

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF AUGUST 20, 2015**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of August 20, 2015 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. Jeremy Kelley.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Kevin Ghirardi; Jr. Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. James Erny. Also present were Mr. Pat Gordon, Director, and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.

C. APPROVAL OF THE MINUTES:

1. Mr. Ostheimer 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 July 16, 2015.”

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

D. COMMUNICATIONS: None.

*Mr. James Erny arrived at the meeting at this time – 6:04 p.m.*

E. NEW BUSINESS:

1. The Chairman stated the next item under new business was an application by Dominique Blanchard requesting home occupation approval for the establishment of a massage therapy business at 651 Duval Avenue.
- a) The Chairman recognized Mr. Ronald Foret, 645 Duval Ave, who expressed concerns of businesses in residential neighborhoods, more issues with yoga classes at the home rather than massage therapy, parking, and traffic. He also presented a petition to the Commission of about 40 names who were all opposed to the home occupation.
  - b) The Chairman recognized Mr. Bobby Boudreaux, 660 Duval Avenue, who expressed concerns of the protection of their residential neighborhood and that he strongly opposed to the home occupation.
  - c) The Chairman recognized Councilwoman Christa Duplantis-Prather, 101 Saxony Drive, District 5, who stated she had nothing against business but received numerous calls concerning of traffic and parking. She stated she was also unaware of yoga classes being held there as well as the proposed massage therapy business. She stated the need to keep the neighborhood residential and that she sided with the neighbors in being against this home occupation.
  - d) The Chairman recognized Barry Landry, 665 Duval Avenue, who discussed the petition that a lot of neighbors signed all in opposition of the home occupation.
  - e) Mr. Pulaski discussed the Staff Report and stated would recommend approval of the home occupation conditioned the applicant agreed to conduct the yoga sessions at another location.
  - f) Discussion was held with regard to Staff’s conditional approval and whether it could be legally given. Mr. Freeman stated it was a matter if whether the yoga classes were paid sessions or not. Mr. Freeman also indicated that a site plan showing the 25% of the home utilized was lacking.
  - g) Ms. Blanchard stated that no one pays for yoga sessions at her home and it was just practice with friends that helped with her scoliosis. She stated her friends over for yoga was no different than a super bowl party. She indicated that a 12’ x 13’ master bedroom was being utilized for the massage therapy business.
  - h) Discussion was held with regard to the massage therapy business being one person at a time versus the yoga classes with numerous people causing traffic and parking concerns in the neighborhood.

- i) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, deny the home occupation for the establishment of a massage therapy business at 651 Duval Avenue.”
- j) Discussion was held with regard to the time schedule of a typical work day for the massage therapy business which would only allow for one vehicle parking at a time.

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

- k) Discussion was held with regard to the appeal process and felt as though the applicant could change her application and resubmit the next month.
- l) Discussion ensued with regard to whether there was confusion in the neighbors thinking the subdivision was going to be rezoned to commercial rather than the approval of a home occupation at one particular address.

## 2. Preliminary Hearings:

- a) Mr. Rembert indicated that the legal description may be incorrect for the proposed rezoning of 2610 Bryant Street. Discussion was held with regard to the determining the correct lot number prior to advertising the public hearing.

- (1) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19 or 20, Block 1, Barrowtown Subdivision for Thursday, September 17, 2015 at 6:00 p.m. and determine the correct lot prior to advertising.”

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

- (2) The Chairman expressed concerns that if there is a discrepancy on the legal descriptions, these matters shouldn’t be placed on the agenda.

- b) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 8962 & 8966 Norman Street, Lot 3 & 1-3, Block 1, Catherine Subdivision for Thursday, September 17, 2015 at 6:00 p.m.”

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

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS: None.

- I. Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:36 p.m.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. 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 20, 2015.**

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