

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF NOVEMBER 21, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of November 21, 2024 of the HTRPC to order at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Terry Gold.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Angele Poiencot and Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- Mr. Travion Smith arrived at the meeting at this time, 6:03p.m.*
- 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. *There were no conflicts to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Billiot: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of October 17, 2024.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mrs. Poiencot. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the November 21, 2024 invoices, approve the Treasurer’s Report of October 2024, and approve the amendment to the 2024 Budget.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mrs. Poiencot. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors requesting to table Item G.2. regarding Low Land Construction Co., LLC [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mr. Thibodeaux: “That the HTRPC table the Process D, Minor Subdivision, for Tracts “A” & “B,” A Redivision of Tract C-D-F-K-R-S-T-U-C belonging to Low Land Construction Co., LLC until the next regular meeting of December 19, 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. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mrs. Poiencot. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the application by Trey J. Lottinger requesting approval for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Property belonging to Trey J. Lottinger, et al.
- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr.

Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski read the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Tracts A & B, A Redivision of Property belonging to Trey J. Lottinger, et al."

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

2. *TABLED* Tracts "A" & "B," A Redivision of Tract C-D-F-K-R-S-T-U-C belonging to Low Land Construction Co., Inc. [See *ATTACHMENT A*]

3. The Chairman called to order the application by Victor & Vickie Levron requesting approval for Process D, Minor Subdivision, for Lots 1-A & 1-B, Partition of Property belonging to Francois Dupre, et al.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) 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. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski read the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters and municipal addresses being depicted on the plat.
- e) Mr. Rogers moved, seconded by Mr. Billiot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Lots 1-A & 1-B, Partition of Property belonging to Francois Dupre, et al conditioned upon the submittal of all utility service availability letters and municipal addresses being depicted on the plat."

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

4. The Chairman called to order the application by Delores A. Holt requesting approval for Process D, Minor Subdivision, for Tracts 46A-1 & 46A-2, Greenwood-Oak Forest Plantation Estates.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) 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. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski read the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters.
- e) Mr. Rogers moved, seconded by Mr. Billiot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Tracts 46A-1 & 46A-2, Greenwood-Oak

Forest Plantation Estates conditioned upon the submittal of all utility service availability letters.”

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

5. The Chairman called to order the application by South Louisiana Electric Cooperative Association requesting engineering approval for Process C, Major Subdivision, for Tract A.

- a) Mr. Matt Rodrigue, Duplantis Design Group, PLC, stated they were requesting engineering approval.
- b) Ms. Joan Schexnayder, TPCG Engineer, read a memo, dated November 12, 2024, regarding the punch list items for the development [See ATTACHMENT B].
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet all the items on the TPCG Engineering Division’s punch list.
- d) Mr. Rodrigue stated they would comply/resolve all punch list items.
- e) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant engineering approval of Process C, Major Subdivision, for Tract A, South Louisiana Electric Cooperative Association conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated November 12, 2024 [See ATTACHMENT B].”

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

H. STAFF REPORT:

1. Discussion was held regarding the 2025 Meeting Schedule and the June meeting falling on Juneteenth, a TPCG holiday, and taking action to move that particular meeting to the fourth Thursday.

- a) Mr. Rogers moved, seconded by Wayne Thibodeaux: “THAT the HTRPC approve the amended 2025 Meeting Schedule by moving the June 2025 meeting to the fourth Thursday rather than the third Thursday, as required in the By-Laws, due to the observance of the Juneteenth Holiday.”

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

I. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-8.”

1. Lot Line Adjustment Survey, Property belonging to Lance Kiley involving Lots 3 and 4 of Block 12, Crescent Park Addition to the City of Houma; Section 101, T17S-R17E, Terrebonne Parish, LA (606 Sunset Avenue / Councilman Danny Babin, District 7)
2. Revised Lots 15 & 16, A Redivision of Lots 15 & 16 of Block 2 of Belmont Place Subdivision; Sections 30, 31, & 32, T17S-R17E, Terrebonne Parish, LA (202 & 208 Independence Drive / Councilman Clyde Hamner, District 6)
3. Survey of Property owned and to be purchased by Dana Brien; Section 33, T17S-R16E, Terrebonne Parish, LA (4716 N. Bayou Black Drive / Councilman Carl Harding, District 2)
4. Lot Line Shift, Property belonging to Robert P. LeBlanc & Todd M. LeBlanc; Section 83, T15S-R16E, Terrebonne Parish, LA (122 & 126 Hwy. 24, Schriever / Councilman John Amedée, District 4)
5. Survey of Tract "A" and Lots "J" through "M," A Lot Line Adjustment of Tract "A" to absorb Lots "J" through "M;" Section 86, T19S-R17E, Terrebonne Parish, LA (7928 - 7999 Shrimpers Row / Councilman Danny Babin, District 7)

6. Land & Residence sitting on Portion of Lot 1 & 2, Block 1, Crozier Heights Subdivision; Sections 17 & 32, T18S-R17E, Terrebonne Parish, LA (339 Bayou Dularge Road / Councilman Brien Pledger, District 1)
7. Survey & Division of Lot A, Lot B, and a Portion of Lot H belonging to Richard H. Barker, III, TMC Lands, LLC and Barker Properties, LLC into Lots A-1, Lot B-1, and Lot B-2; Section 101, T17S-R17E, Terrebonne Parish, LA (369 St. Charles Street, 339 St. Charles Street, & 1190 West Tunnel Blvd. / Councilman Carl Harding, District 2)
8. Revised Lots "D-1" & "E," A Redivision of Lot "D-1" & Revised Lot "E," Property belonging to James G. Fister, et al; Section 104, T17S-R17E, Terrebonne Parish, LA (3447 & 3449 Bayou Black Drive / Councilman Danny Babin, District 7)

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

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Thibodeaux inquired about status on federal funds and the proposed wastewater project. Mr. Pulaski discussed the funding of \$4 million and the possible expansion of the wastewater management and priority areas and use of leftover funds.
- b) Discussion ensued regarding the public hearings held for the use of the funds, the benefits for the low to moderate income communities, effects of higher flood insurance premiums, and current litigation with FEMA on flood maps and insurance costs.

2. Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

- M. Mr. Soudelier moved, seconded Mr. Thibodeaux: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:35 p.m."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. 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
985- 879-2782 email "klrsurveyors@aol.com"

November 20, 2024

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

Att: Mr. Chris Pulaski:

Re: New Business---Item 2, Property of Low Land Construction Co., Inc.

Dear Chris:

Please let this letter serve as a request to place the above item on the table until next month's meeting. There are still some issues to be addressed.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



November 12, 2024
1st Review

TO: **Christopher M. Pulaski**

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

SUBJECT: **SLECA**
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. Inadequate drainage servitudes are provided.
2. 24.5.4.6.7 Letters and/or signed plats need to be provided from the following utilities showing approval of location of the utility servitudes:
 - a. Electric Utility
 - b. Waterworks
 - c. Pollution Control
 - d. Gas Utility
 - e. Department of Health and Hospitals for water and sewer.

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.

JES/bbd

cc: Matthew Rodrigue, P.E. (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)