

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF NOVEMBER 19, 2009

- A. The Chairman, Daniel Babin, called to order the regular meeting of November 19, 2009 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Alex Ostheimer and the Pledge of Allegiance led by Mrs. Beryl Amedée.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée, Mr. Daniel Babin, Chairman; Mr. Richard Elfert; Mr. Erny; Mr. Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Dr. L. Arnold "Budd" Cloutier. Also present were Pat Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mrs. Williams moved, seconded by Mrs. Amedée: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of October 15, 2009."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mrs. Williams moved, seconded by Mr. Kurtz: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of October 15, 2009."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mrs. Amedée: "THAT the HTRPC emit payment for the November 19, 2009 invoices and approve the Treasurer's Report of October 2009."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors requesting to table Item F1 with regard to the Survey of Lots 1-A-1 & 1-A-2 in LaCarpe Industrial Park Subdivision, Section 101, T17S-R17E, Terrebonne Parish, LA until the next regular meeting of December 17, 2009 [See *ATTACHMENT A*].
 2. Mr. Gordon read a letter from Charles L. McDonald Land Surveyor, Inc. requesting to table Item F7 with regard to Four Seasons Mobile Home Park until the next regular meeting of December 17, 2009 [See *ATTACHMENT B*].
- Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC table Items F1 and F7 until the next regular meeting of December 17, 2009 as per the Developers' request."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. APPLICATIONS:
1. WITHDRAWN Survey of Lots 1-A-1 and 1-A-2, A Redivision of Revised Lot 1-A, Block 2, LaCarpe Industrial Park Subdivision [See *ATTACHMENT A*]
 2. The Chairman called to order the Public Hearing for an application by Reynold J. Luke, Jr. requesting approval for Process D, Minor Subdivision for the Survey of Tracts "A" & "B", Redivision of Property belonging to Reynold J. Luke, Jr.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.

- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with no conditions.
- c) No one was present from the public to speak.
- d) Mrs. Amedée moved, seconded by Mr. Navy: “THAT the Public Hearing be closed.”

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

- e) Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Tracts “A” & “B”, Redivision of Property belonging to Reynold J. Luke, Jr.”

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

- 3. The Chairman called to order the Public Hearing for the application by James H. Crane requesting approval for Process D, Minor Subdivision for the Survey of Lots 1 thru 9, Redivision of Property belonging to James H. Crane, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that addresses are depicted on the plat and drainage calculations are submitted to the Engineering Division for approval.
- c) No one was present from the public to speak.
- d) Mr. Navy moved, seconded by Mrs. Amedée: “THAT the Public Hearing be closed.”

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

- e) Discussion was held with regard to a small portion of the property being located within the forced drainage area.
- f) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Lots 1 thru 9, Redivision of Property belonging to James H. Crane, et al per Staff’s recommendations; conditioned that addresses are depicted on the plat and drainage calculations are submitted to the Engineering Division for review and/or approval.”

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

- 4. The Chairman called to order the Public Hearing for the application by Henry J. Richard requesting approval for Process D, Minor Subdivision for the Survey of Revised Tracts A-2 & A-3, Tracts A-4, A-5 & A-6, Redivision of Tract A, Property belonging to Henry J. Richard, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that drainage calculations are submitted to the Engineering Division for review and/or approval.
- c) No one was present from the public to speak.

- d) Mr. Navy moved, seconded by Mrs. Amedée: “THAT the Public Hearing be closed.”

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

- e) Mrs. Amedée moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Revised Tracts A-2 & A-3, Tracts A-4, A-5 & A-6, Redivision of Tract A, Property belonging to Henry J. Richard, et ux per Staff’s recommendations; conditioned that drainage calculations are submitted to the Engineering Division for review and/or approval.”

- f) Discussion was held with regard to driveways, internal circulation, and drainage.

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

5. The Chairman called to order the Public Hearing for the application by Henry J. Richard requesting conceptual and preliminary approval for Process C, Major Subdivision for CitiPlace, Addendum Nos. 3 & 4.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.

- b) The Chairman recognized Mr. Bill Ellzey, 312 Bellaire Drive, who expressed concerns of the proposed land use and retention pond’s depth with regard to safety.

- c) Mr. Rembert stated the pond will be owned by the two property owners adjacent to the pond.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the requests to meet the Engineering Division’s request on the retention pond are met at Engineering.

- e) The Chairman recognized Mr. Fred Davis, 221 Bellaire Street, who expressed concerns of drainage.

- f) Mrs. Williams moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- g) Discussion was held with regard to no abundance of filling of the land.

- h) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process C, Major Subdivision for CitiPlace, Addendum Nos. 3 & 4 per Staff’s recommendations; conditioned upon the Developer complying with Terrebonne Parish Engineering Division's letter dated November 16, 2009 concerning the mitigation plan are met at the Engineering Phase.”

- i) Discussion was held with regard to public sewer, allowable turn-arounds, and the road not going through to West Park Avenue from Martin Luther King Boulevard.

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

The Chairman recognized Councilwoman Teri Cavalier and Councilman Kevin Voisin in the audience at this time.

6. The Chairman called to order the Public Hearing for the application by Coastal Phoenix Investments/Affordable Housing Services, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision for Three Oaks.
- a) Mr. Gary Gibbs, 4410 Leisure Time Drive, Diamondhead, Mississippi, Developer, stated they wanted to focus on the multi-family portion (Phase 1) of the property that has the \$10 million attached to it. He stated they did not have to connect the streets on the rear phase, there would be no low-income tax credits, and vouchers would be accepted, and the single-family homes would be for sale and not rent.
 - b) Mr. Gordon stated the whole subdivision is included with the conceptual and preliminary application and would be considered as a whole. He discussed the Staff Report and stated that no sign was erected on the property depicting a public hearing and a letter was received from Councilwoman Teri Cavalier requesting to table the matter. He stated Staff recommended tabling the application due to these issues until the next regular meeting.
 - c) The Chairman recognized Councilwoman Cavalier, 307 Lola Street, District 4, who expressed concerns of the cross streets, density differences between all subdivisions involved, traffic concerns, and safety of existing residents. She requested a modification of the layout to include no connecting cross streets, hole #4 of the golf course be moved, a traffic study be conducted along with a new bridge across from the development, and hopes to address within the next (30) days.
 - d) The Chairman recognized the following individuals who expressed opposition to the development with regard to the notification of the public hearing, inadequate buffer, increased traffic, no boulevard or retention pond in the proposed development, not wanting connecting cross streets, Section 8 housing, overcrowding schools, drainage, maintenance of golf course, the existing vacant buildings at the front of Southern Estates, etc:
 - (1) David Bergeron, 4588 Sugar Bend Street
 - (2) Jason Baker, 445 Sugar Cane Street, submitted a petition with (128) signatures addressing concerns of residents
 - (3) Matt Whitney, 498 Sugar Trail Street
 - (4) Duffy Duplantis, Sr.,
 - (5) Adrianna Eschete. 486 Sugar Plum Street
 - (6) Jennifer Goullis, 432 Sugar Cane Street
 - (7) Chad Duplantis, 439 Sugar Trail Street
 - (8) Tracy Ledet, 4665 Sugar Hill Street
 - e) The Chairman recognized Councilman Kevin Voisin, District 6, who discussed zoning and density buffers and expressed the importance of enforcing the 4' x 4' sign requirement for advertising public hearings.
 - f) Mrs. Williams moved, seconded by Mr. Navy: "THAT the Public Hearing be closed."
 The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - g) Mr. Ostheimer moved, seconded by Mrs. Amedée and Mr. Erny: "THAT the HTRPC table the application for Process C, Major Subdivision for Three Oaks until the next regular meeting of December 17, 2009 as per the request of Councilwoman Teri Cavalier."
 The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

7. WITHDRAWN Four Seasons Mobile Home Park [See *ATTACHMENT B*]

8. The Chairman called to order the Public Hearing for the application by Terrebonne Land Partnership requesting approval for Process C, Major Subdivision for South Hollywood Commercial Park, Phases 1 & 2.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, discussed the location and division of property.
- b) Mr. Gordon stated the proper signage was erected on the property for the public hearing and placed in the file. He discussed the Staff Report and stated Staff recommended approval with no conditions.
- c) No one was present from the public to speak.
- d) Mr. Navy moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

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

- e) Discussion was held with regard to no curb cuts on Hollywood Road where Bridgeport Way intersects.
- f) Mr. Ostheimer moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval for the application for Process C, Major Subdivision for South Hollywood Commercial Park, Phases 1 & 2 conditioned they install a cut through the neutral ground on Hollywood Road at Bridgeport Way so u-turns and left-hand turns can be made subject to Staff's approval."

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

9. The Chairman called to order the Public Hearing for the application by Teuton-Caro Developments, L.L.C. requesting approval for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A & Future Developments.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, discussed the location and division of property.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided LA DOTD be contacted to determine whether a traffic study is necessary and be provided if so.
- c) The Chairman recognized Councilwoman Teri Cavalier, 307 Lola Street, District 4, who expressed concerns of drainage, the pond in the middle of the subdivision, and no social aspects involved.
- d) Mr. Navy moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

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

- e) Mr. Ostheimer moved, seconded by Mr. Elfert and Mr. Kurtz: "THAT the HTRPC grant approval for the application for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A & Future Developments per Staff's recommendation; that notification from LA DOTD be received as to whether or not a traffic study is necessary and be provided if so."

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

10. The Chairman stated the next item on the agenda was an application by Hollygrove, L.L.C. requesting engineering approval for Process C, Major Subdivision for Hollygrove.
- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT C*].
 - b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, stated they would comply with items 1 through 3 but feels like item 4 is not part of the subdivision regulations as he interprets them.
 - c) The Chairman recognized public speaker cards from the following adjacent property owners with regard to concerns of the drainage, proposed slip, and levee:
 - (1) Prosper Toups, 513 Forest Boulevard
 - (2) Jon Prejeant, 112 Tulip Drive
 - (3) Gerald Giroir, 110 Fern Street
 - (4) Ken Watkins, 101 General Lee Street
 - d) The Chairman recognized Councilman Kevin Voisin, 101 Angelle Circle, District 6, expressed disappointment in the process of the proposed development by the Developers. He discussed the extensive punch list items and requested the engineering approval not be accepted provisionally in this case.
 - e) Discussion was held with regard to reaching common ground between the residents and developers, Engineering not having time to review their new proposal, the affect on the adjacent property owners, and proceeding with caution.
 - f) Mrs. Amedée moved, seconded by Mrs. Williams: “THAT the HTRPC table the engineering approval for the application for Process C, Major Subdivision for Hollygrove until the next regular meeting of December 17, 2009 due to the many concerns expressed.”
 - g) Mr. Ostheimer offered a substitute motion, seconded by Mrs. Amedée: “THAT the HTRPC table the engineering approval for the application for Process C, Major Subdivision for Hollygrove until the next regular or special meeting but no later than December 17, 2009 due to the many concerns expressed.”
- The Chairman called for a vote on the substitute motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
11. The Chairman stated the next item on the agenda was an application by Rebecca Plantation, L.L.C. requesting engineering approval for Process C, Major Subdivision for Rebecca Plantation, Phase II (1st Filing).
- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT D*].
 - b) Mr. Jeff Loup, T. Baker Smith, Inc., representing the Developer, requested a variance for items 1 and 4a and stated they would comply with the remaining items.
 - c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval for the application for Process C, Major Subdivision for Rebecca Plantation, Phase II (1st Filing) with a variance for punch list items 1 (for block length) & 4a (with Lots 1-4, Block 1 and Lot 1, Block 6 to drain 100% to the rear because of the drain pipes on street exceeds 36" in diameter) conditioned upon the Developer complying with punch list items 2, 3, 4b, 4c, 5, & 6 as per the Terrebonne Parish Engineering Division's memo dated November 19, 2009 [See *ATTACHMENT D*].”
 - d) Discussion was held with regard to the pipes being at least 60" in diameter.
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

12. The Chairman stated the next item on the agenda was an application by Sugar Lake, L.L.C. requesting final approval for Process C, Major Subdivision for Sugarwood Subdivision, Addendum No. 5.
 - a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT E*].
 - b) Mr. Kevin Rizzo, T. Baker Smith, Inc., representing the Developer, stated they would comply with all of the items on the punch list.
 - c) Discussion was held with regard to the agreement between the Parish and the Developer to build the remainder of Ravensaide Drive when Valhi Boulevard is constructed.
 - d) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC grant final approval for the application for Process C, Major Subdivision for Sugarwood Subdivision, Addendum No. 5 conditioned upon the Developer complying with all of the punch list items within (30) days and a notation on the plat next to Ravensaide Drive be placed indicating that it will be extended to Valhi Boulevard per the letter the Developer’s gave to the Parish Council [See *ATTACHMENT E*].”

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

G. OTHER BUSINESS:

1. The Chairman called to order the Public Hearing for the discussion and possible action regarding the addition of the extension of Valhi Boulevard from Savanne Road to U.S. Highway 90 to the Master Thoroughfare Plan.

- a) No one from the public was present to speak.
- b) Mrs. Williams moved, seconded by Mrs. Amedée: THAT the Public Hearing be closed.”

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

- c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the addition of Valhi Boulevard from Savanne Road to U.S. Highway 90 to the Master Thoroughfare Plan.”

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

H. STAFF REPORT: None.

I. Mr. Ostheimer moved, seconded by Mr. Navy: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5.”

1. Survey of Tract A-B-C-D-E-F-A and Revised Lot 17 of Wilson's Addition to the City of Houma, Section 7, T17S-R17E, Terrebonne Parish, LA
2. Survey of Revised Tracts "B" & "BB", A Redivision of Property belonging to Saia Woodlawn Ranch, Inc., Section 55, T17S-R18E, Terrebonne Parish, LA
3. Survey of Revised Lots 1-A and 2-A, Block 2, Lacarpe Industrial Park Subdivision, Section 101, T17S-R17E, Terrebonne Parish, LA
4. Survey of Revised Lots 23 & 23, Block A, Mechanicville Subdivision, A Redivision o Property belonging to Saulman Thomas, et ux, Section 9, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Lots 6 & 7, Block 13, A Redivision of Lots 6 & 7, Block 13, Crescent Park Addition to the City of Houma, Section9, T17S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mrs. Robinson informed the Commission that the Terrebonne Parish Council Subdivision Regulations Review Sub-Committee will be forming a Sub-Sub-Committee to look at the regulations over the next 6 months which will then refer back to the Sub-Committee. She stated the Residential Building Parks passed and would be going to the Parish Council, but the Mobile Home Park and RV Parks did not pass.
- b) Discussion was held with regard to the process of getting the regulations reviewed and approved and the unawareness of all parties involved of the problems arising to proposed changes.
- c) The Chairman recognized Councilman Kevin Voisin, 101 Angelle Circle, District 6, who stated they would be actively working on a better process and direction to allow for better progress on the subdivision regulations review and approval of the same.

2. Comprehensive Master Plan Update: None.

K. COMMISSION COMMENTS:

1. PLANNING COMMISSIONERS' COMMENTS: None.

2. CHAIRMAN'S COMMENTS:

- a) The Chairman apologized to the Commission for his overlooking of a few lights during the meeting.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded by Mrs. Williams: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 9:55 p.m."

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

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST HOUMA, LA. 70360
504-879-2782 (FAX) 504-879-1641

November 19, 2009

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

Att: Mr. Pat Gordon:

Re: ITEM 1, SURVEY OF LOTS 1-A-1 & 1-A-2 IN LACARPE INDUSTRIAL PARK
SUBDIVISION IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LA

Dear Pat:

Please postpone the above referenced item on the planning commission agenda tonight. At this time the parties are negotiating on the purchase price of the small sliver of land between them. I understand this should take place before the next meeting so this division can go forward.

Thank you.

Sincerely,


Kenneth L. Rembert

KLR/apr

Charles L. McDonald*Land Surveyor, Inc.**P.O. Box 1390**Gray, Louisiana 70359**Ph. # (985) 876-4412 Fax # (985) 876-4806**Email: clmsurveyor@aol.com**Charles L. McDonald, P.L.S.**Galen F. Bollinger, P.L.S*

November 18, 2009

Houma-Terrebonne Regional Planning Commission
P. O. Box 1446
Houma, LA 70361-1466

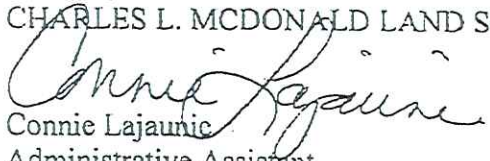
Attn: Becky

Ref: Jenny Do – Four Seasons Mobile Home Application

Dear Houma-Terrebonne Regional Planning Commission:

The above referenced application is on tonight's meeting agenda. At the request of the owner, please remove this item from tonight's agenda and table/add to the next meeting agenda for approval.

Thank you.

Sincerely,
CHARLES L. MCDONALD LAND SURVEYOR, INC.
Connie Lajaunie
Administrative Assistant*Surveying Louisiana Since 1959 • Incorporated Since 1977*



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

November 19, 2009
2nd Review

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **Hollygrove;
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.5.4.8.2,3 The profile for the ditch along Lots 1 and 10 should show the finish grade of the lots.
2. 24.7.6.2.6 Does not conform to SDDM:
 - a. V.A.3. Reference should be made on sheet 7 that "Detail A" for the conflict box is located on sheet 5.
 - b. V.C.18. Future driveway culverts, sized as though the entire ditch was subsurface, need to be shown on the plat.
 - c. VIII.C. A Letter of No Objection is required for work inside a parish right-of-way.
3. 24.5.4.6.7 No approval letter from the Department of Health and Hospitals and TPCG Pollution Control
4. The following comments relating to the adjustment of the forced drainage boundary need to be addressed:
 - a. Specifications should be provided for the construction of the levee.
 - b. A sequence of construction should be provided to ensure the forced drainage boundary is maintained throughout construction.
 - c. A servitude should be granted to the parish providing unobstructed maintenance of the new forced drainage boundary. The developer's boundary location is the center of the lots where homes can be placed.
 - d. More details should be provided at the slip for lots 1 and 10 to ensure the forced drainage boundary can be maintained.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

cc: Gregory E. Bush, LTC, USA, Retired (w/attachment)
Tom Bourg (w/attachment)
Philip Liner (w/attachment)
Brandon Arceneaux, P.E. (w/attachment)
Planning Commission (w/attachment)
Reading File (w/attachment)
Council Reading File (w/attachment)



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

**TERREBONNE PARISH
CONSOLIDATED GOVERNMENT**

November 19, 2009
2nd Review
Agenda Item F-11

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **Rebecca Plantation Phase 2;
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.3 The block length of the northern section of road exceeds the 1500 ft. maximum length by 200 feet. This design was approved at Conceptual and Preliminary Phases.
2. 24.5.4.8 The final plat should show bearings and distances of all Drainage Right-of-Ways.
3. 24.5.4.7.6 The plans do not show the proposed street name.
4. 24.7.6.2.6 Does not conform to SDDM:
 - a. V.A.6, 24.7.1.2.6. All lots are not graded to drain to the street or to a major drainage artery as defined by the S.D.D.M. HTRPC is authorized to allowed rear lot drainage where the size of drain pipe would exceed 36 inches in diameter.
 - b. V.A.8. Cross sections at maximum 100 foot intervals need to show lot grades.
 - c. V.B.2. The service life for drain pipes 48 inches and greater should be 70 years.
5. 24.5.4.6.7 No approval letter from the following:
 - a. Waterworks
 - b. Department of Health and Hospitals
6. LaDOTD project permit should be obtained.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

cc: Gregory E. Bush, LTC, USA, Retired (w/attachment)
Tom Bourg
Philip Liner
Jeff Loup, P.E. (w/attachment)
Planning Commission (w/attachment)
Reading File (w/attachment)
Council Reading File (w/attachment)



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

November 19, 2009
Agenda Item # F-12

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **Sugarwood Subdivision, Add 5;
Final Inspection**

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. A final plat should be submitted.
2. The property corners of all the lots need to be staked.
3. Clean all sediment and debris from the subsurface drainage system.
4. Remove the plugs at both outfalls.
5. Extend the 36" culvert at the Ravensaide Drive outfall.
6. Seal the void in the decking at the CB on Lansdown Drive.
7. Remove the forming boards from the CB on Lansdown Drive.
8. Sewer Manhole No. 1 (Station 3+98 Ravensaide Drive) leaks ground water and needs to be resealed.
9. Sewer Manhole No. 3 (Station 3+27 Lansdown Drive) leaks ground water and needs to be resealed.

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: Gregory E. Bush, LTC, USA, Retired
Planning Commission
Kevin Rizzo, P.E.
Engineering Division
Reading File
Council Reading File