

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF DECEMBER 19, 2013

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of November 21, 2013 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:05 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 was: None. Also present were Mr. Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Kelley & Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 21, 2013.”

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. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of November 21, 2013.”

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.
- D. Mrs. Foret moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the December 19, 2013 invoices and approve the Treasurer’s Report of November 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.
1. Mrs. Foret moved, seconded by Mr. Erny: “THAT the HTRPC amend the 2013 Budget as proposed.”

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.
 2. Mrs. Foret moved, seconded by Mr. Erny: “THAT the HTRPC accept the Proposed 2014 Budget as presented.”

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. ANNUAL ORGANIZATIONAL MEETING:
1. The Chairman stated that three proposals were received to perform the 2013 audit. He stated Martin & Pellegrin, CPA was the only proposal that had been received in prior years.
 - a) Mrs. Foret stated proposals were received from:
 - (1) Martin & Pellegrin, CPAs - \$3,500.00
 - (2) Stagni & Company, LLC - \$3,000.00
 - (3) T.S. Kearns & Co. - \$2,900

- b) Discussion was held with regard to Martin & Pellegrin performing the audit in previous years, having no obligation to accept the lowest bid for professional services, and quality and experience of the different firms.
- c) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC accept the lowest proposal of \$2,900.00 from T.S. Kearns & Co. to perform the 2013 audit.”

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. The Chairman stated the next item on the agenda was Election of Officers for 2014.

- a) Mr. Elfert nominated Dr. L.A. “Budd” Cloutier, Jr. to remain in the position of Chairman.

- (1) Mr. Elfert moved, seconded by Mr. Erny: “THAT the nominations for the position of Chairman be closed and Dr. L.A. “Budd” Cloutier, Jr. be elected as Chairman by acclamation.”

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.

- b) Mr. Erny nominated Mr. Alex Ostheimer to remain in the position of Vice-Chairman.

- (1) Mr. Erny moved, seconded by Mr. Kelley: “THAT the nominations for the position of Vice-Chairman be closed and Mr. Alex Ostheimer be elected as Vice-Chairman by acclamation.”

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.

- c) Mr. Ostheimer nominated Mrs. Gloria Foret to remain in the position of Secretary/Treasurer.

- (1) 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. 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.

F. COMMUNICATIONS:

- 1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated December 17, 2013 requesting to table Old Business Item G.1 (Dove Development & Land Minor Subdivision) [See *ATTACHMENT A*].

- a) Mr. Rembert stated they waived the right and/or requirement to have the application approved within 60 days as per state and local laws and consents to the extension of such period.

- b) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the application by Dove Development & Land, LLC for Process D, Minor Subdivision, for Tracts 1-A thru 1-D, indefinitely as per the Developer’s request and they waived the right and/or requirement to have the application approved within 60 days as per state and local laws and consents to the extension of such period [See *ATTACHMENT A*].”

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.

2. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated December 17, 2013 requesting to withdraw Items H.2 (Trinity Commercial Park, Addendum No. 2) and H.3 (Energy Center of Southeast Louisiana, Addendum No. 3) [See *ATTACHMENT B*].

- a) Mr. Rembert stated they waived the right and/or requirement to have the application approved within 60 days as per state and local laws and consents to the extension of such period for Trinity Commercial Park, Addendum No. 2.

- (1) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC withdraw the conceptual and preliminary application by Annie 1, LLC for Process C, Major Subdivision, for Trinity Commercial Park, Addendum No. 2, as per the Developer’s request and they waived the right and/or requirement to have the application approved within 60 days as per state and local laws and consents to the extension of such period [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.

- b) Mr. Rembert stated they waived the right and/or requirement to have the application approved within 60 days as per state and local laws and consents to the extension of such period for Energy Center of Southeast Louisiana, Addendum No. 3.

- (1) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC withdraw the conceptual and preliminary application by Annie 1, LLC for Process C, Major Subdivision, for Energy Center of Southeast Louisiana, Addendum No. 3, as per the Developer’s request and they waived the right and/or requirement to have the application approved within 60 days as per state and local laws and consents to the extension of such period [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.

G. OLD BUSINESS:

Mr. Thibodeaux moved, seconded by Mrs. Foret: “THAT Old Business Item G.2 be removed from the table and be considered at this time.”

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.

1. WITHDRAWN. *Tracts 1-A thru 1-D, Property of Dove Development & Land, LLC* [See *ATTACHMENT A*]

2. The Chairman stated the next item on the agenda under Old Business was an application by Jermie Ball requesting approval for a Process A, Re-Subdivision for Tracts 15-A & 15-B, A Redivision of Tract 15, Sunrise Plantation Estates.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated this matter was previously tabled due to the lack of a drainage study but now taken care of and approved by the Engineering Division.

- b) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.

- c) Mr. Schouest moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Tracts 15-A & 15-B, A Redivision of Tract 15, Sunrise Plantation Estates.”

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.

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Poule D'eau Properties, LLC requesting conceptual and preliminary approval for a Process C, Major Subdivision for Falgout Canal Harbor.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and stated Mr. Hale was available to answer any questions.
 - b) The Chairman recognized Mr. Robert Hale, 29793 Ono Boulevard, Orange Beach, Alabama, who stated they were requesting a list of variances and it was the same submittal as the last time with a few modifications as well as applying for Residential Building Park.
 - c) Mr. Freeman suggested the Commission discuss each variance individually as well voted on individually. He discussed variances as stated in the Subdivision Regulations.
 - d) Mr. Ostheimer moved, seconded by Mr. Kurtz: "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.
 - e) Mr. Gordon discussed the Staff Report and stated Staff would recommend denial should the Commission wish to not grant the variances. He stated should the Commission grant the variances, Staff would recommend conditional approval provided upon the proper permits be acquired from U.S. Corps of Engineers, Coastal Zone Management, LA Department of Natural Resources, and CPRA.
 - f) Discussion was held with regard to access to the development and a need for this type of development in Bayou Dularge.
 - g) Mr. Schouest requested Mr. Reggie Dupre to come to the podium.
 - h) The Chairman recognized Mr. Reggie Dupre, Executive Director of the Levee District, 220 Clendoning Road, who discussed the Morganza levee alignment.
 - i) The Chairman recognized Mr. Mitch Marmande, T. Baker Smith, LLC, 202 Chantilly Drive, who also discussed the levee alignment.
 - j) Discussion ensued with regard to variances, appealing a denial through the Parish Council, regulations written not particularly for the lower parts of the Parish, and granting variances due to the area having topographical peculiar conditions.
 - k) The Chairman read the first variance: 20' limestone street and utility corridor planned (total of 36i/l/o 56' wide -40' street 16' utilities); hard surface not planned, variance requested due to the following: Access is via about 2000f existing limestone road a portion of which is maintained by TPCG; Phase I will use this existing limestone road which is not owned by our development but we do have a servitude to use it; Phase II will require a new limestone road and see no reason to hard surface since the other roads are lime-stoned; maintenance cost shall be required in the leases with ultimate responsibility of the developer.
 - (1) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance Item #1 concerning the limestone street and utility corridor."
 - (2) Mr. Freeman stated there needs to be some substance as to what they are allowing the Developer to do. Mr. Gordon suggested that state standards be met for aggregate roadways.
 - (3) *Motion as amended.* Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance Item #1 concerning the limestone street and utility corridor and meet all state standards for aggregate roadways."
 - (4) Discussion was held with regard to the access road as well as the interior roadway within the development, maintenance of the same, and width of the roadway.

- (5) The Chairman called for a vote on the amended motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: Mr. Elfert; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- l) The Chairman read the second variance: Limestone parking area '25 50' planned i/l/o concrete, variance requested; parking also available under camps; all parking will be restricted to the campsite and not allowed in the streets; this will be stated in the leases.
 - (1) Discussion was held with regard to parking provided under the camps.
 - (2) Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance Item #2 concerning limestone parking."
 - (3) Discussion ensued with regard to there being no standards for private parking and specifics given at the Engineering phase.
 - (4) *Motion as amended.* Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance Item #2 concerning limestone parking with specifics of the parking be given at the Engineering phase."

The Chairman called for a vote on the amended 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.
 - m) The Chairman read the third variance: 1 block length 1,550' in length, variance requested; should be no longer than 1,500 we ask for the 50' variance for this due to cross streets are not practical in this case.
 - (1) Discussion was held with regard to if the cross street requirement were met, it would lead to the water and be unreasonable.
 - (2) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance Item #3 concerning block length due to the elevation and area making it unreasonable to place a cross street."

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.
 - n) The Chairman read the fourth variance: Green space smaller than requirement, variance requested; this is a fishing camp community and small children would need to be supervised due to the danger of the water; the slip itself could be considered a recreation area.
 - (1) Mr. Elfert moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance #4 concerning green space due to the uniqueness of the topography and the slip/water being utilized for recreation."
 - (2) Discussion was held with regard to whether a variance was even necessary, removing it, and quantifying "smaller."
 - (3) *Motion as amended.* Mr. Elfert moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance #4 concerning green space due to the uniqueness of the topography and the slip/water being utilized for recreation and that the Developer is not required to make any green space available."

The Chairman called for a vote on the amended 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.

- o) The Chairman read the fifth variance: Access street is not the normal collector street; Dr. Beatrous Road is the actual collector street, the rest are private streets; full camp use would only be on warm weather fishing weekends; most camps aren't used in cold weather; traffic should not be a problem and a variance is requested.
- (1) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance #5 because not granting it would kill the development because there's no place to put it due to the marsh and topographic uniqueness."
- 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.
- p) The Chairman read the sixth variance: Buildings to be a minimum of 10' apart, variance requested; if camps are smaller than 40' wide this distance apart could be greater; in most instances, subdivision setbacks throughout the parish are only 5' from property lines.
- (1) Discussion was held with regard to the proper distance between buildings and discrepancies in the regulations.
- (2) Mr. Schouest moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant Variance #6 concerning minimum distance between buildings due to a conflict in the regulations and allowing the buildings to be a minimum of 10' apart."
- 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.
- q) The Chairman read the seventh variance: Private garbage collection shall be taken via Dr. Beatrous Road (public street).
- (1) Discussion was held with regard to there being two existing dumpsters paid by Marina and the other by both Poule D'eau Properties and the Wurzlowl-Ellenders that could be utilized for garbage.
- (2) Mr. Kelley moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance #7 concerning garbage collection because dumpsters are provided for the residents."
- 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.
- r) Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC grant conceptual and preliminary approval of Process B, Residential Building Park for Falgout Canal Harbor with seven variances granted based upon the unique topography and other conditions peculiar to the site and that the variances can be granted and not destroy the intent of the regulations."
- s) Discussion was held with regard to conditions concerning required permits that should be included in the motion as previously recommended by Mr. Gordon.
- t) *Motion as amended.* Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC grant conceptual and preliminary approval of Process B, Residential Building Park for Falgout Canal Harbor with seven variances granted based upon the unique topography and other conditions peculiar to the site and that the variances can be granted and not destroy the intent of the regulations and conditioned upon all required permits approved by the U.S. Corps of Engineers, Coastal Zone Management, LA Department of Natural Resources, and CPRA."
- The Chairman called for a vote on the amended 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.

2. WITHDRAWN. *Trinity Commercial Park, Addendum No. 2* [See *ATTACHMENT B*]
3. WITHDRAWN. *Energy Center of Southeast Louisiana, Addendum No. 3* [See *ATTACHMENT B*]
4. The Chairman called to order the Public Hearing for an application by Mel Blanchard requesting approval for a Process A, Re-Subdivision for Lots 2-A & 2-B, A Redivision of Lot 2, Block 1, Pontiff Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) No one from the public was present to speak on the matter.
- 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. 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 the property being zoned as single-family residential.
- e) Mr. Gordon discussed the Staff Report and stated the applicant was requesting two variances: from the minimum square footage requirement and from drainage calculations. He stated Staff would recommend approval as long as the Commission granted the two variances.
- f) Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Lots 2-A & 2-B, A Redivision of Lot 2, Block 1, Pontiff Subdivision with variances from the minimum square footage requirement and from drainage calculations due to the homes being built in the 1940’s and built before any regulations were put into place.”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4.”

1. Revised Lot 10, Addendum No. 1 & Revised Lots 9, 10, & 11, Block 3, Addendum No. 2 to Energy Center of Southeast Louisiana, Section 4, T16S-R17E, Terrebonne Parish, LA
2. Lot Line Shift on Property belonging to C4 Elion, L.L.C., Section 5, T17S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of a 35.90 acre tract and a 5.57 acre tract belonging to Gilbert Paul Stoufflet, et al, Creating a 27.79 acre tract and a 13.68 acre tract, Section 10, T18S-R19E & Section 1, T19S-R19E, Terrebonne Parish, LA
4. Property Line Shift of Lot 1, Block 5 of Crescent Subdivision on property belonging to Rene LeCompte, Section 81, T17S-R16E, Terrebonne Parish, LA

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.

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mr. Ostheimer stated they would have information for the Commission to look at soon.

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Thibodeaux discussed a development encroaching on Bayou Terrebonne near Coteau Road and requested Staff to look into.

b) Mr. Ostheimer discussed the upcoming National American Planning Association Conference to be held in Atlanta in April and encouraged the Commission to attend.

(1) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC authorize up to four members to attend the National American Planning Association Conference in Atlanta, Georgia in 2014.”

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.

2. Chairman’s Comments:

a) Dr. Cloutier thanked the Commission for re-electing him for Chairman and for Mr. Ostheimer as Vice-Chairman and Mrs. Foret as Secretary/Treasurer.

M. PUBLIC COMMENTS: None.

N. Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:49 p.m.”

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.

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

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

Item G1

December 17, 2013

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

Att: Mr. Pat Gordon:

Re: OLD BUSINESS ITEM (DOVE DEVELOPMENT & LAND, LLC-TRACTS 1-D THRU
4-D)

Dear Pat:

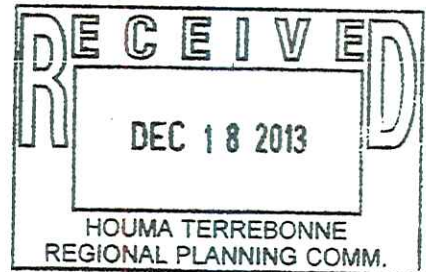
Please let this letter serve as a request to allow the above item to remain on the table and not be considered for approval at the meeting of December 19th. All utilities are not complete at this time.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr



Keneth L. Rembert

LAND SURVEYORS

since 1973

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

Items H2 & H3

December 17, 2013

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

Att: Mr. Pat Gordon:

Re: APPLICATIONS- Items 2 & 3 for Annie 1, LLC, Trinity Commercial Park Add #2 and
Energy Center of Southeast Louisiana Add #3 *(H2)* *(H3)*

Dear Pat:

Please let this letter serve as a request to defer any action on the above items at the meeting of December 19, 2013. The developer would like to make changes to the projects and resubmit them.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

