

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF AUGUST 15, 2013

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of August 15, 2013 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:20 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. 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. Elfert moved, seconded by Mr. Kelley & Mr. Kurtz: “THAT the HTRPC accept the minutes, as revised, for the Regional Planning Commission for the regular meeting of July 18, 2013.”

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Kelley moved, seconded by Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of July 18, 2013.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the August 15, 2013 invoices and approve the Treasurer’s Report of July 2013.”

The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. PLANNING:
1. Planning Commissioners’ Comments: None.
 2. Administration’s Comments: None.
 3. Chairman’s Comments:
 - a) Dr. Cloutier discussed coming up with new ways to handle stormwater runoff.
- F. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated August 14, 2013 requesting to keep Old Business Item G.1 (Scotty Aucoin) on the table until the issues could be addressed [See *ATTACHMENT A*].
 - a) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC table the application by Scotty Aucoin for Process A, Re-Subdivision, for Tracts 1-A thru 9-A & Revised Tract “A”, A Redivision of Tract “A”, Property of Scotty Aucoin, et ux indefinitely 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. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Mr. Gordon read a letter from Charles L. McDonald Land Surveyor, Inc. dated July 18, 2013 requesting to keep Old Business Item G.2 (CRT Services, LLC) on the table until the issues could be addressed [See *ATTACHMENT B*].

- a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Bryan Bascle for Process D, Minor Subdivision, for the Redivision of the East one-half of Tract “A-B-C-D-A” belonging to CRT Services, L.L.C. indefinitely as per the Developer’s request [See *ATTACHMENT B*].”

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

3. Mr. Gordon read a letter from Leonard Chauvin, P.E., P.L.S., Inc.’s dated August 14, 2013 requesting to table Item G.4 with regard to the Robert Schouest Estate until the next regular meeting of September 19, 2013 [See *ATTACHMENT C*].

- a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Dwayne A. & Anna P. Gaudet for Process D, Minor Subdivision, for the Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 30A & Tract 3-B until the next regular meeting of September 19, 2013 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. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT Old Business Items G.3 and G.5 be removed from the table and be considered at this time.”

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

1. WITHDRAWN. *Tracts 1-A thru 9-A & Revised Tract “A”, A Redivision of Tract “A”, Property of Scotty Aucoin, et ux* [See *ATTACHMENT A*]
2. WITHDRAWN. *Redivision of the East one-half of Tract “A-B-C-D-A” belonging to CRT Services, L.L.C.* [See *ATTACHMENT B*]
3. The Chairman called to order the Public Hearing for an application by Deroche Development, LLC requesting conceptual and preliminary approval for a Process C, Major Subdivision for Deroche Estates.
 - a) Gene Milford, Jr., Milford & Associates, Inc., discussed the location and division of property. He added that plans would have to be submitted to Engineering before the project was constructed.
 - b) Upon questioning by Mr. Ostheimer, Mr. Milford stated that they were connecting to Parish sewerage.
 - c) The Chairman recognized Mr. Darryl Hebert, 107 Hebert Court, who presented pictures of the existing drainage issues they have in their neighborhood with rain events and expressed concerns of sewer and where the lines were going to go and concerns of the retention pond.
 - d) The Chairman recognized Mr. Mike Delaune, 311 Louis Drive, who expressed concerns of keep developing with no place for the water to go starting with Colonial Acres and now this development. He also expressed concerns of increasing flood insurance premiums and fixing the drainage issues parishwide.
 - e) The Chairman recognized Ms. Penny Thibodeaux, 307 Richard Drive, who expressed concerns of sewerage and drainage and stated that the existing issues needed to be taken care of before new development would be allowed.
 - f) The Chairman recognized Mr. Jonathon Hebert, 6715 West Park Avenue, who expressed concerns of drainage and altering the grade of the property with flowerbeds, dirt, etc.

- g) Discussion was held with regard to altering landscape grade of property after approval not being allowed per the regulations.
- h) The Chairman recognized Mr. Clarence Price, 106 Everette Drive, who expressed concerns of existing traffic and it being worse with the added homes and the street not being lined up to an existing bridge.
- i) The Chairman recognized Mr. Russell Thibodeaux, 307 Richard Drive, who expressed concerns of gravity fed drainage and schools being full to capacity.
- j) The Chairman recognized Mr. Glenn Knoblock, 6685 West Park Avenue, who expressed concerns of flooding.
- k) The Chairman recognized Councilwoman Christa Duplantis-Prather, 101 Saxony Drive, District 5, who stated her district had two major subdivisions they were dealing with. She expressed concerns of sewerage, drainage, traffic, and schools. She inquired about a possible moratorium on development until the drainage and sewer taken care of.
- l) Discussion was held with regard to a moratorium that usually takes place within the Council and is based on a specific area and for a specific date.
- m) Mr. Freeman stated there are often times legal issues with moratoriums and since there is already an existing application before the Commission, a moratorium would more than likely not help in this situation.
- n) Discussion ensued with regard to developments complying with the subdivision regulations and not being able to table the matter because it would constitute an approval by the Commission due to the matter being tabled at the last meeting and it being over 60 days and not being able to deny if it meets the regulations. Discussion ensued with regard to the development getting to the engineering phase in order to address drainage and sewerage.
- o) Discussion ensued with regard to problems in the area that have existed for years and funding needed to fix.
- p) Councilwoman Duplantis-Prather further discussed possibilities with the bridge crossing Bayou Terrebonne, the detention pond, and future plans for drainage from Westside Boulevard to Hollywood Road.
- q) The Chairman recognized Councilwoman Beryl Amedée, Council Chairwoman, District 2, who suggested the residents utilize rain gages and keep detail of rain events as to how fast, how much, and how long, etc. so there may be different solutions for different rain events.
- r) Councilwoman Duplantis-Prather stated Ms. Karin Kraemer, an adjacent property owner, could not make the meeting but wanted to state for the record she was concerned about the drainage.
- s) The Chairman recognized Mr. Russell Hebert, 123 Everette Drive, who expressed concerns of the pond and mosquitoes.
- t) 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. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- u) Mr. Gordon discussed the Staff Report and stated there was a neighborhood meeting at the Lisa Park Gym and was well-attended with lots of discussion on drainage. He stated the property was surrounded by a lot of vacant property for runoff and they weren't required to put curb and gutter but were. He stated Staff recommended approval provided adjoining property owners were notified by regular mail for the engineering phase of the development and upon the submittal of an approval letter from Pollution Control.
- v) Discussion was held with regard to the SDDM and the subdivision not being allowed to impact adjoining subdivisions. Mr. Ostheimer suggested possibly tabling the matter until a special meeting before the 60 days.
- w) Discussion ensued with regard to no green space to help take water and the possibility that the subdivision help the area neighborhoods' drainage better.

- x) Mr. Elfert moved, seconded by Mr. Erny & Mr. Kelley: “THAT the HTRPC grant conceptual and preliminary approval of the application by Deroche Development, LLC for Process C, Major Subdivision for Deroche Estates conditioned upon the adjoining property owners being notified by regular mail for the engineering phase of the development and upon the submittal of an approval letter from Pollution Control.”

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

- 4. WITHDRAWN. *Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B* [See ATTACHMENT C]

- 5. The Chairman stated the next item under Old Business was an application by T.B. Prospects, LLC requesting conceptual & preliminary approval for Process C, Major Subdivision for Ardoyne Crossing Subdivision.

- a) Mr. Terral Martin, GSE Associates, Inc., representing the Developer, stated the matter was tabled at the last meeting and since they have dropped the variance for the cross street and added it into the plat.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided a cross street be placed at Lot 9 interconnected with the USDA property.
- c) Discussion was held with regard to water availability and the Schriever Fire Chief’s requests at Engineering. Mr. Martin stated they would comply with Waterworks’ requirements as well as Chief Pitre’s requests.
- d) Mr. Thibodeaux discussed why conditioning matters and not having all documentation needed.
- e) Mr. Thibodeaux moved: “THAT the HTRPC deny it because we don’t have everything we need to comply, he said the Fire Chief had the check here, but I don’t see it here in the packet.” *THE CHAIRMAN DECLARED THE MOTION FAILED DUE TO LACK OF A SECOND.*
- f) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC grant conceptual and preliminary application for Process C, Major Subdivision for Ardoyne Crossing Subdivision.”
- g) Discussion was held with regard to having a letter from Waterworks that water can be made available to the development and USDA’s request to add in the cross street and the Surveyor no longer requesting a variance from the cross street.
- h) Mr. Gordon read a letter from Mr. Jim Simon, American Sugar Cane League, dated August 15, 2013 with regard to the development meeting all subdivision regulations and no variance be granted for the cross street [See ATTACHMENT D].

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

H. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by Dove Development & Land, LLC for a Process D, Minor Subdivision for Tracts 1-A thru 1-D, Property of Dove Development & Land, LLC.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated Milford’s office was handling the engineering and drainage and requested the matter be tabled until complete but could continue the Public Hearing.
 - b) No one was present to speak for the Public Hearing.

- 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. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Thibodeaux moved, seconded by Mr. Schouest: “THAT the HTRPC table the application by Dove Development & Land, LLC for Process D, Minor Subdivision, for Tracts 1-A thru 1-D, Property of Dove Development & Land, LLC indefinitely as per the Developer’s request.”

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

- 2. The Chairman called to order the Public Hearing for an application by Lawrence J. Boquet, Jr. for a Process D, Minor Subdivision for Lots B-31 thru B-34, Property of Lawrence J. Boquet, Jr.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the property was leased that was to be sold.
- b) No one was present to speak for the Public Hearing.
- 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. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED PUBLIC HEARING CLOSED.

- d) Discussion was held with regard to this property being a portion of a much larger portion that was mostly lake and marsh.
- e) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided addresses were depicted on the plat.
- f) Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application by Lawrence J. Boquet, Jr. for a Process D, Minor Subdivision for Lots B-31 thru B-34, Property of Lawrence J. Boquet, Jr. conditioned addresses were depicted on the plat.”

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

- 3. The Chairman called to order the Public Hearing for an application by Nolan & Patricia Dolese requesting approval for Process A, Re-Subdivision for the Reconfiguration of Property belonging to Nolan & Patricia Dolese (Revised Tracts 1-4 & 2-4).

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Mr. Dean Click, 209 Kenneth Street, representing 50 residents, stated he had a petition signed by the residents and requested the Commission decline the request and the landhooks be placed back on the property. He expressed concerns of rental properties, sewerage, not abiding by the mobile home regulations, traffic, low-income residents, and renters on adjacent Guidry property.
- c) The Chairman recognized Ms. Mary Shutts Billiot, 200 Michael Street, who presented packets to the members and discussed previous Planning Commission meetings with landhooks placed on the property.
- d) Discussion was held with regard to the previous intent for the property to be sold to adjacent property owners that never happened. Discussion ensued with regard to mobile homes on the property with no permits on the Dolese/Guidry property.

- e) The Chairman recognized Mr. Cory Dolese, 5560 West Main Street, son of the Dolese's, who stated his parents will agree to sell the tract of land to their daughter so she can place her mobile home.
 - f) The Chairman recognized Ms. Ellen Click, 209 Kenneth Street, who expressed concerns of their close-knit subdivision and requested the Commission not grant because it will end up with another trailer and a rental with more traffic through Michael Street and Nella B Street.
 - g) The Chairman recognized Mr. Cory Dolese, 5556 West Main Street, who spoke on behalf of his parents, Nolan & Patricia Dolese, who stated there were no zones or restrictions on the property and the residents had the opportunity to purchase and didn't. He also stated the neighborhood had no restrictions.
 - h) The Chairman recognized Ms. Denise LeBouef, 213 Kenneth Street, who stated there was no fire hydrant and expressed concerns of safety.
 - i) The Chairman recognized Mary Himel, 217 Himel Street, who stated they were never offered to purchase the property, requested clarification of the mobile home regulations with regard to three mobile homes on one piece of property, and concerns of safety and conditions of the mobile homes.
 - j) Mr. Gordon stated the mobile homes met the regulations concerning fire hydrants at the time the lots were developed in 1994. Discussion ensued with regard to the Chief Building Official of the Planning Department taking care of the matter of the condition of the existing mobile homes but the proposed mobile home to be placed out there was a new one.
 - k) The Chairman recognized Mr. Earl Brunet, 219 Kenneth Street, who presented a petition of 51 signatures of the neighborhood against this development and presented a picture of one of the existing mobile homes.
 - l) The Chairman recognized Andrea Pamplin, 208 Kenneth Street, who stated there was a fire hydrant in her front yard but she lived across the street and how far the fire department would have to go to provide water should a fire happen.
 - m) The Chairman recognized Mr. David Duplantis, 216 Kenneth Street, who expressed concerns of property that belonged to an extended family member that was a meth lab.
 - n) 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. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- o) Discussion was held with regard to the fire hydrant regulations.
 - p) Mr. Gordon discussed the Staff Report and stated Mr. Dolese has agreed to block off Nella B Street from the Lester Guidry property to get access from Main Street.
 - q) Discussion was held with regard to the lots and existing mobile homes/travel trailers on the property.
 - r) Mr. Gordon added to his Staff Report the matter of taking zoning all the way to Highway 90 to eliminate these types of problems with mobile homes in these nicer subdivisions.
 - s) Discussion was held with regard to the original intention of selling the property to the adjacent property owners, two different issues of dividing property versus placing mobile homes, and the 20' flag lot versus the regulations of 25' and if that were grounds of denial.
 - t) Mr. Freeman discussed whether the Commission has the rights to use prior regulations at the time the lots were approved or not. He stated he was not prepared to answer that tonight and suggested tabling and would have an answer by the next meeting.
 - u) Mr. Schouest moved, seconded by Mr. Elfert: "THAT the HTRPC table the application by Nolan & Patricia Dolese for Process A, Re-Subdivision for the Reconfiguration of Property belonging to Nolan & Patricia Dolese (Revised Tracts 1-4 & 2-4) until the next meeting of September 19, 2013."

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

4. The Chairman called to order the Public Hearing for a conceptual and preliminary application by Guidry Land Development for a Process C, Major Subdivision for Blanchard Gardens.

- a) Mr. Cliff Guidry, Developer, 410 Gordon Crockett Road, Lafayette, discussed the location and division of property. He discussed drainage and stated the pond would have fountains for aeration and beautification. He stated he was going to add a connector street for future development and would asphalt Sherry Street and fix an existing broken culvert. He gave out his cell phone number, (337) 962-3274, in case any of the neighbors had any questions or concerns.
- b) Mr. Elfert discussed utilizing North Terrebonne Drive as access to the subdivision and the regulations of the same. They believed it to be a 40' right-of-way and whether it was capable of the traffic the new development would bring.
- c) Mr. Travis Laurent, Paul Miers Engineering, LLC, stated North Terrebonne Drive was actually a 50' right-of-way and Sherry Street was 40' but they were proposing 60' when they asphalt and should be able to handle the traffic but not have gone through a full traffic impact study.
- d) The Chairman recognized Mr. Jerry Clark, 200 North Terrebonne Drive, who stated he has been maintaining Sherry Street for 17 years and has seen it flood and knows the road is not wide enough to handle the traffic.
- e) The Chairman recognized Mr. Cory Fontenot, 121 North Terrebonne Drive, who expressed concerns of the width of the roadway, construction traffic, added traffic, no sidewalks, and street parking. He also spoke of existing sewer treatment plants that were not being properly maintained.
- f) The Chairman recognized Mr. Michael Collinson, 210 North Terrebonne Drive, who expressed concerns of the width of the road, street parking, traffic, safety, construction vehicles, sewer, pond and mosquitoes, and possibly moving the pond across.
- g) The Chairman recognized Ms. Denise East, 4267 Sherry Street, who expressed concerns of the school buses not being able to turn around, the street not being able to handle the traffic, and a road "patch" that was just repaired after a really long time.
- h) The Chairman recognized Councilwoman Beryl Amedée, Councilwoman representing the area, who stated she will continue to watch the repaired "patch" because it may fail regardless of big trucks passing over it or not. She said she understands that if the subdivision meets the regulations, it must pass. She said she has spoken to the Developer about the option of utilizing Blanchard Court as access but not an option because they don't own the property. She stated that with or without the development, issues still remain with traffic due to North Terrebonne Drive not lining up with Braves Bridge. She further discussed the pond, drainage, the stub-out, sewer, and the narrow street with illegal street parking.
- i) The Chairman recognized Duane Suggs, 106 North Terrebonne Drive, who stated as a Realtor she was glad to see development, but as a resident, her street cannot handle the traffic and also expressed concerns of drainage.
- j) 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. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED PUBLIC HEARING CLOSED.

- k) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided "Aline Lydia Street" was depicted on the plat.

- l) Discussion was held with regard to if there were any proposed street improvements to North Terrebonne Drive, traffic, street right-of-way, street parking, enforcing parking on one side of the street only, and Mr. Gordon discussing with Public Works the subject of streets.
 - m) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC grant conceptual & preliminary approval of the application by Guidry Land Development for Blanchard Gardens conditioned “Aline Lydia Street” is depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. The Chairman called to order the Public Hearing for an application by Bennett Porche for a Process D, Minor Subdivision for Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision.
- a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the location and division of property.
 - b) No one was present from the public 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. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED PUBLIC HEARING CLOSED.
 - d) Mr. Gordon discussed the Staff Report and stated Staff recommended tabling the matter until drainage calculations are approved by the Terrebonne Parish Engineering Division and addresses are depicted on the plat.
 - e) Ms. Schexnayder stated they have received the calculations this week but have not yet had the time to review.
 - f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the application by Bennett Porche for a Process D, Minor Subdivision for Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision until the next regular meeting of September 19, 2013.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
6. The Chairman stated the next item was an engineering application by Houma-Terrebonne Airport Commission requesting a variance for receiving an approval letter from the Electric Utility and a variance from having to provide street lights for Process C, Major Subdivision for Safety Road (extension).
- a) Mr. James Templeton, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the reasoning for the variance request.
 - b) Mr. Gordon stated this matter was a road project which at one time was not even brought to the Planning Commission for approval.
 - c) Discussion was held with regard to regulations for lighting and the same for airports.
 - d) The Chairman recognized Mr. David Slater, 10264 East Main Street, who discussed FAA regulations and design curricular with regard to lighting.
 - e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant a variance request for receiving an approval letter from the Electric Utility and a variance from having to provide street lights for Process C, Major Subdivision for Safety Road (extension) because of special circumstances of operation and regulations covering this road as part of airport operations.”

- f) Discussion was held with regard to FAA regulations, penetrating air space, tenants in area having security lighting, and providing copies of the advisory to the members and the file.

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

- 7. The Chairman stated the next item on the agenda was an engineering application by Annie 1, LLC requesting a variance to allow more than 60% of the total lots to drain to the rear, since the size limitations for the roadside ditches will otherwise be exceeded and a variance from the fence and gate requirement due to the ponds being private for Process C, Major Subdivision for Trinity Commercial Park.

- a) Mr. Ronnie Shaw, Developer, discussed his variance requests.
- b) Mr. Gordon stated they were currently looking into amending the regulations with regard to ponds and fences.
- c) Mr. Schouest moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant the variance to allow more than 60% of the total lots to drain to the rear, since the size limitations for the roadside ditches will otherwise be exceeded and deny the variance from the fence and gate requirement due to the ponds being private until the Council approves the amendment for Process C, Major Subdivision for Trinity Commercial Park."
- d) Discussion was held with regard to drainage and private ponds regarding security where it relies on the property owner.
- e) Mr. Elfert offered a substitute motion, seconded by Mr. Erny: "THAT the HTRPC grant the variance to allow more than 60% of the total lots to drain to the rear, since the size limitations for the roadside ditches will otherwise be exceeded and a variance from the fence and gate requirement due to the ponds being private for Process C, Major Subdivision for Trinity Commercial Park."
- f) Mr. Schouest discussed the by-laws and granting variances.

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

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

- 1. Revised Lots 1 & 2, A Redivision of Lot 1 and Revised Lot 2 of John Theriot Partition, Section 35, T19S-R16E, Terrebonne Parish, LA
- 2. Revised Tracts C & D, A Redivision of Tracts C & D, Property belonging to Ivan Authement, Section 14, T18S-R18E, Terrebonne Parish, LA
- 3. Revised Tracts "A" & "B", Property belonging to DKC Associates, Inc., Section 105, T17S-R17E, Terrebonne Parish, LA
- 4. Raw Land Division of Property of Harry Bourg Corporation to Four Point Harbor, L.L.C.
- 5. Redivision of Tracts B & C-1 of the Redivision of D-M Realty Co., Inc., Section 5, T16S-R16E, Terrebonne Parish, LA

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

K. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee:

- a) The Chairman called to order the discussion and possible action with regard to the proposed resolution and ordinance concerning fire hydrant regulations.
 - (1) Mr. Gordon discussed the proposal.
 - (2) No one was present to speak on the matter.

- (3) 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. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- (4) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC approve the proposed resolution and ordinance concerning fire hydrant regulations and forward to the Terrebonne Parish Council for consideration.”

- (5) Ms. Schexnayder stated Waterworks’ letters are received at Engineering and Final which are based on Waterworks and the Fire Department’s working together on the waterlines and fire hydrants.

- (6) Mr. Elfert discussed the background information regarding fire hydrants and stated that the type, color, etc. belonged with Waterworks and not with the Planning Commission.

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

- b) The Chairman stated the next item on the agenda was discussion and possible action with regard to the introduction of a proposed resolution and ordinance as it pertains to detention facilities within the Storm Drainage Design Manual.

- (1) Mr. Gordon discussed the issues with regard to ponds concerning fences, gates, and stumps.

Note: Jim Erny left the meeting at this time – 10:10 pm

- (2) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC call a Public Hearing for the discussion and possible action with regard to the introduction of a proposed resolution and ordinance as it pertains to detention facilities within the Storm Drainage Design Manual for Thursday, September 19, 2013 at 6:00 pm.”

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

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments:
 - a) Dr. Cloutier thanked Mr. Ostheimer for taking over for him at last month’s meeting while he was out of the country.

M. PUBLIC COMMENTS:

1. The Chairman recognized Mr. Ronnie Shaw, 155 Autumn Drive, who expressed concerns of the regulations with regard to existing substandard roads. He spoke of development districts to help curb and gutter streets.
2. The Chairman recognized Mr. Garland Bryan, 111 Louis Drive, who expressed concerns of stumps being buried on property of the proposed Colonial Acres Subdivision. He also spoke of concerns of following the SWPPI plan and washing out of cement trucks into the street drains.

N. Mr. Ostheimer moved, seconded unanimously: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 10:24 p.m.”

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

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

Kenneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 (FAX) 985-879-1641

August 14, 2013

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

Att: Mr. Pat Gordon:

Re: OLD BUSINESS ITEM (SCOTTY & LISA AUCOIN)

Dear Pat:

Please let this letter serve as a request to allow the above item to remain on the table at tomorrow night's meeting. We have met with Waterworks and they want us to provide more information at their next meeting.

Thank you.

Sincerely,


Kenneth L. Rembert

KLR/apr

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

July 18, 2013

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361

Re: Redivision of the East One-Half of tract "A-B-C-D-A" belonging to
CRT Services, L.L.C.

Dear Becky:

I'm requesting that the above referenced item on tonight's Planning
Commission agenda be **tabled** indefinitely until all requirements are
met/obtained.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,
(agent for Bryan Bascle/CRT Services, L.L.C.)

627 JACKSON ST.
THIBODAUX, LA. 70301

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

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

August 14, 2013

VIA EMAIL

Terrebonne Parish Consolidated Government, Department of Planning & Zoning
Attn: Patrick Gordon, Director

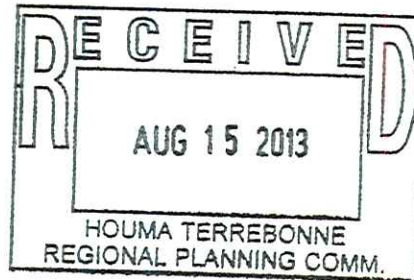
**Re: Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A
& Tract 3-B, Agenda Item #24**

Dear Mr. Gordon,

The item above is on the planning commission agenda for August 15, 2013. We are requesting that this item be removed from the agenda on August 15, 2013 and be scheduled to go before the planning commission on September 19, 2013. Our client is scheduled to have the fire hydrant installed within the next 30 days. We will seek approval once all subdivision requirements have been fulfilled. Please contact if you have any questions or concerns.

Sincerely,

Tre' Chauvin
LEONARD CHAUVIN P.E., P.L.S. INC.
Office: 1-985-449-1376
Fax: 1-985-449-1050



August 15, 2013

Mr. L.A. "Budd" Cloutier, Jr.
Houma - Terrebonne Regional Planning Commission
P O Box 1446
Houma, LA 70361

PURPOSE: Process C, Major Subdivision-Conceptual & Preliminary
Ardoyne Crossing Subdivision; Bull Run Road, 1 mile from Intersection with LA Hwy. 311;
Section 103, T-17S-R17E, Terrebonne Parish, LA; T.B. Prospects, LLC

Comments offer by the American Sugar Cane League of the USA, Inc.

Dear Mr. Cloutier,

We are the adjacent property owners along the western border of the proposed subdivision referenced above. We respectfully request that the commission approve this proposal only after all normal subdivision requirements are met and adhered to. Additionally, we specifically request that the subdivision be designed to meet all current requirements for cross streets and that no variance is issued for same.

We have had discussion with the design engineers to express our concerns regarding drainage and water supply issues and to make them aware of flooding that has occurred in this area on several occasions over the past 10 years.

Runoff from heavy rains has caused problems for us and of more concern is backwater flooding and levee topping from tidal surges that have been problematic for lower lands in that area. Preliminary engineering work shows retention and sewer pond on some of these lower land and care should be taken to make sure that these ponds are not overtaken by such tidal surges. We have also discussed sewer capacity and how future development in this area might impact the system.

Our organization does not oppose this development but we do want to make sure that every effort is being taken to maintain the integrity of the USDA Sugar Cane research station. The work done at this research facility is crucial to sustaining Louisiana's 219 year old sugar industry which provides an economic impact to our state of \$3 Billion.

Sincerely,



Jim Simon
General Manager

American Sugar Cane League of the U.S.A., Inc.

Mailing Address:
P. O. Drawer 938
Thibodaux, LA 70302-0938

206 East Bayou Rd.
Thibodaux, LA 70301

Phone: (985) 448-3707
Fax: (985) 448-3722
Web site: www.amscl.org