

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF AUGUST 18, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of August 18, 2016 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. Wayne Thibodeaux. The Chairman welcomed Mrs. Gloria Foret back to the Commission.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan, Jr., Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice-Chairman; Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Keith Kurtz. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.
- 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.
- D. **APPROVAL OF THE MINUTES:**
1. Mrs. Falgout moved, seconded by Mr. Kelley: “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 July 21, 2016.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by Deroche Development, LLC requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Proposed Lots 1-7, Block 5 and Lots 1-7, Block 6, Townhomes of Deroche Estates.
- a) Mr. Gene Milford, representing the applicant, discussed the rezoning request.
- b) Mr. Pulaski discussed the staff report and stated Staff would recommend tabling the matter because the required public hearing notice sign was not posted on site.
- c) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, reopen the public hearing and table the consideration of the application to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Proposed Lots 1-7, Block 5 and Lots 1-7, Block 6, Townhomes of Deroche Estates until the next regular meeting of September 15, 2016.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **NEW BUSINESS:**
1. **Home Occupation:**
- a) The Chairman stated the next item on the agenda under New Business was a home occupation application by Christine Bordelon requesting to establish a massage therapy business at 602 Angelle Drive.
- b) The Chairman recognized Ms. Christine Bordelon, 101 Tulsa Drive, applicant, who indicated the home she intended to rent was rented out to another tenant and her new home would be on Tulsa.
- c) Mr. Pulaski advised her to withdraw her application and submit a new one under her new address.
- d) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, withdraw the Home Occupation request to

establish a massage therapy business at 602 Angelle Drive as per the applicant's request."

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

H. STAFF REPORT:

1. The Chairman called to order the Public Hearing with regard to the discussion and possible action with regard to revisions to the C-1 zoning district regulations.
 - a) Mr. Pulaski discussed the proposal to exclude C-1 zoning district from the zoning hierarchy and establish definitions for microbrewery/microdistillery as well as adding to the list of permitted uses in C-1 and C-2 and as a prohibited use in C-3 that was approved by the Commission at the last meeting. He discussed the desire to change the name of the C-1 district to CBD and the confusion that will cause by not having a C-1 but yet seeing C-2, C-3, etc. listed.
 - b) Discussion was held with regard to the making changes to the Zoning Ordinance as a whole in the future and looking at the name change at that time.
 - c) Mr. Ostheimer moved: "THAT the HTRPC, convening as the Zoning & Land Use Commission, authorize Mr. Pulaski choose between the two and do the one he thinks is right. *The Chairman declared the motion died due to a lack of a second.*
 - d) Mrs. Falgout moved, seconded by Mr. Ostheimer: "THAT the HTRPC, convening as the Zoning & Land Use Commission, leave the name of the C-1 zoning district as C-1."

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

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

- K. Mrs. Falgout moved, seconded by Mr. Kelley: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:25 p.m."

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

L.A. "Budd" Cloutier, 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 18, 2016.

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