

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
SPECIAL MEETING OF MAY 31, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the special meeting of May 31, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:30 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Jeremy Kelley; Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. Richard Elfert. Also present were Patrick Gordon, Director, and Chris Pulaski, Senior Planner, Department of Planning & Zoning.
- C. APPLICATIONS:
1. The Chairman called to order the Public Hearing for a conceptual and preliminary application by CitiPlace, L.L.C. for Process C, Major Subdivision for Williamsburg Subdivision.
 - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property. He stated the layout had to be changed due to the road and pond.
 - b) The Chairman recognized George Ingle, 7 Golf Villa Drive, New Orleans, who owns property in the area and expressed concerns of drainage.
 - c) Mrs. Williams moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Elfert. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Ostheimer discussed drainage in North Terrebonne as it concerns the CCC ditch and the effects of continuing to allow future development before it is addressed. He requested representatives from the Engineering Division to come to a future meeting of the Planning Commission to address the matter.
 - e) Discussion was held with regard to drainage, flooding, 25-year rain events, tailwater, 100-year rain events for floods through FEMA, new developments creating zero impact to existing neighborhoods, and taking more precautions before approving new developments.
 - f) Mr. Gordon stated he would request someone come to our July meeting to discuss drainage in the North Terrebonne area.
 - g) Mr. Gordon discussed the previous submittal and problems with extending the cross streets through to Ciera Park Subdivision and that the cul-de-sac construction would work for this development. He stated Staff recommended approval provided the variance is granted from the required cross streets.
 - h) Discussion was held with regard to cross streets, no regulations for sidewalks, and no green space.
 - i) Discussion ensued with regard to access to the Women’s Carnival Club property and Mr. Waitz stated he would add a servitude of passage of the same.
 - j) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Minor Subdivision for Williamsburg Subdivision with a variance granted from the cross street requirements.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mrs. Williams; NAYS: Mr. Thibodeaux; ABSTAINING: Dr. Cloutier and Mr. Ostheimer; ABSENT: Mr. Elfert. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. The Chairman called to order the Public Hearing for an application by Louis J. Mohana for Process D, Minor Subdivision for Lot 5, Block 1, Bayou Terrebonne Subdivision.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing Mr. Mohana, discussed the location and division of property. He stated Mr. Mohana would like to sell the lot for a home to be built on it.
- b) The Chairman recognized Lynn Bourg, on behalf of Bayou Terrebonne Subdivision, who stated that when they purchased their lots, the fact that a park would be on that lot was a selling point by the Developer. They requested more time to get with their neighbors on the matter. They also questioned a cell phone tower that was near the lot.
- c) Discussion was held with regard to adjacent property owner notification being only 250' from the development, clarification of the cell phone tower that requires them to show the drop zone when applying for a permit and not being able to be built near homes but homes being allowed to build near existing towers.
- d) Mr. Gordon stated it was a good idea to table the matter and contact the recreation district to determine if they would be willing to acquire the lot for a park since the homeowners bought the property with the assumption that there would be a park.
- e) Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC continue the public hearing and table the consideration of the application for Process D, Minor Subdivision for Lot 5, Block 1, Bayou Terrebonne Subdivision until the regular meeting of July 19, 2011."

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

3. The Chairman called to order the Public Hearing for a preliminary application by Northpark, LLC for Process C, Minor Subdivision.

- a) Mr. Henry Richard, Developer, stated he had changed the entry into the subdivision in order to preserve some large oak trees, included sidewalks, curved the streets to prevent speeding, and there were no lots as of yet on the other side of the CCC ditch which wouldn't be done until the Parish finishes up expected work on the ditch. He stated he was a local developer using private funds to develop this subdivision and mentioned the area high school expanding to accommodate more children.
- b) The Chairman recognized Mr. David Bergeron, 4588 Sugar Bend Street, who stated he supported a subdivision using private funds, supported the variance from the cross street requirements, expressed concerns of access to Highway 24 from the back lots and stated he was still not in favor of the proposed subdivision connecting to Southern Estates Subdivision. He also expressed concerns of the roadway being large enough to support the number of lots and would like to see green space as a buffer between the two subdivisions.
- c) Discussion was held with regard to the Planning Commission supporting interconnectivity between subdivisions, more information with regard to crossing the CCC ditch once completed with Phase 1, and issues with recreation district taking over parks and not necessary when lots are large enough to accommodate play areas but still like to see them.
- d) Mrs. Williams moved, seconded by Mr. Schouest: "THAT the Public Hearing be closed."

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

- e) Mr. Gordon stated that a park was proposed for Southern Estates Subdivision but the recreation district was not interested in placement of a park so they converted the land back to residential lots. He discussed the Staff Report and stated Staff recommended conditional approval provided that the necessary 25' drainage servitudes are established along the CCC ditch in uniform to the property to the north illustrated on the approved Conceptual Plan and a variance is granted for the cross street setback.

- f) Discussion was held with regard to the conceptual plan having a straight street and a t-turnaround versus the preliminary plan.
- g) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant preliminary approval of the application for Process C, Major Subdivision for Northpark, Phase 1 with a variance from the cross street requirement and conditioned upon the necessary 25’ drainage servitudes being established along the CCC ditch in uniform to the property to the north as illustrated on the approved Conceptual Plan.”

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

D. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
 - a) Mr. Thibodeaux inquired about notifications required on developments with six or more lots.
- 2. Chairman’s Comments: None.
- 3. Mr. Gordon informed the Commission that he would not be at the June meeting since he was selected to go to China from June 15-22, 2012 with the Parish and Chris would be taking his place.

E. PUBLIC COMMENTS: None.

- F. Mrs. Williams moved, seconded Mr. Erny: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:26 p.m.”

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

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