

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF AUGUST 18, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of August 18, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:27 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: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Keith Kurtz. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Ms. Courtney Alcock, Legal Advisor filling in for Mr. Laddie Freeman.
- 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.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mrs. Falgout: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of July 21, 2016.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the August 18, 2016 invoices and approve the Treasurer’s Report of July 2016.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC accept and approve the amendment to the 2016 budget as presented.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Leonard Chauvin, P.E., P.L.S., Inc. dated August 18, 2016 requesting to table Item G.1 with regard to Tracts 3-1 & 3-2 belonging to Corridor Properties indefinitely [See *ATTACHMENT A*].
- a) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Division of Tract 3 into Tract 3-1 and Tract 3-2 belonging to Corridor Properties, LLC indefinitely as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read a letter from Milford & Associates, Inc. received August 10, 2016 requesting to withdraw Item G.3 with regard to Lots D-1 & D-2, Block 1, North Terrebonne Commercial Park [See *ATTACHMENT B*].
- a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC withdraw the application for Process D, Minor Subdivision, for Lots D-1 & D-2, A Redivision of Lot 1, Block 1, North Terrebonne Commercial Park [See *ATTACHMENT B*].”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr.

Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated August 11, 2016 requesting to table Item H.5 with regard to Pelican Retreat Townhomes until the next regular meeting of September 15, 2016 as per the Developer's request [See *ATTACHMENT C*].

- a) Mr. Erny moved, seconded by Mrs. Falgout: "THAT the HTRPC table the application for Process A, Re-Subdivision for Pelican Retreat Townhomes until the next regular meeting of September 15, 2016 as per the Developer's request [See *ATTACHMENT C*]."

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

G. OLD BUSINESS:

Mr. Kelley moved, seconded by Mr. Erny: "That the Old Business be removed from the table and considered at this time."

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

1. WITHDRAWN. *Division of Tract 3 into Tract 3-1 and Tract 3-2 belonging to Corridor Properties, LLC* [See *ATTACHMENT A*]

2. The Chairman called to order an application by Deroche Development, LLC requesting approval for Process D, Minor Subdivision, for Townhomes of Deroche Estates.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the application that was tabled at the previous meeting. He requested a variance for 24.3 where a townhouse is defined as three units versus the zoning ordinance that defines it as two units. He also requested a variance on the parking.

- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon submittal of an approval letter from Pollution Control, a variance is granted or a modification of the floor plan be submitted for Lot 14, Blocks 5 & 6 to provide for sufficient parking, a variance is granted from the definition of townhomes (24.3) to two townhomes as described in the zoning code, an application for a Planned Unit Development be approved by the Zoning and Land Use Commission as per Section 28-116 thru 118, and completion of Deroche Estates Subdivision, Addendum No. 1, Final Approval.

- c) Discussion was held with regard to the variances and not being able to grant a variance from the parking because it'll make the turn-around not functional because people will end up parking in it.

- d) Mr. Kelley moved, seconded by Mr. Ostheimer: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Townhomes of Deroche Estates until the next regular meeting of September 15, 2016."

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

3. WITHDRAWN. *Lots D-1 & D-2, A Redivision of a portion of Lot 1, Block 1, North Terrebonne Commercial Park & a Lot Line Adjustment to adjacent properties* [See *ATTACHMENT B*]

4. The Chairman called to order an application by Arthur A. DeFraités, Jr. & John M. DeFraités requesting engineering approval for Process C, Major Subdivision (Road Project) for DeFraités Drive (Extension).

- a) Mr. Terral Martin, Providence/GSE Associates, Inc., requested a variance from items 2 & 3 on the punch list that Ms. Schexnayder provided.

- b) The Chairman recognized Mr. Arthur DeFraités, 300 Buena Vista Boulevard, who discussed the variance requests.

- c) Ms. Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a memo dated August 18, 2016 concerning the punch list items for the development [See *ATTACHMENT D*].
- d) Discussion was held with regard to the road and whether it would have light or heavy traffic, whether it was a service road and if trucks would utilize to make deliveries to the shops located on the Walmart parking lot side.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the engineering application for Process C, Major Subdivision (Road Project) for DeFraites Drive Extension with a variance granted from punch list item 2 and conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated August 18, 2016 [See *ATTACHMENT D*].”

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

H. APPLICATIONS:

- 1. The Chairman called to order a Public Hearing for an application by RJLS, LLC requesting approval for Process D, Minor Subdivision, for Lots 6 thru 13, A Redivision of Revised Tract A-4 belonging to RJLS, LLC.

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

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- e) Mrs. Schexnayder indicated she forgot to request a servitude on the ditch that goes through Lot 11. She requested 15’ on both sides.
- f) Mr. Rembert stated he would have to ask the developer.
- g) Mr. Kelley moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 6 thru 13, A Redivision of Revised Tract A-4 belonging to RJLS, LLC conditioned upon a 15’ servitude being provided along both sides of the ditch that runs through Lot 11.”

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

- 2. The Chairman called to order a Public Hearing for an application by Shawn Bonvillain requesting approval for Process D, Minor Subdivision, for Tracts 1 thru 4 belonging to Shawn David Bonvillain.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a variance from the minimum lot size requirement because the lots would be utilized for docking and mooring purposes only.
- b) No one from the public was present to speak.
- c) Mr. Kelley moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr.

Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided the variance was granted for the minimum lot size requirement.
- e) Discussion was held with regard how it would be enforced to not allow a permit to be obtained for the tracts of land even though it says for docking and mooring purposes only. Mr. Pulaski indicated he had faith in the permit and inspection process and it would be considered falsifying a permit should someone try.
- f) Mr. Ostheimer moved, seconded by Mrs. Falgout: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 thru 4 belonging to Shawn David Bonvillain with a variance granted for the minimum lot size requirement due to the lots being utilized for docking and mooring purposes only."

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

- 3. The Chairman called to order a Public Hearing for an application by Louis J. Mohana requesting approval for Process D, Minor Subdivision, for Tracts "A-1" and "A-2", Property belonging to Louis J. Mohana, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He indicated he may have to change the configuration of the lot due to the waterline. He requested the public hearing be held and tabled afterwards until the next meeting.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- d) Mr. Thibodeaux moved, seconded by Mrs. Falgout: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts "A-1" and "A-2", Property belonging to Louis J. Mohana, et ux until the next regular meeting of September 15, 2016 as per the Developer's request."

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

- 4. The Chairman called to order a Public Hearing for an application by Leroy Norman, Sr. requesting approval for Process D, Minor Subdivision, for Tracts "A-1" thru "A-2", A Redivision of Tract A belonging to Leroy Norman, Sr., et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He indicated he may have to move the servitude per the Board of Health's request.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of a letter of no objection from the Board of Health and a revised plat to reflect the changes.
- e) Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “A-1” thru “A-2”, A Redivision of Tract A belonging to Leroy Norman, Sr., et ux conditioned upon the submittal of a letter of no objection from the Board of Health and a revised plat to reflect the changes.”

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

- 5. WITHDRAWN. *Pelican Retreat Townhomes* [See ATTACHMENT C]
- 6. The Chairman called to order a Public Hearing for an application by Shawn Bonvillain requesting approval for Process D, Minor Subdivision, for Lots 1-A & 1-B, A Redivision of Property belonging to Shawn David Bonvillain.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
  - b) The Chairman recognized Mr. David Babin, 109 Lirette Street, who liked the idea that the lot was about the same size of the existing lots in the neighborhood but had concerns of whether a mobile home could be placed there.
  - c) Mr. Pulaski confirmed that the area was not zoned therefore a mobile home could be placed unless there were covenant restrictions placed in the subdivision to restrict mobile homes however this lot was not part of Bayou Black Heights Subdivision.
  - d) Mrs. Falgout moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”
 

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the application.
  - f) Mr. Cehan moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1-A & 1-B, A Redivision of Property belonging to Shawn David Bonvillain.”
 

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

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

- 1. Lots 2-A & 3-A, A Redivision of the south half of Lot 3 & Lot 2, Block 1, Luby Subdivision, Section 4, T17S-R17E, Terrebonne Parish, LA
- 2. Lots 2-A and 3-A, Block 1 of Theriot Subdivision, Sections 71 & 72, T17S-R16E, Terrebonne Parish, LA
- 3. Resubdivision of Lot 1 and Lot 2, Block 1, Olsenia Subdivision and a 1' strip separating Lot 1 & Elgin Street into Lot 1-A, Block 1, Olsenia Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
- 4. Revised Lot 4, Block 1, Redivision of Lots 4 & 5, Block 1, Bayou Cane Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
- 5. Survey & Redivision of Lot 10 and Lot 11, Block 9, Sugarwood Estates, Addendum No. 2, Phase B, into Lot 10-A, belonging to Lana B. Burnthorne, Section 87, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) The Chairman called to order the Public Hearing for the discussion and possible action with regard to modifications to the Storm Drainage Design Manual as it pertains to mobile home parks.
- b) Mr. Pulaski indicated Mr. Mark Guidroz was not able to attend the meeting but he would like to speak and requested the matter be continued to the September meeting.
- c) The Chairman recognized Mr. Bryan Breaud, Providence/GSE Associates, LLC, who discussed the changing the runoff to a weighted C value so it would be more adaptive to different sites such as grass versus concrete. He indicated the 15' rear servitude was another issue Mr. Guidroz had but it was up to the Commission to decide if any changes needed to be made.
- d) Discussion was held with regard to the last council overturning there request to not grant certain variances for Bon Villa Mobile Home Park and how the current council would feel.
- e) Mr. Erny moved, seconded by Mr. Ostheimer: "THAT the HTRPC continue the public hearing and consideration of the discussion and possible action with regard to modifications to the Storm Drainage Design Manual as it pertains to mobile home parks until the next regular meeting of September 15, 2016."
- f) Discussion was held with regard to not allowing Bon Villa Mobile Home Park to act as a model because it had a unique set of circumstances.

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

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer expressed concerns over the risk of accepting applications to be placed on the agenda then allowing them to be tabled indefinitely up to one year and the application being locked into that particular set of regulations in place at the time.
- b) Mr. Ostheimer also discussed the tragic flooding that took place and if it happened in Terrebonne Parish.
- c) Mr. Erny discussed his concerns of storm surges and Terrebonne being behind Lafourche Parish and St. Mary Parish as far as permits being issued.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Erny moved, seconded Mr. Kelley: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:50 p.m."

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

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

627 JACKSON STREET  
THIBODAUX, LA. 70301

(985) 449-1376 TEL  
(985) 449-1050 FAX

**LEONARD CHAUVIN P.E., P.L.S., INC.**  
*Civil Engineer - Land Surveyor*

August 18, 2016

*Via Email*

Terrebonne Parish Consolidated Government  
Attn: Becky Becnel

***Re: Division of Tract 3 into Tract 3-1 and Tract 3-2 belonging to Corridor  
Properties located in Terrebonne Parish, Louisiana***

Ms. Becnel,

Please remove this item from the planning commission agenda indefinitely. We will proceed with division of this property upon approval of the drainage design from Terrebonne Parish Engineering Division. If you have any questions please contact our office.

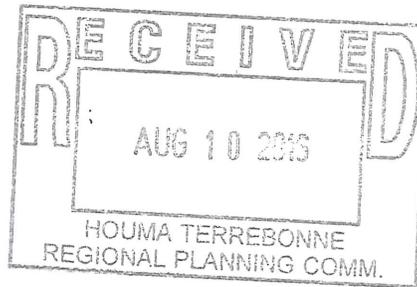
Sincerely,

Tre' Chauvin  
Leonard Chauvin PE, PLS Inc.

**MILFORD & ASSOCIATES, INC.**  
**CIVIL & CONSULTING ENGINEERS**

July 21, 2016

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



ATTN: Mr. Chris Pulaski

**RE: Lots D-1 & D-2 A Redivision of a Portion of Lot 1, Block 1, North Terrebonne Commercial Park to Cropland Investment Group, LLC  
Section 4 T17S-R16E Section 4, T16S-R17E  
Terrebonne Parish, LA  
Agenda Item G3 Old Business**

Dear Mr.Pulaski:

We are requesting to withdraw the application entirely from the meeting agenda, scheduled for Thursday, August 18, 2016, for the above referenced project.

If you have any questions, please contact me at your convenience.

Very truly yours,

**MILFORD & ASSOCIATES, INC.**



F. E. Milford, III, P. E.  
LA License No. 30701

FEMIII/sr

cc: 16-41, Reading File  
Ronald J. Shaw

16-41 10AUG16 H-TRPC pulled from agenda.doc

1538 Polk Street  
Houma, Louisiana 70360  
(985) 868-2561 / FAX (985) 868-2123  
milfordassociate@bellsouth.net

Page 1 of 1

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360

504-879-2782 (FAX) 504-879-1641

e-mail - klrsurveyors@aol.com

August 11, 2016

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

Att: Mr. Chris Pulaski:

Re: PELICAN RETREAT TOWNHOUSES

Dear Chris:

Please remove Item No. 5 (Applications) from Thursday, August 18<sup>th</sup> 2016 meeting. There are many variance issues that need to be addressed among the owners first.

Thank you.

NEXT REG MTO.

Sincerely,

  
Kenneth L. Rembert

KLR/apr



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



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

TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

August 18, 2016  
2<sup>nd</sup> review  
Item No. G-4

TO: Christopher M. Pulaski  
FROM: Joan E. Schexnayder, P.E. *JES*  
SUBJECT: Defraites Extension  
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. 22-187 Letter of no objection required for sewer work and tie-in for drainage on East Street.
2. 24.4.6.3 Blocks must be less than or equal to 600' in length in urban areas.
3. 24.7.2.1.b 8" thick PCC pavement or equivalent asphaltic concrete is required.
4. 24.7.5.4.1 Gas mains are required in the city limits.
5. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.2 Utilities and lot grading are to be shown on the proposed site plan.
  - b. V.A.3 Points of vertical intersection are not labeled on the plan/profile.
  - c. V.A.4 The electrical servitude is not labeled at Station 15+20 on the drainage plan.
  - d. V.A.5 Location of all utilities need to be shown on the typical section.
  - e. VI.A.21 A dry pond shall be sloped no flatter than 0.3% toward drainage outlet.
  - f. VI.A.24 Ponds that are deeper than four feet shall require a protective fencing and a locked gate unless they are considered a recreational amenity as specified by State law and approved by the Planning Commission.
  - g. VII.A Since this development will result in disturbance of more than 5 acres a LAR100000 permit and a NOI need to be submitted to LaDEQ. TPCG-ED should receive a copy prior to construction.
6. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Department of Health and Hospitals

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: Ernest Brown  
Michelle Eschete  
Bryan M. Breaud  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File

Saltwater Fishing Capital of the World®