

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF AUGUST 16, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of August 16, 2012 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 Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Richard Elfert.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. James Erny and Mr. Jeremy Kelley. 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. Ostheimer pointed out a clerical error in the minutes on Item K indicating he seconded a motion when he was absent for the meeting.

- a) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as revised, for the Zoning and Land Use Commission for the regular meeting of July 19, 2012.”

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

Mr. Kelley arrived at the meeting at this time – 6:05 p.m.

D. COMMUNICATIONS:

1. Mr. Pulaski reminded the Commission of the training to be held on Saturday, August 18, 2012 at South Central Planning and Development Commission.

E. PUBLIC HEARING:

1. The Chairman called to order a Public Hearing for the proposed zoning plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road.
- a) Mr. Pulaski discussed the proposed zoning plan for Valhi Boulevard Extension that was brought up when a proposed rezoning changed came before the Commission for property along Valhi and it was requested to look at the entire area.
- b) The Chairman recognized Mr. Edward Rome, 249 Sugarwood Boulevard, on behalf of the Homeowner’s Association for Sugarwood & Sugarwood Estates, who expressed concerns with traffic, etc. from opening all of the streets to Valhi and requested the matter be tabled in order to give the residents time to review the situation.
- c) The Chairman clarified that the matter before the Commission was not to connect any streets and only to consider zoning. He stated they planned to hold another Public Hearing and would welcome the residents to come.
- d) Mr. Ostheimer discussed seeing C-2 and C-3 zoning districts. Mr. Pulaski stated it was the coloration of the overlay over an aerial photograph and that it is C-3 (Neighborhood Commercial). He further stated C-3 prohibits taverns, bars, adult-oriented business, etc.

Mr. Erny arrived at the meeting at this time – 6:11 p.m.

The Chairman recognized Councilmen Russell Hornsby and John Navy in the audience.

- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, extend the Public Hearing for the Proposed Zoning Plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road to Thursday, September 20, 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. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. OLD BUSINESS:

1. The Chairman stated the next item on the agenda under Old Business was an application by Danos Properties, L.L.C. requesting to rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated since the matter regarding the Zoning Plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road was yet to be resolved; he would request their application be tabled until the next meeting.

- b) Mrs. Williams moved, seconded by Mr. Schouest: "THAT the HTRPC, convening as the Zoning and Land Use Commission, table the application to rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision until the next regular meeting of September 20, 2012."

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

2. The Chairman called to order a Public Hearing for an application by Briarpatch, Inc. requesting to rezone from OL (Open Land) to C-2 (General Commercial District); Property along the East Side of East Street approximately 400 South of the Intersection of East Street and Senator Street.

- a) The Chairman recognized David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Briarpatch, Inc., who stated his client has agreed to change the rezoning application to C-3 (Neighborhood Commercial) as per their request at the previous meeting.

- b) Councilman John Navy, District 1, requested the Commission to table the matter for another month in order to be able to speak with the residents in the area and explain the rezoning request to them because they didn't want it to be rezoned to anything.

- c) Mr. Thibodeaux spoke about the application and stated the applicant should complete the application in its entirety.

- d) Mr. Thibodeaux moved, seconded by Mr. Elfert: "THAT the HTRPC, convening as the Zoning & Land Use Commission, table the application to rezone from OL (Open Land) to C-3 (Neighborhood Commercial District), Property along the East Side of East Street approximately 400 South of the Intersection of East Street and Senator Street as per the request of Councilman John Navy whose district this property is in."

- e) Mrs. Williams discussed the differences between C-2 and C-3 zoning districts and expressed the need for sidewalks and green space in the development.

- f) Mr. Thibodeaux questioned whether signs were posted on the property indicating the proposed rezoning and suggested the same since it is not part of the requirements.

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

G. NEW BUSINESS:

1. Planned Building Group:

The Chairman stated the next item on the agenda was an application by Cypress Court Apartments, LLC requesting Planned Building Group approval for the placement of 5 buildings (duplexes), Cypress Court Duplex Addendum, Property behind 405 Westside Boulevard.

- a) The applicant, Mr. Jimmy Cantrelle, was not present to represent the application. Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., drew up the plan for Mr. Cantrelle and offered to answer any questions to the best of his ability.
- b) The Chairman recognized Mr. Rob Detillier, 163 Magnolia Court, who expressed concerns of drainage.
- c) The Chairman recognized Ms. Tiffany Rabalais, 141 Magnolia Court, who expressed concerns of drainage, flooding, and the close proximity to their homes.
- d) Mrs. Williams moved, seconded by Mr. Kelley: "THAT the HTRPC close the Public Hearing."

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Planned Building Group.
- f) Discussion was held with regard to Mr. Waitz not being prepared to present and Mr. Cantrelle not being present along with the drainage issues in the area.
- g) Mr. Schouest moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, table the Planned Building Group application until the next regular meeting of September 20, 2012."
- h) Discussion was held with regard to known drainage issues in the area and allowing more development, allowing people to develop in the area but fixing the drainage issues first, and access through existing apartment complex.
- i) Ms. Schexnayder, Terrebonne Parish Engineering Division, stated they were looking at the area and working on the drainage issues.
- j) Mr. Gordon stated that there are regulations in place that need to be followed and if an applicant meets all requirements, the matter has to be approved.
- k) Discussion ensued with regard to sending more water into the drainage arteries that are already experiencing problems and causing even more issues.

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

- l) Mr. Erny moved, seconded by Mr. Ostheimer: "THAT the HTRPC request Staff to draft a letter for the Chairman's signature to send to the Parish President to request more attention be given to the area and provide guidance as to how the Planning Commission should handle proposed developments in the area."
- m) Discussion was held with regard to the SDDM, whether a letter will do any good, and making the Parish President aware that requests are coming in for the area and the drainage issues need to be fixed.

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer discussed family partitions which were granted in the past that they ultimately had to get rid of due to it getting abused and felt as though Minor Subdivisions are ending up the same way due to not being able to see drainage calculations.
- b) The Chairman stated that would need to be added to the list of discussions to be looked at once they address revisions to subdivision regulations.

- c) Mr. Schouest discussed the entire parish being in a coastal zone area and redesigning maps to include the same.
- d) Mr. Gordon stated they have been involved with assuring all permits are signed off by the Coastal Zone if necessary.
- e) Mr. Gordon spoke of the Comprehensive Plan Update and strategies being recommended to be considered to help move Terrebonne Parish forward. He stated once approved, they would start looking into revisions to the Subdivision Regulations and more zoning areas in the Parish.
- f) Mr. Elfert discussed an email regarding what Lafayette Parish is doing in regards to land use and being similar to what we have here and same concerns. He questioned whether the Parish would follow up to see how it worked for Lafayette.

2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

K. Mr. Erny 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 7:01 p.m."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. 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 AUGUST 16, 2012.**

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