

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF APRIL 18, 2013

- A. The Chairman, Dr. L. A. “Budd” Cloutier, Jr., called to order the regular meeting of April 18, 2013 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:35 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Gerald Schouest.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice Chairman; and Mr. Gerald Schouest. Absent at the time of Roll Call was: Mr. Elfert, Mr. Kurtz, and Mr. Thibodeaux. Also present were Mr. Patrick Gordon, Director and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 21, 2013.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Elfert, Mr. Kurtz, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of March 21, 2013.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Elfert, Mr. Kurtz, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the April 18, 2013 invoices and approve the Treasurer’s Report of March 2013.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Elfert, Mr. Kurtz, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. ELECTION:
1. The Chairman stated the next item on the agenda was an election for Secretary/Treasurer to replace Mrs. Marsha Williams who resigned from the Commission.
 - a) Mr. Ostheimer nominated Mrs. Gloria Foret for the position of Secretary/Treasurer.
 - b) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the nominations for the position of Secretary/Treasurer be closed and Mrs. Gloria Foret be elected as Secretary/Treasurer by acclamation.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Elfert, Mr. Kurtz, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Gordon read a letter from Providence/GSE Associates, LLC dated April 18, 2013 withdrawing Summerfield Place Subdivision, Addendum No. 17, Phase C (Items G12) as per the Developer’s request [See *ATTACHMENT A*].
 - a) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC table Item G12, Summerfield Place Subdivision, Addendum No. 17, Phase C, until the next regular meeting of May 16, 2013 as per the Developer’s request [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr.

Elfert, Mr. Kurtz, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Cleon E. Bridges, Jr. for a Process D, Minor Subdivision for the Estate of Hebert Cox, Proposed Division into 8 Tracts.

- a) Mr. Ed Bridges, 4301 Bayou Black Drive, discussed the location and division of property.
- b) No one from the public was present.
- c) Mr. Kelley moved, seconded by Mr. Schouest: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended the matter be tabled until addresses were depicted on the plat, a fire hydrant was installed, contour elevations were on each lot on the plat, and an approval letter is received from the Board of Health. He stated that Board of Health objected due to there not being 60' frontage but they typically approve such lot configurations.
- e) Discussion was held with regard to conditioning the matter due to the items not being substantial and the Commission being stricter with regulations that all infrastructure should be in place before approval is considered.
- f) Mr. Schouest moved, seconded by Mr. Kelley: "THAT the HTRPC table the application for Process D, Minor Subdivision for the Estate of Hebert Cox, Proposed Division into 8 Tracts until the next regular meeting of May 16, 2013."
- g) Discussion was held with regard to holding the applicant up because of issues that could be conditioned.
- h) Mr. Ostheimer offered a substitute motion, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Estate of Hebert Cox, Proposed Division into 8 Tracts conditioned upon addresses being depicted on the lots, installation of a fire hydrant, contour elevations depicted on each of the lots on the plat, and submittal of an approval letter from the Board of Health."
- i) Discussion was held with regard to the Board of Health's issues,

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

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

2. The Chairman called to order the Public Hearing for an application by Mickey J. Lajaunie, et ux for a Process A, Re-Subdivision for Tracts 1-A and 1-B, A Division of Tract 1, Property belonging to Mickey J. Lajaunie, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He also stated that they have not completed the drainage calculations as of yet.
- b) No one from the public was present.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier;

ABSENT: Mr. Elfert, Mr. Kurtz, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended the matter be tabled until addresses were depicted on all of the lots on the plat, drainage calculations were submitted and approved by the Engineering Division, the 25 wide access property is identified as 25', and an approval letter is received from the Board of Health.
- e) Mr. Schouest moved, seconded by Mr. Erny & Mr. Kelley: "THAT the HTRPC table indefinitely the application for Process A, Re-Subdivision for Tracts 1-A and 1-B, A Division of Tract 1, Property belonging to Mickey J. Lajaunie, et ux until addresses were depicted on all of the lots on the plat, drainage calculations were submitted and approved by the Engineering Division, the 25wide access property is identified as 25', and an approval letter is received from the Board of Health as per the Developer's request."

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

- 3. The Chairman called to order the Public Hearing for an application by Glenn M. Pellegrin for Process D, Minor Subdivision for Tracts A & B, A Redivision of Property belonging to Glenn M. Pellegrin.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He requested the matter be tabled indefinitely until he can get all the issues addressed.
- b) No one was public from the present to speak.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided addressing was depicted on the plat and a compliance letter was received from the Board of Health. He stated since the drainage calculations were approved, there was no need to table the application. He did further request that the applicant clean up the property.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Tracts A & B, A Redivision of Property belonging to Glenn M. Pellegrin conditioned upon the addresses being depicted on the plat and submittal of an approval letter from the Board of Health."

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

- 4. The Chairman called to order the Public Hearing for an application by Terrebonne Parish Fire District 4A for Process D, Minor Subdivision for Tracts 1-A & 1-B, A Division of Property belonging to Lafitte Frozen Foods Corporation.

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

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Ostheimer, Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr.

Elfert, Mr. Kurtz, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided addressing was depicted on the plat. He stated since the drainage calculations were approved, there was no need to table the application.
- e) Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Tracts 1-A & 1-B, A Division of Property belonging to Lafitte Frozen Foods Corporation conditioned upon the addresses being depicted on the plat.”

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

- 5. The Chairman called to order the Public Hearing for an application by Loney Grabert for a Process D, Minor Subdivision for Tracts A & B, A Redivision of Property belonging to Robert H. Shockley, Jr., et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He requested the matter be tabled until he can get the drainage study done.
- b) No one was present from the public to speak.
- c) Mr. Erny moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend the application be tabled in order for the developer to address the conditions regarding the fire hydrant being illustrated on the plat, addressing being depicted on the plat, drainage calculations being submitted and approved by the Engineering Division, and submittal of all utility letters including the Board of Health.
- e) Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC table indefinitely the application for Process D, Minor Subdivision for Tracts A & B, A Redivision of Property belonging to Robert H. Shockley, Jr., et ux until issues concerning the fire hydrant being illustrated on the plat, addressing being depicted on the plat, drainage calculations being submitted and approved by the Engineering Division, and submittal of all utility letters including the Board of Health are addressed as per the Developer’s request.”

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

- 6. The Chairman called to order the Public Hearing for an application by JMB Partnership, LLC for a Process D, Minor Subdivision for Tracts “A” & “B”, Property belonging to JMB Partnership, L.L.C.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He requested the matter be tabled until he can get all of the issues resolved.
- b) The Chairman recognized Mr. Glenn Vice, JMB Partnership, LLC, 121 Abagail Drive, who stated they wished to sell 210 acres and keep the portion that Grand Bois Park sits on.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend the application be tabled in order for the developer to address the conditions regarding the fire hydrant being installed (either dry or wet), contours are depicted on the plat, and drainage calculations are approved by the Engineering Division. He further discussed there being no waterline for fire protection and that Bourg Fire Department would have to allow a dry hydrant to be placed in a pond.
- e) Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC table indefinitely the application for Process D, Minor Subdivision for Tracts "A" & "B", Property belonging to JMB Partnership, L.L.C. until issues concerning the fire hydrant being installed (either dry or wet), contours are depicted on the plat, and drainage calculations are approved by the Engineering Division. He further discussed there being no waterline for fire protection and that Bourg Fire Department would have to allow a dry hydrant to be placed in a pond as per the Developer's request."

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

- 7. The Chairman called to order the Public Hearing for an application by Dove Development & Land, LLC requesting conceptual & preliminary approval for a Process C, Major Subdivision for Tracts 1-A thru 1-L & Revised Tract 2-C, A Redivision of Tract 1 & Tract 2-C, Property belonging to Dove Development & Land, LLC.

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

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided the development have a subdivision name.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision for Tracts 1-A thru 1-L & Revised Tract 2-C, A Redivision of Tract 1 & Tract 2-C, Property belonging to Dove Development & Land, LLC conditioned upon a subdivision name being given to the development."

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

- 8. The Chairman called to order the Public Hearing for an application by Annie 1, LLC requesting conceptual & preliminary approval for a Process C, Major Subdivision for Lots 2-K thru 2-P of Block 1, Revised Lot 2-J and Lots 2-Q thru 2-U of Block 3, A Redivision of a portion of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C.

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

b) The Chairman recognized Mr. Ronnie Shaw, 155 Autumn Drive, who gave a presentation on the master plan for the area and stated he may come back with the development being named Addendum No. 2.

c) Mr. Schouest moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided the development is named as the next addendum to the existing subdivision.

e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision for Lots 2-K thru 2-P of Block 1, Revised Lot 2-J and Lots 2-Q thru 2-U of Block 3, A Redivision of a portion of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C. conditioned upon the development being named as the next addendum to the existing subdivision.”

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

9. The Chairman called to order the Public Hearing for an application by Benny & Patty Rhodes for a Process A, Re-Subdivision of Tract 1 of Chauvin Family Subdivision into Tract 1, Tract 1-A, 1-B, & 1-C.

a) Mr. Benson LeBouef, Leonard J. Chauvin P.E, P.L.S., Inc., representing the Developer, discussed the location and division of property.

b) No one from the public was present to speak.

c) Mr. Erny moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”

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

d) Mr. Gordon discussed the Staff Report and stated Staff would recommend the application be tabled in order for the developer to address the conditions regarding addressing being depicted on the plat and drainage calculations being approved by the Engineering Division.

e) Mr. Schouest moved, seconded by Mr. Kelley: “THAT the HTRPC table indefinitely the application for Process A, Re-Subdivision of Tract 1 of Chauvin Family Subdivision into Tract 1, Tract 1-A, 1-B, & 1-C until issues concerning addressing being depicted on the plat and drainage calculations being approved by the Engineering Division as per the Developer’s request.”

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

10. The Chairman called to order the Public Hearing for an application by Rutter Land Co., Inc. requesting conceptual and preliminary approval for a Process C, Major Subdivision for Sugar Mill Olde Towne Subdivision, Addendum No. 1, Phase B.

a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property. He stated the configuration varied slightly from the original master plan.

b) No was from the public was present to speak.

- c) Mr. Erny moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
- e) Mr. Ostheimer moved, seconded by Mr. Erny & Mr. Kelley: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision for Sugar Mill Olde Towne Subdivision, Addendum No. 1, Phase B.”

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

- 11. The Chairman stated the next item on the agenda was an application by Cypress Gardens Development, L.L.C. requesting engineering approval for Process C, Major Subdivision Palm Gardens Subdivision, Phase B.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated April 15, 2013 with regard to the punch list items for the development [See *ATTACHMENT B*].
- b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, stated they would comply/resolve all punch list items.
- c) Discussion was held with regard to cluster housing, PUDs, and site plans.
- d) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision Palm Gardens Subdivision, Phase B conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s letter dated April 15, 2013 [See *ATTACHMENT B*].”
- e) Discussion was held with regard to the types of houses to be constructed in the development.

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

- 12. *WITHDRAWN Summerfield Place Subdivision, Addendum No. 17, Phase C [See ATTACHMENT A]*

H. STAFF REPORT:

- 1. Mr. Gordon reminded the Commissioners on completing the required annual Ethics Training Course as required by the State Legislature.

I. ADMINISTRATIVE APPROVALS:

Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-8.”

- 1. Survey and Redivision of Property belonging to Marine Systems, Inc., Sections 2 & 22, T17S-R18E, Terrebonne Parish, LA
- 2. Survey and Redivision of Lot 14, Block 5, Addendum No. 3, Phase 3 to Westgate Subdivision belonging to Joseph J. & Amanda B. Giordano and Lot 15, Block 5, Addendum No. 3, Phase 3 to Westgate Subdivision belonging to Anthony Paul Domangue into Revised Lot
- 3. Village East Shopping Center, Lot Line Shift of Tracts B & B-1, Intersection of Prospect Street and LA Highway 659, Section 2, T17S-R18E, Terrebonne Parish, LA
- 4. Redivision of Property belonging to Southland International of Louisiana, Inc., Section 4, T16S-R16E and T16S-R17E, Terrebonne Parish, LA
- 5. Revised Tract "B-2" and Tract "B-3", Property belonging to Timothy P. Deroche, et al, Section 8, T16S-R17E, Terrebonne Parish, LA

6. Tracts A & B, A Redivision of Property belonging to Bryant S. Cole, et al, Section 4, T17S-R17E, Terrebonne Parish, LA
7. Lot 1A and 2A into Lots 1A-1 and 2A-1 belonging to South Hollywood Properties #1 L.L.C., Section 104, T17S-R17E, Terrebonne Parish, LA
8. Survey and Redivision of Property belonging to Calvin P. Boudreaux, Sr. Lands, LLC, Section 50, T16S-R15E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Mr. Gordon stated they may want to call a meeting soon now that the Update to the Comprehensive Plan was completed.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Schouest invited the Commissioner's to join him on Island Road on Friday and Saturday for plantings.
 - b) Mr. Kelley discussed his trip to Chicago for the Planning Conference and that he learned a lot and thoroughly enjoyed it. Mr. Ostheimer encouraged anyone with the opportunity to attend to take advantage of it.
2. Chairman's Comments:
 - a) Dr. Cloutier thanked Administration for helping to implement the new ideas regarding minor subdivisions and infrastructure.

L. PUBLIC COMMENTS: None.

- M. Mr. Schouest moved, seconded Mr. Erny: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:58 p.m."

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

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



PROVIDENCE/GSE
GSE ASSOCIATES, LLC

GSE Project No. 831-001-GSE

April 18, 2013

Mr. Patrick Gordon
Planning and Zoning Director
Terrebonne Parish Consolidated Government
P. O. Box 2768
Houma, LA 70361

Re: Summerfield Place Subdivision
Addendum No. 17, Phase C
Section 103, T17S-R17E
Terrebonne Parish, Louisiana

Dear Mr. Gordon:

Please table Item #12, Summerfield Place Subdivision, Addendum #17, Phase C for final approval for the May 16, 2013 Planning Commission Meeting.

If you should have any questions or require additional information, please contact me at 991 Grand Caillou Road, Houma, Louisiana, 70363, phone number (985) 876-6380, fax number (985) 876-0621.

Sincerely,

Providence/GSE Associates, LLC

Terral J. Martin, Jr., P.L.S.
Manager, Survey Department

TJMjr/dbp



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

April 15, 2012 ³
1st Review
Item G-11

TO: Pat Gordon
FROM: Gregory E. Bush, LTC, USA, Retired
SUBJECT: Palm Gardens Subdivision, Phase B
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. 24.5.3.4.7 Plat shall show boundary of subdivision with bearings and distances as a closed loop.
2. 24.5.4.8.2 Existing contours at one foot intervals are not shown on the final drainage plan.
3. 24.5.4.8.3 Profile of outfall ditches not provided.
4. 24.7.5.2 Legend does not have a symbol for proposed street light.
5. 24.7.6.2.2.i No cross section provided for outfall to determine if servitude is adequate.
6. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 No plan profile for ditch along Vicari provided.
 - b. V.A.3 Hydraulic grade line shows the lots are flooded in the design storm.
 - c. V.C.7 Minimum vertical distance of 6" from bottom of pavement to top of drain pipe not provided.
 - d. VI.A The size of the pond in the calculations do not match the size of the pond in the plans.
 - e. VI.A Insufficient backup provided to demonstrate the sizing of the pond.
 - f. VII 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.

7. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Department of Health and Hospitals
 - d. TPCG Pollution Control
 - e. Electric Utility
8. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

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.

GEB/jes

Attachment

cc: Tom Bourg
Philip Liner
David A. Waitz, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File