

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 19, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of September 19, 2024 of the HTRPC to order at 7:00 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; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering; and Mr. Derick Bercegeay, Legal Advisor.
- 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. Soudelier: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of August 15, 2024.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the September 19, 2024 invoices and approve the Treasurer’s Report of August 2024.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATION(S):** None.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
1. The Chairman called to order the application by Zachary Deroche requesting approval for Process D, Minor Subdivision, for Tracts G-1, G-2, H-1, H-2, H-3, I-1, & I-2, A Redivision of Tracts G, H, & I belonging to Z & K Rentals, L.L.C.
- a) Mr. Ken Rembert, 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. 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, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** None. **THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of a letter of no objection from the LA Department of Health and municipal addresses be depicted on the plat.

- e) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for Tracts G-1, G-2, H-1, H-2, H-3, I-1, & I-2, A Redivision of Tracts G, H, & I belonging to Z & K Rentals, L.L.C. conditioned upon the submittal of a letter of no objection from the LA Department of Health and municipal addresses be 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, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the application by Charles W. Smith requesting approval for Process D, Minor Subdivision, for Tracts “L-1” & “L-2,” A Redivision of Tract “L” belonging to Charles W. Smith, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Mr. James Burnthorne, 400 Idlewild Drive, who stated he wasn’t against the redivision but was learning about the process.
- c) Mr. Rogers moved, seconded by Mr. Billiot: “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, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of a letter of no objection from the LA Department of Health and municipal addresses be depicted on the plat.
- e) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for Tracts “L-1” & “L-2,” A Redivision of Tract “L” belonging to Charles W. Smith, et ux conditioned upon the submittal of a letter of no objection from the LA Department of Health and municipal addresses be 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, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the application by Joann Kaack requesting approval for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 54, A Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public present 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, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner and Mr. Thibodeaux; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance from the minimum lot size requirement and conditional approval provided upon the submittal of a letter of no objection from the LA Department of Health.
- e) Mr. Gold moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 54, A Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC with a variance granted from the minimum lot size requirement for Lot 54 and

conditioned upon the submittal of a letter of no objection from the LA Department of Health.”

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

3. The Chairman called to order the application by LL&G Construction, Inc. requesting approval for Process D, Minor Subdivision, for Tracts “A” & “B,” A Redivision of Property belonging to LLG Construction, Inc.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Ms. Mary Kubala, 603 Cavaness Drive, who inquired as to where the new golf course entrance/exit would be.
- c) Discussion was held regarding everything existing on the property and no major configurations would be taking place.
- d) Mr. Rogers moved, seconded by Mr. McGuire: “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, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided municipal addresses be depicted on the plat.
- f) Mr. Billiot moved, seconded by Mr. Smith: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for Tracts “A” & “B,” A Redivision of Property belonging to LLG Construction, Inc. conditioned upon municipal addresses be depicted on the plat.”

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

4. The Chairman called to order the application by Craig Benoit, Tracy Benoit Barrett, Dean Benoit, Corey Benoit, Jason Benoit, Holly Benoit Prestenbach, & Eric Benoit requesting approval for Process D, Minor Subdivision, for the Division of Tract “C” being a portion of Tract 32 or Terrebonne Project LA-12 into Tract C-1 & Tract C-2 belonging to the Estate of Linda B. Benoit.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided municipal addresses be depicted on the plat and the submittal of all utility letters.
- e) Mr. Gold moved, seconded by Mr. Billiot: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Division of Tract “C” being a portion of Tract 32 or Terrebonne Project LA-12 into Tract C-1 & Tract C-2 belonging to the Estate of Linda B. Benoit conditioned upon municipal addresses being depicted on the plat and the submittal of all utility letters.”

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

5. The Chairman called to order the application by Shane Duplantis requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Eric Paul Prestenbach (Tracts A & B).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) The Chairman recognized Ms. Claudia Carter Boudreaux, 208 Kraemer Street, who expressed concerns of a flooding concerns and a drainage canal to the rear property line that is not maintained.
- c) Ms. Schexnayder stated there was no parish drainage servitude at that location and it must be a privately maintained ditch. Mr. Bercegeay stated he was meeting with drainage on Monday and could mention it.
- d) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided municipal addresses be depicted on the plat and the submittal of all utility letters.
- f) Mr. Smith moved, seconded by Mr. Billiot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Division of Property belonging to Eric Paul Prestenbach (Tracts A & B) conditioned upon municipal addresses being depicted on the plat and the submittal of all utility letters."

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

6. The Chairman called to order the application by South Louisiana Electric Cooperative Association (SLECA) requesting conceptual & preliminary approval for Process C, Major Subdivision, for Tract A.

- a) Mr. Matt Rodrigue, Duplantis Design Group, PC, discussed the location and division of property for SLECA's new campus. He stated they were converting the tract from raw land to a developable 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, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski read a letter from Eric Breaux and Barry Harper expressing opposition to the application [See *ATTACHMENT A*]. Mr. Pulaski stated that Valhi Boulevard was zoned and within the overlay district and that restrictions on the building type, signage, landscaping, driveways, etc. would be addressed between a future parking plan/planned building group application to the Zoning & Land Use Commission and at the building permit stage. He then discussed the Staff Report and stated Staff recommended approval of the conceptual & preliminary application.
- e) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC grant conceptual & preliminary approval of Process C, Major Subdivision, for Tract A, South Louisiana Electric Cooperative Association."

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC acknowledge for the record the following Administrative Approval."

1. Plat showing Properties belonging to N&B, LLC (Tract A and Revised Lots 1 & 2); Sections 6, 37, & 101, T17S-R17E, Terrebonne Parish, LA (1201 Barataria & 1206 A & B Lafayette Street / Councilman Brien Pledger, District 1)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Soudelier moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:42 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, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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

Terrebonne Parish Council Meeting Room
Houma-Terrebonne Regional Planning Commission,
South Louisiana Electric Cooperative Association
Government Tower, 8026 Main Street, 2nd Floor.
Houma, LA. 70360

Subject: Opposition to SLECA's Proposed Site Development

To: Houma-Terrebonne Regional Planning Commission

I would like to express my strong opposition to SLECA's proposed site development on Valhi Blvd. The introduction of this development will create notable disruptions to our residential areas near the proposed site, particularly, the influx of large utility vehicles. Many residents, including my family, frequently enter Ravensaide Drive from Valhi Blvd. which could face severe congestion if additional traffic is introduced without careful planning. Furthermore, clarity will be needed regarding where the entry and exit points to Valhi Blvd will be located, for this proposed site. This detail is vital not just for traffic flow, but for ensuring safety within our residential areas. Furthermore, will other entries from residential areas to Valhi Blvd be considered, such as opening dead-end streets (Sugarwood Blvd., Riverwood Drive) to relieve the traffic that will build up in front of Ravensaide Drive and/or Equity Blvd which is extremely congested at peak times? I assume that a comprehensive traffic survey is mandated as part of this project's evaluation.

I understand that this property is zoned for commercial use and in its preliminary stages, but the potential for this project will dramatically reduce residential property values, which is a significant concern that cannot be overlooked. While SLECA may have other options, such as the undeveloped property adjacent to their existing site on Coteau Road, more centrally located and close to Hwy 90, allowing for expansion that would not jeopardize the valuation of established neighborhoods.

The last thing we want is a dramatic increase in noise and traffic cluttering residential streets, which are already cluttered at peak driving times especially around 5:00 pm which is currently extremely congested between Valhi Extension and South Hollywood Road.

For the preservation of our residential communities and property values, I urge all decision-makers involved to reconsider the proposed site development by SLECA. Let us advocate for a solution that utilizes the ample undeveloped land available while safeguarding our residential community's.

Sincerely,

Eric Breaux, 354 Ravensaide Drive
Barry Harper 358 Ravensaide Drive
985-226-0208
September 17, 2024