

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF JUNE 18, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of June 18, 2020 of the HTRPC to order at 6:16 p.m. at the Houma Municipal Auditorium and via live Zoom teleconference broadcast from the Terrebonne Parish Consolidated Government's Facebook page with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Joseph "Joey" Cehan, Vice-Chairman; Dr. L.A. "Budd" Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Keith Kurtz; and Mr. Liner. Absent at the time of Roll Call was: Mr. Phillip Livas, Mr. Barry Soudelier, and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Laddie Freeman, Legal Advisor, and Ms. Joan Schexnayder, TPCG Engineering Division.
- Per the policy of the certification of the June 18, 2020 Regular Meeting, see the attached certification for the June 18, 2020 Regular Meeting.
- 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 him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of May 21, 2020."
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Cehan: "THAT the HTRPC emit payment for the June 18, 2020 invoices and approve the Treasurer's Report of May 2020."
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS: None.
- G. OLD BUSINESS:
- Dr. Cloutier moved, seconded by Mr. Cehan: "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 Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the Public Hearing for an application by Donnes Real Estate requesting approval for Process D, Minor Subdivision, for Thibodeaux By-Pass Commercial Park.
 - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He stated the project was tabled so many times because they were waiting for the utilities to be installed.
 - b) There was no one from the public present to speak.
 - c) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the Public Hearing be closed."
 - d) The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of an approval letter from TPCG Engineering Division upon final inspection with no punch list items.

- f) Dr. Cloutier moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Thibodeaux By-Pass Commercial Park conditioned upon the submittal of an approval letter from TPCG Engineering Division upon final inspection with no punch list items.

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the application by Lionel & Velma Williams requesting approval for Process D, Minor Subdivision, for Lots “A” and “B”, Property belonging to Lionel Williams, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the matter was tabled at the last meeting because failed to request a variance on the fire hydrant distance and for the lot size.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variances and subdivision request.
- c) Mr. Kurtz moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots “A” and “B”, Property belonging to Lionel Williams, et ux with variances granted for the fire hydrant distance and minimum lot size requirement.”

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the application by Filemon & Hortencia S. Saldana requesting approval for Process D, Minor Subdivision, for Stone Creek Subdivision.

- a) Mr. Gene Milford, Milford & Associates, Inc., standing in for Charles L. McDonald Land Surveyors, discussed the location and division of property.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the matter to allow time for the developer to install the fire hydrant and sewer line as per the plans and to place a note on the plat that states: “Driveways along LA Hwy. 57 for Lots 1-7, Block 1 will require a driveway permit from LA DOTD prior to the issuance of a building permit.
- c) Discussion was held with regard to giving the applicant assurance to get approval if the required infrastructure is installed. The 60-day rule was discussed and stated that action would have to be made by the next meeting or it would be automatically approved.
- d) Mr. Milford stated the applicant was okay with tabling the matter to allow time to install the infrastructure.
- e) Discussion was held with regard to the driveways and other solutions should DOTD object.
- f) Mr. Kurtz moved, seconded by Dr. Cloutier: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Stone Creek Subdivision indefinitely as per the Developer’s request.”

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Indian Ridge Plantation, L.L.C. requesting approval for Process D, Minor Subdivision, for Tract 1, Property of Indian Ridge Plantation, L.L.C.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the property would be utilized for boat access and they were requesting a variance for the lot size and fire hydrant distance.

- b) There was no one from the public to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval along with the variances.
- e) Mr. Kurtz moved, seconded by Mr. Liner: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract 1, Property of Indian Ridge Plantation, LLC with variances granted from the minimum size lot requirement and from the fire hydrant distance requirement.”

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Four Point Holdings, Inc. requesting approval for Process D, Minor Subdivision, for Lots 58 thru 61, A Redivision of Parcel 3 belonging to Four Point Holdings, Inc.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the property was being leased and they wanted to sell the property to those individuals. He requested approval conditioned upon approval from the Department of Health.

- b) There was no one from the public to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variances and subdivision provided the applicant submits an approval letter from the Department of Health.
- e) Discussion was held with regard to the servitude of passage for the covered decks across the property lines. Mr. Rembert stated he would indicate that on the plat.
- f) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 58 thru 61, A Redivision of Parcel 3 belonging to Four Point Holdings, Inc with a variance from the minimum lot size requirement and conditioned upon the submittal of an approval letter from the Department of Health and the plat be revised to include a note for a servitude of passage for the covered decks across the property lines.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Guru Holdings, LLC requesting approval for Process D, Minor Subdivision, for Tracts “A” & “B”, A Redivision of Property belonging to Guru Holdings, L.L.C.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated they were separating the land from the batture.
- b) There was no one from the public to speak on the matter.

- c) Dr. Cloutier moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon an approval letter from the Department of Health.
- e) Mr. Kurtz moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “A” & “B”, Redivision of Property belonging to Guru Holdings, L.L.C. conditioned upon the submittal of an approval letter from the Department of Health.”

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the Public Hearing for an application by Richard Hall requesting approval for Process D, Minor Subdivision, for Revised Lot 21 and Lots 21-A & 21-B, A Redivision of Lot 21 of Magenta Estates West belonging to Richard Hall.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the two lots would be used to dock two separate boats.
- b) There was no one from the public to speak on the matter.
- c) Mr. Cehan moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with the variance granted from the minimum lot size requirement.
- e) Mr. Cehan moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Lot 21 and Lots 21-A & 21-B, A Redivision of Lot 21 of Magenta Estates West belonging to Richard Hall with a variance granted from the minimum lot size requirement.”

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Chairman called to order the Public Hearing for an application by Anne Marie Dupont Boudreaux requesting approval for Process D, Minor Subdivision, for the Redivision of Tract G of the Redivision of Property belonging to Anne Marie Dupont Boudreaux creating Lot 1, Lot 2, Lot 3, & Lot 4.

- 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) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the location of permanent type benchmark be placed on the plat, submittal of all utility service availability letters including Department of Health, and all property corners being monumented and flagged.
- e) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Tract G of the Redivision of Property belonging to Anne Marie Dupont Boudreaux creating Lot 1, Lot 2, Lot 3, & Lot 4 conditioned upon the location of permanent type benchmark be placed on the plat, submittal of all utility service availability letters including Department of Health, and all property corners being monumented and flagged.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

- 1. Mr. Pulaski stated the draft for the revisions to certain portions of Chapter 17, Article II, Section 17-28 of the Parish Code of Ordinances would be presented at the July meeting.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Cehan: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

- 1. Revised Campsite 87, Property belonging to Robinson Canal Land Company, Ltd., Section 83, T20S-R18E, Terrebonne Parish, LA
- 2. Revised Lots 6-A, 7 & 8, Block 2, A Redivision of Lot 6-A and Revised Lots 7 & 8, Lewis Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
- 3. Revised Campsites 92 & 95, Property belonging to Robinson Canal Land Company, Ltd., Section 82, T20S-R18E, Terrebonne Parish, LA
- 4. Revised Tracts 5 and 6 of Oak Forest Plantation Estates, A Redivision of Property belonging to John F. Fazzio, et al, Sections 80 & 81, T16S-R15E, Terrebonne Parish, LA
- 5. Revised Tract "FF-1", Property belonging to The Halili Razz Trust, et al, Sections 17 & 20, T20S-R16E, Terrebonne Parish, LA
- 6. Revised Tract 6-A-1, Revised Tract 7-A-1 and Revised Tract 7-A-2 into Tracts Rev. 2 Tract 6-A-1, Rev. 2 Tract 7-A-1, and Rev. 2 Tract 7-A-2, Sections 2 & 3, T19S-R19E, Terrebonne Parish, LA
- 7. Redivision of Lots 15, 16, and 17, Block 1 of Roberta Grove Subdivision into Lots 15A, 16A, and 17A, Section 9, T17S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS: None.

The Commission and Staff thanked Brian and Nicole from Information Technologies for all of their audio and video assistance for the meeting.

N. Dr. Cloutier moved, seconded Mr. Cehan: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:50 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, and Mr. Liner; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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