

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF OCTOBER 15, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of October 15, 2020 of the HTRPC to order at 6:03 p.m. at the Houma-Terrebonne Civic Center with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Keith Kurtz; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Robbie Liner and Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mr. Christian St. Martin, Legal Advisor; and Joan Schexnayder, TPCG Engineering Division.
- 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. *There were no conflicts to report.*
- D. ACCEPTANCE OF MINUTES:
1. Mr. Soudelier moved, seconded by Dr. Cloutier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of September 17, 2020.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Dr. Cloutier: “THAT the HTRPC emit payment for the October 15, 2020 invoices and approve the Treasurer’s Report of September 2020.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- ELECTION OF OFFICERS:
1. Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC table the election of a new Vice-Chairman to the next regular meeting of November 19, 2020 in order to have more Commissioners present.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS: None.
- G. OLD BUSINESS:
- Dr. Cloutier moved, seconded by Mr. Thibodeaux: “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: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the application by Brooke S. Guidry requesting approval for Process D, Minor Subdivision, for Lots A, B, &C, A Redivision of Lot 1, Block 1, Winder Addition and the Northernmost portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma.
 - a) Mr. Gene Milford, representing Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the required variance was approved by the Board of Adjustment and requested approval.
 - b) Mr. Pulaski discussed the Staff Report and stated there was some discussion at the last meeting as to whether additional conditions could be placed on the subdivision regarding placement of additional structures.

- c) Mr. St. Martin, legal advisor, discussed his legal opinion and stated the applicant and HTRPC enter into an agreement which stipulates that no additional structures are to be built on the lots. He stated the said agreement is to be notarized and recorded at the Parish Courthouse with the agreement and recording number being placed on the plat.
- d) Mr. Kurtz moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots A, B, &C, A Redivision of Lot 1, Block 1, Winder Addition and the Northernmost portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma conditioned upon the submittal of all utility letters, approval of the variance request from the minimum size requirement, and the applicant enter into an agreement which stipulates that no additional structures are to be built on the lots and said agreement be notarized and recorded at the Parish Courthouse with the agreement and recording number being placed on the plat.”
- e) Discussion was held regarding the property layout and small lot size not being in the best interest of public welfare. Discussion ensued with whether the lots could be reconfigured as to not need the variance.

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Kurtz, and Mr. Soudelier; NAYS: Dr. Cloutier and Mr. Thibodeaux; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Evangeline Business Park, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision, for Parc Evangeline Subdivision.

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

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. 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 all service availability letters and approval of the variance request on the condition that the median cuts are aligned as described in the Staff Report.
- e) Discussion was held regarding the curb cuts, green space, the variance request, and traffic and speeding on straight-away streets.
- f) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for Parc Evangeline Subdivision with a variance from the residential lot frontage (access) on a collector street (Rue des Affaires) and conditioned upon the submittal of all utility service availability letters, and the removal of the curb cuts along Rue des Affaires (more specifically the curb cuts in front of Lots 1-17, Block 1) and review at the engineering phase.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Soudelier, and Mr. Thibodeaux; NAYS: Mr. Kurtz; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Terre South Investments, Inc. requesting conceptual & preliminary approval for Process C, Major Subdivision, for Blackwater Ridge.

- a) Mr. Gene Milford, representing 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) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided all utility letters are submitted.
- e) Discussion was held regarding a suggestion to the Developer to rezone the property from commercial to residential due to residential setbacks versus commercial setbacks.
- f) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for Blackwater Ridge conditioned upon the submittal of all utility letters and a suggestion to the Developer to rezone the property from commercial to residential.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. 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 were still not completed, and he would bring it back to the Commission when all completed and all at one time.
- 2. Mr. Pulaski discussed an ordinance approved by the Parish Council regarding the approval of speed humps in residential neighborhoods that would have to meet certain criteria, have speed studies performed, and be within specific locations.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

- 1. Revised Tracts "B-1" & "B-2", A Redivision of Property belonging to Timothy P. Deroche, et al, Section 8, T16S-R17E, Terrebonne Parish, LA
- 2. Tracts "A", "B", & "C", A Redivision of Property belonging to Pine Cone Rentals, L.L.C., Section 7, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
 - a) Mr. Thibodeaux inquired about the status of the master plan update.
 - (1) Mr. Pulaski discussed the access management plan, housing, and downtown area as areas of focus. Mr. Thibodeaux inquired about the wastewater plans included in that update whereas Mr. Pulaski stated it could be a part of it and discussed the extension of the community sewer with the development of The New Isle from Government Street to the proposed subdivision. Discussion was further held regarding the Bayou Terrebonne dredging project.
- 2. Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.

- N. Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:42 p.m.”

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

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