

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF AUGUST 15, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of August 15, 2024 of the HTRPC, convening as the Zoning & 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. Barry Soudelier.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Terry Gold; Mrs. Angele Poiencot; Mr. Travion Smith; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- The Chairman acknowledged Councilman Clyde Hamner, District 6 in the audience.*
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to disclose.*
- D. APPROVAL OF THE MINUTES:
1. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of July 18, 2024.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. PUBLIC HEARINGS:
1. The Chairman called to order the Public Hearing for an application by Karen Harris requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 148 Square Wolfe Lane.
- a) Ms. Karen Harris, 134 Square Wolfe Lane, stated she was requesting to rezone the property to R-2 for the placement of a mobile home.
- b) No one from the public was present to speak.
- c) Mr. Rogers moved, seconded by Mr. McGuire: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request.
- e) Mr. Rogers moved, seconded by Mr. Billiot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 148 Square Wolfe Lane and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- f) Mr. Pulaski clarified that this motion was only a recommendation and the TPCG Council would have final consideration.

2. The Chairman called to order the Public Hearing for an application by Walton Jefferson & Jeanette Daisy requesting to rezone from OL (Open Land) to C-2 (General Commercial) 1923 St. Louis Canal Road.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Walton Jefferson & Jeanette Daisy, discussed the rezone request.
- b) The Chairman recognized Patricia Lirette, 6531 Jana Street, inquired about what the property was going to be used for and stated they were told when they bought their house the property would never be developed. She stated oyster shells have been disposed of on the property and had a smell and flies.
- c) Mr. Rogers moved, seconded by Mr. Billiot: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski stated they didn't know specifically what the property were to be used for but if it gets rezoned to C-2, any use within that zone would be allowed. Mr. Waitz stated all he knew was the intent to build a commercial building. Mr. Pulaski further discussed the surrounding area was legal, non-conforming due to the zoning expansion in 2007 and that a buffer would have to be provided between the commercial and residential areas.
- e) Discussion was held regarding a sewer treatment plant located across the street from the property. Discussion ensued regarding the property to make it more marketable to sell if necessary, policy and procedure to amend the ordinance to rezone property, and the Commissioners having to give a reason if they recommend denial.
- f) Mr. McGuire moved, seconded by Mr. Billiot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, table the application requesting to rezone from OL (Open Land) to C-2 (General Commercial), 1923 St. Louis Canal Road, until the next regular meeting of September 19, 2024."

The Chairman called for a vote on the motion offered by Mr. McGuire. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

1. Preliminary Hearing:

- a) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 114 Banks Avenue, Lot 45, Block B, Mechanicville; Sheryl Williams, applicant and call a Public Hearing on said matter for Thursday, September 19, 2024 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Parking Plan:

- a) The Chairman called to order the Parking Plan application for the construction of 97 parking spaces for the Health Unit Expansion at 1016 West Tunnel Boulevard.
 - (1) Craig Hebert, architect, discussed the parking plan for the future health unit.
 - (2) There was no one from the public to speak on the matter.
 - (3) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Parking Plan.

- (4) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan application for the construction of 97 parking spaces for the Health Unit Expansion at 1016 West Tunnel Boulevard.

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the discussion and possible action regarding an amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services.
 - a) Mr. Pulaski discussed the history of pet grooming services as a home occupation which ultimately led to a legal opinion that ruled it not an acceptable service under a home occupation. He stated the request for home occupations for pet grooming services has started to be an increasing desire and wanted to get some thoughts on including it as such.
 - b) Mr. Pulaski stated he discussed this matter with Councilman Clyde Hamner and Parish President Jason Bergeron and the desire to continue the public hearing until the next meeting. He stated Parish President Bergeron supports small businesses and business incubators that ultimately grow to brick-and-mortar facilities.
 - c) The Chairman recognized Councilman Clyde Hamner, District 6, who stated he had received multiple phone calls in opposition of this matter. He stated this was not the type of business that people wanted in their neighborhoods and if they applied for a Home Occupation, the neighbors would have to show their face at the meeting in opposition and be put in a tough position.
 - d) Discussion was held regarding neighbors being able to talk to their neighbor face to face to express any concerns, citizens who have small businesses that can't afford a brick-and-mortar and have no way to get that assistance without starting out small.
 - e) The Chairman recognized Brooke Loyd, 417 Lake Crescent Circle, who stated she just moved to Houma and wants to relocate her dog grooming business in New Iberia to here. She spoke of the people these days who treat their pets as kids and the people who usually love having these types of businesses in their neighborhoods for convenience. Discussion was held regarding disease, shots, staggered appointments, etc.
 - f) Mr. Pulaski discussed the Home Occupation process along with the notification process as well as the process to get ordinances amended through TPCG Council. He recommended tabling the matter so everyone can absorb what was presented and discuss at the next meeting in September.
 - g) Mr. Rogers moved, seconded by Mr. Billiot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, continue the Public Hearing regarding an amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services until Thursday, September 19, 2024.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments: None.
2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

K. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:59 p.m.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Robbie Liner, 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 15, 2024.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**