

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

- A. The Vice-Chairman, Alex Ostheimer, called to order the regular meeting of July 18, 2013 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:51 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. Dr. L. A. “Budd” Cloutier, Jr. was out of the country.
- B. Upon Roll Call, present were: Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Gerald Schouest. Absent at the time of Roll Call were: Dr. L.A. “Budd” Cloutier, Jr., Chairman and Mr. Wayne 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. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of June 20, 2013.”

The Vice-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, and Mr. Schouest; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Kurtz moved, seconded by Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of June 20, 2013.”

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

The Vice-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, and Mr. Schouest; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated June 3, 2013 requesting to keep Old Business Items F.1 (Scotty Aucoin), F.2 (LeGrace Properties), and F.4 (Coastal Estates Mobile Home Park) on the table until the issues could be addressed [See *ATTACHMENT A*].
 - a) Mr. Kelley moved, seconded by Mr. Schouest: “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; the application by LeGrace Properties, LLC for Process A, Re-Subdivision for Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza Plaza; and the application by Coastal Estates, LLC for Spaces A, B, & C, An Addendum to Coastal Estates Mobile Home Park indefinitely as per the Developer’s request [See *ATTACHMENT A*].”

The Vice-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, and Mr. Schouest; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Gordon read a letter from Leonard Chauvin, P.E., P.L.S., Inc.’s dated July 17, 2013 requesting to table Item G.2 with regard to the Robert Schouest Estate until the next regular meeting of August 15, 2013 [See *ATTACHMENT B*].
 - a) Mr. Kurtz moved, seconded by Mr. Kelley: “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 August 15, 2013 as per the Developer’s request [See *ATTACHMENT B*].”

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

3. Mr. Gordon read a letter from Charles L. McDonald Land Surveyor, Inc. dated July 18, 2013 requesting to keep Old Business Item F.3 (CRT Services, LLC) on the table until the next regular meeting [See *ATTACHMENT C*].

- a) Mr. Thibodeaux moved, seconded by Mr. Erny: “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. until the next regular meeting of August 15, 2013 as per the Developer’s request [See *ATTACHMENT C*].”

The Vice-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, and Mr. Schouest; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

F. OLD BUSINESS:

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. *Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract 1 and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC* [See *ATTACHMENT A*]
3. WITHDRAWN. *Redivision of the East one-half of Tract “A-B-C-D-A” belonging to CRT Services, L.L.C.* [See *ATTACHMENT C*]
4. WITHDRAWN. *Spaces A, B, & C, An Addendum to Coastal Estates Mobile Home Park* [See *ATTACHMENT A*]

G. APPLICATIONS:

1. The Vice-Chairman called to order the Public Hearing for an application by Deroche Development, LLC for a Process C, Major Subdivision for Deroche Estates.
 - a) Gene Milford, Jr., Milford & Associates, Inc., discussed the location and division of property.
 - b) The Vice-Chairman recognized Councilwoman Christa Duplantis-Prather, 101 Saxony Drive, District 5, who requested the Commission table the matter until the next meeting in order to give her an opportunity to meet with the Developer, the neighbors, and staff to address concerns with the proposed development. She stated the concerns involved sewerage, drainage, traffic, and schools.
 - c) The Vice-Chairman stated it has always been the Commission’s policy to table an application if requested by the Councilperson of that particular district and it only fair to continue the public hearing as well.
 - d) The Vice-Chairman recognized Billy Hebert, 302 Richard Drive, who expressed concerns of drainage, traffic, and schools.

Note: Mr. Wayne Thibodeaux arrived at the meeting at this time – 7:08 pm.

- e) The Vice-Chairman recognized Rowena Hebert-Pontiff, 120 Pontiff Street, who expressed concerns of drainage.
- f) The Vice-Chairman recognized Glenn Knoblock, 6685 West Park Avenue, who expressed concerns of getting a lot of water in the area already.
- g) The Vice-Chairman recognized Mike Kay, 200 Richard Drive, who expressed concerns of small culverts in the area and drainage issues.
- h) Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC continue the public hearing and table the application by Deroche Development, LLC for Process C, Major Subdivision for Deroche Estates until the next regular meeting of August 15, 2015 as per the request of Councilwoman Christa Duplantis-Prather.”
- i) Discussion was held with regard to residents’ legitimate concerns and drainage problems in the area.

The Vice-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. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

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

3. The Vice-Chairman called to order the Public Hearing for 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, discussed the location and division of property.
- b) The Vice-Chairman recognized Jim Simon, Sugar Cane League, who stated they had a seed farm adjacent and not necessarily sugar cane growing and it was important that the development was engineered correctly.
- c) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

The Vice-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. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated the overall layout of the subdivision complies with Subdivision Regulations but opposition by the Schriever Fire Department will need to be addressed before Waterworks can approve. He read a letter from the Schriever Fire Chief dated July 15, 2013 [See ATTACHMENT D].
- e) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC table conceptual and preliminary application for Process C, Major Subdivision for Ardoyne Crossing Subdivision until the next regular meeting of August 15, 2013.”

The Vice-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. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Vice-Chairman stated the next item was an application by Houma-Terrebonne Airport Commission requesting engineering approval for Process C, Major Subdivision for Safety Road (extension).

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated July 16, 2013 with regard to the punch list items for the development [See ATTACHMENT E].
- b) Mr. Brandon Arceneaux, David A. Waitz Engineering & Surveying, Inc., representing the Developer, requested variances for punch list items 1, 3, 5.b, 5.c, 5.e, 5.h, 6.a, 6.b, 6.c, 6.e, and 7 and stated they would comply/resolve all remaining punch list items.
- c) Discussion was held with regard to continuously granting variances for roadways and changing the regulations if continuing to do so.
- d) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision for Safety Road (extension) with variances granted for punch list items 1, 3, 5.b, 5.c, 5.e, 5.h, 6.a, 6.b, 6.c, 6.e, and 7 and conditioned upon the Developer comply/resolve all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated July 16, 2013 [See ATTACHMENT E].”

The Vice-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. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Vice-Chairman stated the next item on the agenda was an application by D & G Rentals, LLC requesting final approval for Process C, Major Subdivision for D & G Estates.
 - a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated July 15, 2013 with regard to the punch list items for the development [See *ATTACHMENT F*].
 - b) Mr. Tré Chauvin, Leonard Chauvin P.E., P.L.S., Inc., representing the Developer, stated they would comply/resolve all punch list items and could complete within 2 weeks.
 - c) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant final approval for Process C, Major Subdivision for D & G Estates conditioned they comply/resolve all punch list items per the Terrebonne Parish Engineering Division’s memo dated July 15, 2013 and allow completion within 2 weeks [See *ATTACHMENT F*].”

The Vice-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. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
6. The Vice-Chairman stated the next item on the agenda was an application by The Lakes of Terrebonne, L.L.C. requesting final approval for Process C, Major Subdivision for Bayou Country Parkway.
 - a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated July 15, 2013 with regard to the punch list items for the development [See *ATTACHMENT G*].
 - b) Mr. Gordon stated the 911 office informed them “Recreation” was a duplicate street name so the Parish changed the name of the roadway to “Bayou Country Parkway”.
 - c) Mr. Gene Milford, Jr., Milford & Associates, Inc., representing the Developer, stated they would comply/resolve all punch list items and change the street name on the plat.
 - d) Mr. Erny moved, seconded by Mr. Elfert: “THAT the HTRPC grant final approval for Process C, Major Subdivision for Bayou Country Parkway conditioned the Developer comply/resolve all punch list items per the Terrebonne Parish Engineering Division’s memo dated July 15, 2013 and allow 2 weeks for completion.”

The Vice-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. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
7. The Vice-Chairman stated the next item on the agenda was an application by Henry J. Richard requesting engineering approval along with a variance from VI.A.24 for a fence and locked gate around the amenity pond for Process C, Major Subdivision for Northpark Subdivision.
 - a) The Vice-Chairman discussed the matter being added to the agenda after it was advertised due to miscommunication of Staff.
 - b) The Vice-Chairman asked for Public Comment and there was none.
 - c) Mr. Schouest moved, seconded by Mr. Kelley: “THAT the HTRPC consider the application by Henry J. Richard requesting engineering approval along with a variance from VI.A.24 for a fence and locked gate around the amenity pond for Process C, Major Subdivision for Northpark Subdivision.”

The Vice-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. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

 - d) Mr. Gordon discussed the history of the application its appearance on the agenda.

- e) The Vice-Chairman recognized Henry Richard, 1414 Savanne Road, who discussed his request for a variance from the fence and gate around the pond in Northpark. He stated he visited developments around the area and did not see any fences or gates around any of the ponds.
- f) The Vice-Chairman recognized Councilwoman Beryl Amedée, 200 Rhett Place, District 4, who stated ponds serve as drainage and as an amenity and the pond in Northpark is in an open field and not near any homes. She discussed the area we live in that has many bodies of water and requested the Commission approve the variance request.
- g) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant engineering approval of the application by Henry J. Richard for Process C, Major Subdivision, for Northpark Subdivision with a variance granted from VI.A.24 for a fence and locked gate around the amenity pond.”
- h) Discussion was held with regard to private ponds versus parish ponds and liability of the same versus safety. Discussion ensued with regard to the definition of variance in the subdivision regulations.

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

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVALS:

Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6, 8-11 and rescind the approval of Administrative Approval 7.”

1. Survey and Redivision of Two (2) Tracts belonging to Westside Lands, L.L.C. and Best Equipment Company, Inc. and creating an 8.116 acre tract and a 0.739 acre tract, Section 4, T17S-R17E, Terrebonne Parish, LA
2. Survey of Property belonging to Imperial Furniture Mart, Inc., et al and a Proposed Property Line Shift, Section 4, T17S-R17E, Terrebonne Parish, LA
3. Redivision of Property belonging to Wallace and Melissa Trosclair, Sr. and Zebec, LLC, Section 68, T19S-R17E, Terrebonne Parish, LA
4. An 80' Lot Extension to Tract Y-V-W-X-Y belonging to William P. Thomas, Section 44, T16S-R17E, Terrebonne Parish, LA
5. Tracts A & B, Property of the Estate of Lloyd Paul Pinel, et al, Section 42, T18S-R18E, Terrebonne Parish, LA
6. Revised Lots 22-A and 24-A, Block 4, Being a Redivision of Lots 22-A and 24-A, Block 4, Mulberry Estates Subdivision, Phase "A", Section 104, T17S-R17E, Terrebonne Parish, LA
- ~~7. Reconfiguration of Property belonging to Nolan & Patricia Dolese, Section 8, T16S-R17E, Terrebonne Parish, LA (RESCIND APPROVAL)~~
8. Lot 32-A, Block 1, Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
9. Lot 31-A, Block 1, Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
10. Lot 30-A, Block 1, Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
11. Shift of Lot Lines of Property belonging to Cameron Isles, LLC, Sections 101 & 102, T17S-R17E, Terrebonne Parish, LA

The Vice-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. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mr. Gordon discussed changes made to the Subdivision Regulations with regard to fire hydrants and requested the Commission to call a Public Hearing for the next meeting.
- (1) Mr. Elfert moved, seconded by Mr. Schouest: “THAT the HTRPC call a Public Hearing for August 16, 2013 at 6:00 pm to amend the Subdivision Regulations, Chapter 24, Section 24.7.6.1.8, as it relates to fire hydrants.”

The Vice-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. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Mr. Elfert stated they also have discussed retention ponds concerning fences, gates, and stumps and still currently working on. He stated they have had two meetings where they have placed a list of about 15 items that need to be addressed in order and hoped to pass out at the next meeting.
- c) Mr. Elfert briefly discussed conditioning minor subdivisions with regard as when they should and/or should not.

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded Mr. Schouest: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:25 p.m."

The Vice-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. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
504-879-2782 (FAX) 504-879-1641

June 3, 2013

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

Att: Mr. Pat Gordon:

Re: OLD BUSINESS ITEMS 1 (SCOTTY AUCOIN), 2 (LAGRACE PROPERTIES) AND 4
(COASTAL ESTATES, LLC)

Dear Pat:

Please let this letter serve as a request to allow the above items to remain on the table and not be considered at the meeting of July 18, 2013. There are still some unfinished issues to be addressed on these projects.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

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

July 17, 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 #2**

Dear Mr. Gordon,

The item above is on the planning commission agenda for July 18, 2013. We are requesting that this item be removed from the agenda on July 18, 2013, and be scheduled to go before the planning commission on August 15, 2013. The proposed fire hydrant will not be installed before the July meeting, therefore we will seek approval once all TPCG 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

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:

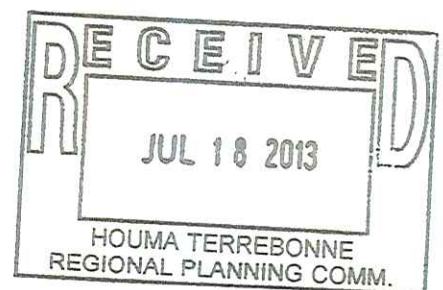
I'm requesting that the above referenced item on tonight's Planning
Commission agenda be **tabled** until the next Planning Commission
meeting.

Feel free to call me if you have any questions.

Sincerely,



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



SCHRIEVER FIRE PROTECTION DISTRICT

Schriever Station – Gray Station – Ellsworth Station

1529 West Park Ave. – 3120 West Park Ave. – 1988 Hwy 311

P. O. Box 83 ■ Schriever LA 70395 ■ Phone: 985-446-8498 ■ Fax: 985-446-3273



July 15, 2013

Re-division of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B Approval

Requested: Process D, Minor Subdivision

Location: 221 Back Project Road, Schriever, Terrebonne Parish, LA

Developer: Dwayne A. & Anna P. Gaudet

Government Districts: Council District 4 / Schriever Fire District

Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

The Schriever Fire Protection District does not approve this re-division as presented.

Reasons:

- A. The closes fire hydrant is 594 feet from the front edge of the right-of-way to access the property and an additional 1,048 feet to the actual lot.
- B. The 25' foot right-of-way access should be rechecked because, it appears that there is not enough room between the top of the ditch and the side of the house to have 40' plus the minimum space required between property line and structure. If the maps presented are correct in measurements the 15' drainage servitude is from the middle of the ditch instead of the top of the ditch. That ditch was enlarged in the last few years.
- C. It is the requirements of the Schriever Fire Protection District that a structure be within 500 feet of a water source able to provide 750 GPM water flow for 1 hour.
- D. The roadway on the 25' access servitude be able to support 20 tons of vehicle weight.

It is our recommendation that the property owner and purchaser meet with the fire district administrator regarding fire protection.

Subdivision: Ardoyne Crossing Subdivision

Approval Requested: Process C, Major Subdivision - Conceptual & Preliminary

Location: Bull Run Road, 1 mile from Intersection with LA Hwy. 311, Terrebonne Parish, LA

Government Districts: Council District 6

Developer: T.B. Prospects, LLC

Fire District: Schriever

Surveyor: GSE Associates, LLC

The Schriever Fire Protection District does not approved this major subdivision as presented.

Reasons:

A: The six inch water line along Bull Run Road cannot handle any additions such as the size of this subdivision. The amount of water that would be taken from the system will cause the USDA not to have enough water to operate.

B: All the houses pass USDA would suffer from not having the available water all the way to the Donner Recreation Gym. The amount of drinking water could suffer also.

C: The available water for residential must be 750 GPM, the available water flow at the USDA, 502 Bull Run Road, is 1748 GPM. That amount of water is needed for the commercial size of the buildings and the sprinkler system of USDA. The next fire hydrant at 704 Bull Run Road the available water flow is 915. That is a drop of 833 GPM.

- E. Consideration should be given to installing a 12" water supply line to feed the subdivision connecting the 12" line to the new 30" line being installed along the Vahli Extension by the water district.
- F. Approval will be given if item E is done.

Thank you for your consideration.

Kenneth P. Pitre
District Administrator

Street Address • Address 2 • Phone: 555.555.0125 • E-mail address



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 16, 2013
1st Review
Item G-4

TO: Pat Gordon

FROM: Gregory E. Bush, LTC, USA, Retired

SUBJECT: Safety Road (Extension)
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. 24.7.2.1.b Curb and gutter streets are mandatory inside of the city limits. This street is proposed to be open ditch.
2. 24.7.6.1.10 Two test cylinders are required per 500 ft of pavement.
3. 24.5.5.9.H Flood hazard area not shown on plat.
4. 24.5.4.8 Existing contours at one foot intervals not shown on drainage plan.
5. 24.7.6.2.6 Does not conform to the SDDM:
 - a. No drainage calculations were provided.
 - b. V.A.1 Existing site plan not provided.
 - c. V.A.2 Proposed site plan not provided.
 - d. V.A.3 Finished grade at right-of-way not shown on plan/profile.
 - e. V.A.3 Hydraulic grade line not shown on plan/profile.
 - f. V.A.3 Legend not provided on plan/profile.
 - g. V.C.8 All drainpipes under roadway must be joined in conformance with LaDOTD Type 3 joints.
 - h. VI.27 Written restriction should be placed on plat stating that no structure, fill or obstruction shall be located within any drainage easement or delineated flood plain.
6. 24.5.4.6.7 No approval letter from the following:
 - a. Waterworks
 - b. TPCG Pollution Control
 - c. Gas Utility

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- d. Electric Utility
 - e. Department of Health and Hospitals
- 7. 24.7.6.1.8 No fire hydrants provided.
 - 8. 24.7.5.2 No Street lights provided.
 - 9. 24.5.4.8 No benchmark provided.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact Joan E. Schexnayder, P.E. if you have any questions or comments.

GEB/jes

Attachment

cc: Tom Bourg
Philip Liner
Brandon M. Arceneaux, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File



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



P. O. BOX 2768
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(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 15, 2013

6-5

TO: Pat Gordon

FROM: Gregory E. Bush, LTC, USA, Retired
Director of Public Works

SUBJECT: D&G Estates
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Catch Basins and Transverse Joints at stations 1+06.47 Lt & Rt , 1+78.62 Lt & Rt , and 2+48.62 Lt & Rt , need to be constructed in accordance to the CP-01 Standard of LaDOTD attached to the drawings and approved for construction.
2. End of Road Marker needs to be placed at correct location.
3. Repair damaged end of 18 in. CMP influent SDP to detention pond.
4. Complete fine grading of lots.
5. CB 09 Rt. Sta. 1+06.47, remove wood forms and grout as required.
6. CB 09 Lt. Sta. 1+78.62, remove felt and grout as required.
7. CB 09 Rt. Sta. 3+46.75, seal leaks.
8. DMH Rt. Sta. 3+46.75, remove felt and grout as required.
9. The plat should show the date the benchmark was set.
10. All property corners should be monumented and flagged.
11. No approval letter from Waterworks.

This review does not imply that the drainage plan, or any other building plan, submitted for this project complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

cc: Planning Commission
Leonard Chauvin, P.E., P.L.S.
Tom Bourg
Philip Liner
Engineering Division
Reading File
Council Reading File

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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 15, 2013
Item No. G-6

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**
Director of Public Works

SUBJECT: **Recreation Row**
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. CB 06 Lt. Sta. 32+05.22, remove excess concrete in invert, remove wood forms and grout as required, and grout transition from street to open face of catch basin.
2. CB 06 Lt. Sta. 34+40.22, remove excess concrete in invert and grout transition from street to open face of catch basin.
3. Conflict DMH Rt. Sta.39+37, change manhole frame.
4. Remove erosion control from outfall ditch.
5. End of road marker needs to be placed in the correct location.
6. Limestone should be placed at the entrance between the shoulder and the median.
7. Benchmark should be installed and stamped with elevation and date set.
8. Benchmarks shall be shown on the plat including elevation, datum, date and three point ties.
9. Plat should be signed by the surveyor.
10. ~~24.7.5.6 No approval letter from Waterworks.~~
11. All property surveyed within Terrebonne Parish shall tie to one (1) of the following:
 - a. If the property is located within a two thousand (2,000) foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plan coordinate (Louisiana South Zone) of a least two (2) points within the subdivision. Terrebonne Parish GIS information is available at the Terrebonne Parish Consolidated Government Planning Department.
 - b. If the property is located outside of the two thousand (2,000) foot radius as specified in No. 1 above, but within a four thousand (4,000) radius of any state, parish or municipal road intersection, the survey plat shall show at least two (2) ties, with bearings and approximate distances.

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Recreation Row
Final Inspection
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This review does not imply that the drainage plan, or any other building plan, submitted for this project complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

cc: Planning Commission
F.E. Milford, III, P.E.
Tom Bourg
Philip Liner
Engineering Division
Reading File
Council Reading File