: “THAT the HTRPC remove Old Business Item G6 from the table to be considered at this time.”

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

6. The Chairman stated the next item under Old Business was an application by Lawrence J. Boquet, Jr. requesting approval for Process D, Minor Subdivision, for Campsites, Revised Lot A-2 and Lots B-1 thru B-30, Property of Lawrence J. Boquet, Jr., et ux.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the request.
  - b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
  - c) The Chairman recognized Ms. Mary Breaux, 6641 Highway 56, who discussed the lease lines versus the plat lines and discrepancies of the same.
  - d) Mr. Freeman stated the Planning Commission had no jurisdiction over lines and the discrepancy of the property lines between Mr. Boquet and the camp owners would be a civil matter.
  - e) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Campsites, Revised Lot A-2 and Lots B-1 thru B-30, Property of Lawrence J. Boquet, Jr., et ux.”

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

Mr. Schouest moved, seconded by Mr. Kurtz: “THAT the HTRPC remove Old Business Item G7 from the table to be considered at this time.”

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

7. The Chairman stated the next item under Old Business was an application by Mickey J. Lajaunie, et ux requesting approval for Process A, Re-Subdivision, for Tracts 1-A and 1-B, A Division of Tract 1, Property belonging to Mickey J. Lajaunie, et ux.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the request.
  - b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
  - c) Mr. Schouest moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Tracts 1-A and 1-B, A Division of Tract 1, Property belonging to Mickey J. Lajaunie, et ux.”

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

Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC remove Old Business Item G8 from the table to be considered at this time.”

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

8. The Chairman stated the next item under Old Business was an application by Loney Grabert requesting approval for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Property belonging to Robert H. Shockley, Jr., et ux.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the request.
  - b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.

- c) Mr. Kelley moved, seconded by Mr. Elfert: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Property belonging to Robert H. Shockley, Jr., et ux.”

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

#### H. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by Capital Growth Buchalter for a Process A, Re-Subdivision for Tract B1B, Property belonging to Paul Cox, et al.

- a) Mr. James Farrelly, representing the application, discussed the location and division of property.
- b) No one from the public was present.
- c) Mr. Kelley moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended the matter be tabled until a drainage plan and calculations were submitted to the Terrebonne Parish Engineering Division for review and approval, fire hydrants were installed or depicted on the plat, all utility letters, including the Board of Health, were submitted to the Planning Commission office, and addresses were depicted on the plat.
- e) Discussion was held with regard to the property coming to the Planning Commission prior and why it was being submitted as a Re-Subdivision.
- f) Mr. Elfert moved, seconded by Mr. Kelley: “THAT the HTRPC table the application for Process A, Re-Subdivision for Tract B1B, Property belonging to Paul Cox, et al until the next regular meeting of June 20, 2013.”

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

- 2. The Chairman called to order the Public Hearing for an application by Walter Land Company for a Process D, Minor Subdivision for Tract “A”, A Redivision of a portion of Property belonging to Walter Land Company.

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

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended the matter be tabled until an additional fire hydrant is installed, drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and approval, and the address of 299 Thompson Road is depicted on the lot on the plat.
- e) Discussion was held with regard to the property size, drainage, number of lots, and drainage calculation requirements.

- f) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC table indefinitely the application for Process D, Minor Subdivision for Tract “A”, A Redivision of a portion of Property belonging to Walter Land Company until an additional fire hydrant is installed, drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and approval, and the address of 299 Thompson Road is depicted on the lot on the plat.”

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

- 3. The Chairman called to order the Public Hearing for an application by Nick Theriot for Process D, Minor Subdivision for Redivision of Property belonging to Nicholas J. Theriot (Tract A-B-C-D-A).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyors, representing the Developer, discussed the location and division of property.
- b) No one was public from the present to speak.
- c) Mr. Kelley moved, seconded by Mr. Kurtz: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided all utility letters were received and addressing was depicted on the plat.
- e) Mr. Kurtz moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Redivision of Property belonging to Nicholas J. Theriot (Tract A-B-C-D-A) conditioned upon the submittal of all utility letters and addressing being depicted on the plat.”

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

- 4. The Chairman called to order the Public Hearing for an application by Bryan Bascle for Process D, Minor Subdivision for the Redivision of the East One-Half of Tract “A-B-C-D-A” belonging to CRT Services, L.L.C.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyors, representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Mr. Bryan Bascle, 138 Menard Road, applicant, who requested approval of his request.
- c) Mr. Kelley moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend the matter be tabled until all utility letters were submitted, drainage calculations were submitted to the Terrebonne Parish Engineering Division for review and approval and addresses were depicted on all of the lots.
- e) Mr. Elfert moved, seconded by Mr. Kelley: “THAT the HTRPC table the application for Process D, Minor Subdivision for the Redivision of the East One-Half of Tract “A-B-C-D-A” belonging to CRT Services, L.L.C. until the next regular meeting of June 20, 2013.”

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

5. The Chairman called to order the Public Hearing for an application by the Terrebonne Port Commission requesting conceptual & preliminary and engineering approval for Process C, Major Subdivision for the Proposed Rome Woodward Street (Main Port Court) roadway.

- a) Mr. Gordon stated the applicant was requesting both conceptual & preliminary as well as engineering to be considered at the same time.
- b) The Chairman further recognized Mr. David Rabalais, Port Commission Director, who stated they were in a rush to complete the roadway to avoid losing a grant that is paying for the same.
- c) Mr. Ostheimer moved, seconded by Mr. Elfert: “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. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend the application for conceptual & preliminary be approved and requested the Commission to consider all three stages of the application at once.
- e) Discussion was held with regard to granting a variance for considering both conceptual & preliminary and engineering at the same time and the different situation as it concerns there being no property to be sold for a financial gain.
- f) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated May 16, 2013 with regard to the punch list items for the development [See *ATTACHMENT B*].
- g) Mr. Matt Ledet, T. Baker Smith, Inc., presenting the Developer, stated they would comply/resolve all punch list items.
- h) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC grant conceptual & preliminary approval for Process C, Major Subdivision for the Proposed Rome Woodward Street (Main Port Court) roadway along with a variance to allow both conceptual & preliminary and engineering approval to be applied for and considered at the same meeting due to the uniqueness of there being no lots being sold and it being a public-type entity.”
- i) Discussion was held with regard to the applicant coming back in a couple of weeks for a special meeting to address the engineering approval and not granting a variance.
- j) Mr. Kurtz offered a substitute motion, seconded by Mr. Kelley: “THAT the HTRPC grant conceptual & preliminary approval with no variance and the applicant come back for a special meeting to address the engineering phase.”
- k) Discussion was held with regard to the lots being leased and not being sold and the application being for a roadway only.

The Chairman called for a vote on the substitute motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Kelley & Mr. Kurtz; NAYS: Mr. Elfert, Mr. Foret, Mr. Ostheimer, Mr. Schouest; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION FAILED.

The Chairman called for a vote on the original motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Foret, Mr. Ostheimer, Mr. Schouest; NAYS: Mr. Kelley and Mr. Kurtz; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- l) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for the Proposed Rome Woodward Street (Main Port Court) roadway conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated May 16, 2013 [See *ATTACHMENT B*].

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Foret, Mr. Kelley, Mr. Ostheimer, Mr. Schouest; NAYS: Mr. Kurtz; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. The Chairman stated the next item on the agenda was an application by Annie 1, L.L.C. requesting engineering approval for Process C, Major Subdivision for Trinity Commercial Park.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated May 15, 2013 with regard to the punch list items for the development [See *ATTACHMENT C*].
- b) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, requested a variance for punch list items 2.c and 2.h and stated they would comply/resolve all the remaining punch list items.
- c) Discussion was held with regard to fencing and locked gates around ponds.
- d) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC table the engineering application for Process C, Major Subdivision for Trinity Commercial Park until the next regular meeting of June 20, 2013.”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

1. Revised Lots 5, 6, & 7 of Block 5, A Redivision of Lots 5, 6, 7, & 8 of Block 5, Capital Commercial Development, Phase 4A, Property belonging to Terre South Investments, Inc., Section 84, T17S-R17E, Terrebonne Parish, LA
2. Lots 1-A and 2-A, A Redivision of Property belonging to Faye Breaux, et al, Section 8, T18S-R19E, Terrebonne Parish, LA
3. Revised Tract "A" & Revised Tract 1 belonging to Ken J. Arceneaux, et als, Section 41, T17S-R18E, Terrebonne & Lafourche Parishes, LA
4. Revised Lots 2-A, 2-B, & 2-C, A Redivision of Lots 2-A, 2-B, & 2-C, Property belonging to Shirley Duplantis Dupre, Section 41, T17S-R18E, Terrebonne Parish, LA
5. Redivision of Property belonging to Floyd E. Milford, Jr., Section 101, T17S-R17E, Terrebonne Parish, LA
6. Reconfiguration of Lot 20, Block 2 of Southern Comfort Waterfront Community, Section 32, T20S-R17E, Terrebonne Parish, LA
7. Survey and Redivision of a Batture Tract, Being the Property of the Milka Pellegrin Corporation and of Lot 4 of Milka Pellegrin Subdivision, Being the Property belonging to Troy and Ellen Ledet, into Revised Lot 4 and the Remaining Batture Tract, Sections 23 & 24, T18S-R18E, Terrebonne Parish, LA

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

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mr. Elfert stated they would be calling a meeting within the next couple of weeks.



L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Kelley requested clarification on the variance that was granted for the Port Commission. Mr. Gordon stated it was more of a procedural variance rather than an infrastructure variance.
- b) Mr. Elfert inquired about the Fire Chief's proposal and Mr. Gordon stated the Council was going to be calling a Subdivision Regulations Review meeting and these issues would be brought up and discussed.

2. Chairman's Comments:

- a) Dr. Cloutier discussed fencing around retention ponds and the Commission continuously giving variances for the same and possible changing the regulations. He discussed our community with numerous waterways without fencing and gates and burdening developers to put them around ponds on a temporary basis. He requested sending a letter to the Parish Council to make the appropriate changes to the S.D.D.M.
- b) He also spoke of removing stumps in retention ponds and changing this policy as well.
- c) Mr. Elfert suggested making a recommendation to the Council but would like to see it go to the Commission's Subdivision Regulations Review Committee first, then to the Commission, and ultimately to the Council.
- d) Mr. Ostheimer suggested speaking to Col. Bush first to inquire as to the reasoning the regulations are in place to begin with and determining if they should be changed. Discussion ensued with regard to minimum requirements for slopes on ponds.

M. PUBLIC COMMENTS:

- 1. The Chairman recognized Mr. Henry Richard, 1414 Savanne Road, who inquired as to when the Subdivision Regulations Review Committee meeting would be and if it would be advertised like a regular meeting. It was indicated that it would be.

N. Mr. Ostheimer moved, seconded Mr. Schouest: "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. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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