

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF FEBRUARY 25, 2010

- A. The Chairman called the meeting of February 25, 2010 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 Dr. L.A. "Budd" Cloutier, Jr. and the Pledge of Allegiance led by Mrs. Marsha Williams.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. "Budd" Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: None. Also present were Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning & Zoning, and Laddie Freeman, Legal Advisor.
- C. Dr. Cloutier moved, seconded by Mr. Navy: "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 January 21, 2010."

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

D. COMMUNICATIONS:

E. NEW BUSINESS:

1. Planned Building Group:

- a) The Chairman stated the next item on the agenda was an application by James Hyatt requesting planned building group approval for placement of a triplex and a duplex at 1930 Prospect Boulevard.

- (1) The Chairman recognized Mr. James Hyatt, 116 Timberwood, Gray, who requested planned building group approval to place a triplex and a duplex on his property at 1930 Prospect Boulevard.
- (2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the planned building group request.
- (3) Mr. Erny moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant planned building group approval for the placement of a triplex and a duplex at 1930 Prospect Boulevard."
- (4) Discussion was held with regard to school buses, garbage, and driveways.

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

- b) The Chairman stated the next item on the agenda was an application by Marcellino & Clara Mora requesting planned building group approval for the placement of an additional mobile home at 218 & 218A Henderson Street.

- (1) The Chairman recognized Mr. Marcellino Mora, represented/translated by his son, 218 Henderson Street, who requested planned building group approval for the placement of (2) mobile homes that would include a playground and enough parking.
- (2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the planned building group request subject to the applicants receiving a Special Exception from the Houma Board of Adjustment.
- (3) Mr. Erny moved, seconded by Mr. Navy: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant planned building group approval for the placement of an additional mobile home at 218 & 218A Henderson Street."

- (4) Discussion was held with regard to the special exception requirement and Henderson Street's makeup as all existing mobile homes.

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

- c) The Chairman stated the next item on the agenda was an application by Lenard Calloway requesting planned building group approval for the placement of an additional residential structure at 349 & 349A Naquin Street.

- (1) The Chairman recognized Mr. Lenard Calloway, who requested planned building group approval for the placement of an additional residential structure.

- (2) Mrs. Robinson discussed the Staff Report and stated one (1) letter of objection from an adjacent property owner. She stated Staff recommended approval of the planned building group request.

- (3) Discussion was held with regard to the location of the request, etc.

- (4) The Chairman recognized Mr. Herman Torregano, 346 Railroad Avenue, who expressed concerns regarding crime, murders, and drugs and strongly objected to the request.

- (5) Mr. Erny moved, seconded by Mr. Navy: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant planned building group approval for the placement of an additional residential structure at 349 & 349A Naquin Street."

- (6) Mr. Ostheimer offered a substitute motion, seconded by Mrs. Williams: "THAT the HTRPC, convening as the Zoning and Land Use Commission, table the planned building group application for the placement of an additional residential structure at 349 & 349A Naquin Street until the next regular meeting of March 18, 2010."

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

- (7) Discussion was held with regard to why the matter was postponed, not having all of the facts, density versus high-crime areas, etc. The Chairman stated he would speak to Councilwoman Arlanda Williams about the matter before the next meeting.

2. Preliminary Hearing:

- a) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to Rezoe from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) and C-3 (Neighborhood Commercial); 4.673 acre tract and 9.380 acre tract, located in the 4600 block of LA Hwy. 311; Matherne Realty Partnership, L.L.C., applicant for March 18, 2010 at 6:00 p.m."

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

- J. Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 6:26 p.m.”

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

Daniel J. Babin, 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 25, 2010.

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