

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF FEBRUARY 16, 2023**

- A. The Chairman, Mr. Robbie Liner, called the meeting of February 16, 2023 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 Mr. Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Mr. Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk; Rev. Corion Gray; and Mr. Barry Soudelier. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- The Chairman recognized Councilman Danny Babin, District 7 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. *None.*
- D. APPROVAL OF THE MINUTES:
1. Mr. Rogers moved, seconded by Ms. Ellender: “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 January 19, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Soudelier. 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 Wilfred Nells to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 139A Banks Avenue, Lot 19, Block C, Mechanicville.
- a) Mr. Wilfred Nells, applicant, 188 Acklen Avenue, discussed his desire to have the property rezoned in order to place a mobile home.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend Approval of the rezone request.
- e) Mr. Thibodeaux moved, seconded by Mr. Burgard: “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-3 (Multi-Family Residential) 139A Banks Avenue, Lot 19, Block C, Mechanicville and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. NEW BUSINESS:
1. Planning Approval:
- a) The Chairman called to order the Planning Approval application by Iglesia Mahanaim requesting to establish a church in a C-2 (General Commercial) zoning district at 229 South Hollywood Road, Suite A.

- (1) Mr. Oscar Cordon, 122 Thoroughbred Avenue, Montz, discussed the desire to have a church at 229 South Hollywood Road.
- (2) There was no one from the public to speak on the matter.
- (3) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Planning Approval.
- (4) Discussion was held with regard to the Code of Ordinances and the reasoning for churches to receive Planning Approval.
- (5) Mr. Thibodeaux moved, seconded by Ms. Ellender: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application to establish a church in a C-2 (General Commercial) zoning district at 229 South Hollywood Road, Suite A.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

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. Thibodeaux: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:11 p.m.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Soudelier. 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 FEBRUARY 16, 2023.

CHRISTOPHER PULASKI, PLA, DIRECTOR  
PLANNING & ZONING DEPARTMENT