

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JANUARY 17, 2013**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of January 17, 2013 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; Mr. Richard Elfert; Mr. James Erny; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Wayne Thibodeaux. Also present were Patrick Gordon, Director, and 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 December 20, 2012.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. NEW BUSINESS:
1. The Chairman stated the next item on the agenda under New Business was an application by Louisiana Party Company, LLC requesting Parking Plan Approval for the creation of (177) parking spaces for a retail shopping center at 1795B Martin Luther King Boulevard.
    - a) Mr. Brandon Arceneaux, David A. Waitz Engineering & Surveying, Inc., stated they requested approval for the parking plan off of Martin Luther King Boulevard and they were above the required number of spaces.
    - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Parking Plan.
    - c) Discussion was held with regard to the connection of future adjacent parking lots, vicinity of the development, entrances to MLK Boulevard, proposed Don Felipe Boulevard, and existing traffic concerns on MLK Boulevard.
    - d) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, send a letter to Lyle LeBlanc, LA DOTD, to evaluate ways to reduce traffic accidents on Martin Luther King Boulevard.”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
    - e) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan for the creation of (177) parking spaces for a retail shopping center located at 1795B Martin Luther King Boulevard.”
    - f) Discussion was held with regard to the possible plans by LA DOTD to install roundabouts to help alleviate traffic concerns on Martin Luther King Boulevard. Discussion ensued with regard to interconnectivity between parking lots and/or pedestrian walkways and Martin Luther King Boulevard being a state highway.
    - g) Mr. Erny amended his motion, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan for the creation of (177) parking spaces for a retail shopping center located at 1795B Martin Luther King Boulevard and further recommended the site plan be revised to include vehicular and/or pedestrian access to the property to the north to promote interconnectivity.”

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

2. The Chairman stated the next item on the agenda under New Business was an application by Mt. Horeb Baptist Church requesting Planning Approval for surface parking for the church (15-20 cars) at 1117 & 1121 Daspit Street.

- a) Reverend Donald Celestin, 700 Honduras Street, stated he was requesting planning approval to allow for off-street parking for the church which had an increased membership.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Parking Plan conditioned they construct a 6'-8' wood privacy fence or similar along the perimeter of the property per the zoning regulations.
- c) Discussion was held with regard to saving the trees.
- d) Mr. Erny moved, seconded by Mr. Schouest: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application for surface parking (15-20 cars) for Mt. Horeb Baptist Church at 1117 & 1121 Daspit Street."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. 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. Mrs. Williams moved, seconded by Mr. Schouest: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:34 p.m."

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

L.A. "Budd" Cloutier, Jr., 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 JANUARY 17, 2013.**

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