

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF NOVEMBER 17, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of November 17, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:12 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Wayne Thibodeaux.
- 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 Mr. Laddie Freeman, 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 him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the special meeting of October 13, 2016 and for the regular meeting of October 20, 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. Erny: “THAT the HTRPC emit payment for the November 17, 2016 invoices and approve the Treasurer’s Report of October 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.
- F. COMMUNICATIONS: None.
- 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. The Chairman called to order an application by Barry Boudreaux, Sr. and Stacy Boudreaux requesting approval for Process D, Minor Subdivision, for Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1.
 - a) Mr. Jim Templeton, David A. Waitz Engineering & Land Surveying, Inc., discussed the matter was tabled and they have received approval from the Fire Chief in the area for a draft site rather than a traditional fire hydrant.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the address being depicted on the raw land tract, submittal of all utility letters, a letter of no objection from the Board of Health be submitted, and an approval letter from Waterworks be submitted.
 - c) Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1 conditioned upon the address being depicted on the raw land tract, submittal of all utility letters, a letter of no objection from the Board of Health be submitted, and an approval letter from Waterworks be submitted.”
 - d) Discussion was held with regard to the draft site being a hose placed in the bayou and a dry hydrant being more appropriate and what the regulations allow for.

- e) *Motion as amended.* Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1 with a variance from the fire hydrant requirements and allow for a draft site and conditioned upon the address being depicted on the raw land tract, submittal of all utility letters, a letter of no objection from the Board of Health be submitted, and an approval letter from Waterworks be submitted.”
- f) Mr. Ostheimer offered a substitute motion, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1 conditioned upon the installation of a fire hydrant or dry hydrant per the requirements, address being depicted on the raw land tract, submittal of all utility letters, a letter of no objection from the Board of Health be submitted, and an approval letter from Waterworks be submitted.”

The Chairman called for a vote on the substitute motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: Mr. Cehan & Mr. Erny; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE SUBSTITUTE MOTION ADOPTED.

H. APPLICATIONS:

1. The Chairman called to order a Public Hearing for an application by J.H.D. Investment & Land Management, LLC requesting approval for Process D, Minor Subdivision, for Tracts C thru H, Property of J.H.D. Investment & Land Management, LLC.

- a) Mr. Ken Rembert, Ken L. Rembert Land Surveyors, discussed the location and division of property. He stated he wanted to sell the property to the leased owners.
- b) Mrs. Falgout moved, seconded by Mr. Kelley: “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.

- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon a letter of no objection from the Board of Health be submitted.
- d) Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts C thru H, Property of J.H.D. Investment & Land Management, LLC conditioned upon a letter of no objection from the Board of Health be submitted.”

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.

2. The Chairman called to order a Public Hearing for an application by Cropland Investment Group, LLC requesting approval for Process D, Minor Subdivision, for Lots 12-A thru 12-E, A Redivision of Lot 12, Property of Cropland Investment Group, LLC, et al.

- a) Mr. Ken Rembert, Ken L. Rembert Land Surveyors, discussed the location and division of property.
- b) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “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.

- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- d) Discussion was held with regard to the servitude and the Board of Health requirements. A letter of no objection was received by the Board of Health.
- e) Mr. Kelley moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 12-A thru 12-E, A Redivision of Lot 12, Property of Cropland Investment Group, LLC, et al.”

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.

- 3. The Chairman called to order a Public Hearing for an application by Annie 1, LLC requesting approval for Process D, Minor Subdivision, for Revised Phases C & D, A portion of Trinity Commercial Park, Addendum No. 2.

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

- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- d) Discussion was held with regard to the 30' drainage servitude and the lots being designated as residential in order to avoid putting in an additional fire hydrant. Discussion ensued with regard to a commercial park having residential lots.
- e) Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Phases C & D, A portion of Trinity Commercial Park, Addendum No. 2.”

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, and Mr. Thibodeaux; NAYS: Mr. Ostheimer; 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 J-Bomm, LLC requesting approval for Process D, Minor Subdivision, for the Survey and Redivision of Raw Land Tract 1 belonging to J-Bomm, LLC into Tract 1.

- a) Mr. Jim Templeton, David A. Waitz Engineering & Land Surveying, Inc., discussed the location and division of property.
- b) 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.

- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.

- d) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey and Redivision of Raw Land Tract 1 belonging to J-Bomm, LLC into Tract 1.”

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.

5. The Chairman called to order a Public Hearing for an application by Viking Partners, LLC requesting approval for Process D, Minor Subdivision, for the Resubdivision of Tract D into Tracts D-1 & D-2, Estate of Carrol J. Matherne.

a) There was no one present to represent the application.

- b) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Resubdivision of Tract D into Tracts D-1 & D-2, Estate of Carrol J. Matherne until the next regular meeting of December 15, 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.

6. The Chairman called to order a Public Hearing for an application by Viking Partners, LLC requesting approval for Process D, Minor Subdivision, for the Resubdivision of Tracts B-1, B-3, & E-2 into Tracts B-3-A, B-3-B, B-3-C, & E-2-A, Estate of Carrol J. Matherne.

a) There was no one present to represent the application.

- b) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Resubdivision of Tracts B-1, B-3, & E-2 into Tracts B-3-A, B-3-B, B-3-C, & E-2-A, Estate of Carrol J. Matherne until the next regular meeting of December 15, 2016.”

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.

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

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

1. Revised Lot D and Adjacent Raw Land Property of North Terrebonne Commercial Park, Section 4, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
2. Parcels F & G, Property belonging to Norman J. Price, Jr., et al, Section 5, T18S-R19E, Terrebonne Parish, LA
3. Tracts A & B, A Redivision of Tracts 5, 7, & 11 of Former O'Neal J. Naquin, Jr., et al Property, Section 85, T15S-R16E, Terrebonne Parish, LA
4. Lot Line Shift between Tract D-1 and Property belonging to Diana Trahan Hall Milstead, Section 4, T17S-R17E, Terrebonne Parish, LA
5. Revised Tracts 3 & 4, Property belonging to Severy P. Berger, et ux, Section 32, T18S-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: None.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS: None.

N. Mrs. Falgout moved, seconded Mr. Ostheimer: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:46 p.m.”

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.

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