

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

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of April 18, 2013 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest. Absent at the time of Roll Call were: Mr. Richard Elfert, Mr. Keith Kurtz, and Mr. Wayne Thibodeaux. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Erny moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of March 21, 2013.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Elfert, Mr. Kurtz, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by North Hollywood Plantation, LLC requesting to rezone from O-L (Open Land) to C-4 (Transition-Commercial District), Lots 1, 2, 3, Block 1 and Lot 1, Block 2, Sugar Pointe Commercial Park.
- a) The Chairman recognized Mr. Edmund McCollam, 402 Canal Street, representing North Hollywood Plantation, LLC, who discussed the history of the property and requested the matter be rezoned.
- b) No one from the public was present to speak.
- c) Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Elfert, Mr. Kurtz, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to Rezone from O-L (Open Land) to C-4 (Transition-Commercial District), Lots 1, 2, 3, Block 1 and Lot 1, Block 2, Sugar Pointe Commercial Park to the Terrebonne Parish Council for final consideration.”
- f) Discussion was held with regard to the previous applications to rezone the property in question and the awareness of the councilperson of that area.
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Elfert, Mr. Kurtz, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Brooke & Michael Hyde requesting to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District), Southwest 48 of Lot 1 and North ½ of Lot 2, Block 1, South ½ of Lot 2, Lot 2, Block 1, James Buquet Subdivision, 102 & 104 Buquet Street.

- a) Terral Martin, GSE Associates, Inc., representing the Hydies, stated the applicant's wished to use the property for a storage room/office and employee parking for the snowball stand they had along Main Street.
- b) The Chairman recognized Mr. Sidney Rhodes, 101 Ziegler Avenue, who presented the Commission a petition of neighbor's signatures opposing the rezoning request. He apologized to the neighbors he couldn't get to and stated they wanted their residential neighborhood to stay residential.
- c) The Chairman recognized Mr. Jon Reeves, 117 Ziegler Avenue, who discussed a prior request by Mr. Buquet to rezone the property commercial for the office along Main Street that they were opposed to and that the current owners should have considered expansion of their business.
- d) The Chairman recognized Mr. Russell Duet, 314 Buquet Street, who discussed their previous arguments concerning drainage that has been rectified to now having to fight this rezoning request. He stated the property already looked trashy and was against the rezoning.
- e) The Chairman recognized Mr. Michael Gambarella, 208 Ziegler Avenue, who stated the property has gone downhill since the Hydies have owned it and if anything, a house should be put on the property.
- f) The Chairman recognized Mr. Richard Bourg, 502 Buquet Street, who expressed concerns of other businesses going there once the property were to be rezoned.
- g) The Chairman recognized Mr. Cleveland Bergeron, 311 Buquet Street, who expressed concerns of more traffic and more accidents.
- h) The Chairman, once again, recognized Mr. Jon Reeves, 117 Ziegler Avenue, who expressed concerns of Barker's drainage going into their neighborhood and didn't need any more excess cement.
- i) Mr. Erny moved, seconded by Mr. Schouest: "THAT the Public Hearing be closed."

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

- j) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- k) Discussion was held with regard to rezoning residential property to commercial in older neighborhoods.
- l) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial of the request to Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District), Southwest 48 of Lot 1 and North ½ of Lot 2, Block 1, South ½ of Lot 2, Lot 2, Block 1, James Buquet Subdivision, 102 & 104 Buquet Street."

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

F. Old Business:

Mr. Erny moved, seconded by Mr. Kelley: "THAT Old Business Item 1 be removed from the table and be considered at this time."

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

1. The Chairman stated the next item on the agenda under Old Business was an application by Douglas Patterson requesting to rezone from OL (Open Land) to R-1 (Single-Family Residential District) and C-3 (Neighborhood Commercial District), 4811 LA Highway 311.

- a) Mr. Pulaski stated the site plan was revised to address the concerns of the Commission from the previous meeting. He further informed the Commission that the applicant withdrew the request to place the second structure on the property along with the permit to construct that second structure. He recommended the rezoning request to be approved in order to bring the zoning into compliance with the existing uses of the property.
- b) Discussion was held with regard to error when the property was brought into the zoning district.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from OL (Open Land) to R-1 (Single-Family Residential District) and C-3 (Neighborhood Commercial District), 4811 LA Highway 311 to the Terrebonne Parish Council for final consideration.”

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.

I. PUBLIC COMMENTS: None.

- J. Mr. Erny moved, seconded by Mr. Ostheimer: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:45 p.m.”

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

L.A. “Budd” Cloutier, Jr., O.D., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF APRIL 18, 2013.

**PATRICK GORDON, DIRECTOR
PLANNING & ZONING DEPARTMENT**