

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF APRIL 19, 2012**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of April 19, 2012 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:07 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. James Erny 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. Kurtz moved, seconded by Mrs. Williams: “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 15, 2012.”  
  
The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny 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 Dove Development & Land, L.L.C. requesting to adjust C-2 (General Commercial District), C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District) zoning boundaries; Tract 1 and Tracts 2-A thru 2-E; 1214 & 1258 Valhi Boulevard and 628-700 South Hollywood Road.
    - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the request to move the existing zoning lines.
    - b) No one was present from the public to speak.
    - c) Mr. Ostheimer moved, seconded by Mr. Schouest: 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. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny 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 adjustment.
    - e) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to adjust C-2 (General Commercial District), C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District) zoning boundaries; Tract 1 and Tracts 2-A thru 2-E; 1214 & 1258 Valhi Boulevard and 628-700 South Hollywood Road, and forward 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. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. The Chairman called to order the Public Hearing for an application by Christopher DuBois and Bobby J. DuBois requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lots 7 & 8, Block 2, Elardo Subdivision; 233 & 239 St. Peter Street.
    - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the rezoning request and the applicant’s desire to build duplexes.
    - b) No one was present from the public to speak.

- c) Mrs. Williams moved, seconded by Mr. Ostheimer: 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. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny 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) Discussion was held with regard to subdivisions starting out as R-1 and slowly changing to different zones and spot zoning and looking at entire areas as a whole to determine if the zoning needs to be changed.
- f) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lots 7 & 8, Block 2, Elardo Subdivision; 233 & 239 St. Peter Street, and forward to the Terrebonne Parish Council for final consideration.”
- g) Discussion was held with regard to the mixed uses along the street, no one speaking against the rezoning, changing the atmosphere of the subdivision, and placing mobile homes in R-2 zoning districts with Special Exception approval from the Board of Adjustments.

*James Erny arrived at the meeting at this time – 6:24 pm*

- h) Discussion ensued with regard to who is authorized to rezone lots whereas Mr. Gordon stated the owner, Council, or Planning Commission.
- i) Mr. Gordon stated he spoke to Councilman John Navy about the Mechanicville area in his district that they plan to take a look to determine the zoning need due to many rezonings that have taken place. Discussion ensued with the need in this area.
- j) MOTION AS AMENDED: Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lots 7 & 8, Block 2, Elardo Subdivision; 233 & 239 St. Peter Street, and forward to the Terrebonne Parish Council for final consideration and request Staff to ask the Councilman of this district to look at this subdivision and see if he thinks perhaps it would be appropriate that a larger part of it be rezoned from R-1 to R-2 and if he does, then we as a Planning Commission can proposed that.”
- k) Mr. Gordon discussed this area not being justified to rezone because there have not been a lot of rezoning in the past ten (10) years for this area.  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: Mr. Elfert & Mrs. Williams; ABSTAINING: Dr. Cloutier and Mr. Erny; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

#### F. NEW BUSINESS:

##### 1. Preliminary Hearings:

- a) Mr. Kelley moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to Rezone from O-L (Open Land) to C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District); Tracts A, B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision; Danos Properties, L.L.C., et al, applicant for Thursday, May 17, 2012 at 6:00 p.m.”  
The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- b) Mrs. Williams moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to Rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District);

Lots 21 & 22, Block 1, Wolff Subdivision, Addendum No. 2; 141 St. Louis Street; Jules & Suzanne LeBlanc, applicants for Thursday, May 17, 2012 at 6:00 p.m.”

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

G. STAFF REPORT:

1. Mr. Pulaski discussed the proposed resolution/ordinance concerning the addition of Valhi Boulevard and Bayou Gardens Boulevard as a whole, and not just the extensions, into the Zoning Overlay District Regulations.
  - a) Discussion was held with regard to the overlay district not extending past the currently zoned areas.
  - b) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing for May 17, 2012 at 6:00 p.m. for the proposed addition of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District Regulations.”
  - c) Discussion ensued with regard to looking into the Enterprise Drive area to also be included in the overlay district.

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

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

- J. Mr. Schouest moved, seconded by Mrs. Williams: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:39 p.m.”

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: 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 19, 2012.**

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