

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JULY 19, 2012**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of July 19, 2012 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:04 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. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and 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. Schouest moved, seconded by Mr. Erny: “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 June 21, 2012.”
- The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyors, Inc. requesting to withdrawn the rezoning application by Jules & Suzanne LeBlanc [See *ATTACHMENT A*].
- E. NEW BUSINESS:
1. The Chairman called to order a Public Hearing for the proposed zoning plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road.
- a) Mr. Pulaski discussed the proposed zoning plan for Valhi Boulevard Extension.
- b) The Chairman recognized Joanne LeBouef, 220 Lake Mechant Court, who expressed concerns as to how the proposed zoning plan will affect The Lakes Subdivision as well as the proposed sports complex. The Chairman clarified that the sports complex wasn’t being addressed tonight, just the corridor.
- c) The Chairman recognized Paul Maclean, 4400 Highway 311, discussed a projected plan of residential for the area formed about 30-35 years prior and expressed concerns of that being taken into consideration
- d) Mrs. Williams moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- e) Discussion was held with regard to attending these types of meetings to stay involved and having another public hearing in August to allow for more input.
- f) Mr. Gordon discussed zoning coming into this area in 2007 whereas there was none before and this plan would offer more protection to the residents in the area.
- g) Mr. Kelley moved, seconded by Mrs. Williams: “THAT the HTRPC call another Public Hearing for the Proposed Zoning Plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road for Thursday, August 16, 2012 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman stated the next item on the agenda was an application by Cameron Isles, LLC requesting Parking Plan approval for the creation of 455 parking spaces, Cameron Isles, 216 Unit Apartment Complex.
  - a) The Chairman recognized Mr. Robert Aiello, Cameron Isles, 200 Venton Road, Bossier City, who stated they were construction an apartment complex similar to Belmere Luxury Apartments near this one with the same amenities.
  - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the parking plan.
  - c) Discussion was held with regard to valet trash pickup, residential garages/storage, and single-entry/exit onto Enterprise Drive.
  - d) Mr. Elfert moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Parking Plan application to create 455 parking spaces, Cameron Isles, 216 Unit Apartment Complex.”

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman stated the next item on the agenda was an application by Cameron Isles, LLC requesting Planned Building Group approval for the placement of 9 apartment buildings, Cameron Isles, 216 Unit Apartment Complex.
  - a) The Chairman recognized Mr. Robert Aiello, Cameron Isles, 200 Venton Road, Bossier City, who discussed the request.
  - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Planned Building Group.
  - c) Mr. Elfert moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Building Group application for the placement of 9 apartment buildings, Cameron Isles, 216 Unit Apartment Complex.”

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

F. OLD BUSINESS:

1. The Chairman stated the next item on the agenda under Old Business was an application by Danos Properties, L.L.C. requesting to rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the request to rezone the south side of the property to light industrial and the owner had no specific plans for the property as of yet.
  - b) Discussion was held with regard to the proposed zoning plan that was presented on this same property, the matter having to go to Council, and tabling the application until the Council reviews the proposed zoning plan.
  - c) Mr. Schouest moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission table the application to rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision until the next regular meeting of August 16, 2012.”
  - d) The Chairman recognized a Public Speaker Card by Paul Maclean, 4400 Highway 311, who stated he affirmed tabling the matter.
  - e) The Chairman recognized a Public Speaker Card by Joanne LeBouef, who wished to pass on her opportunity to speak.

- f) The Chairman recognized a Public Speaker Card by Shirley Palmisano, 218 South French Quarter Drive, who requested clarification on this application and the proposed zoning plan presented earlier. Mr. Pulaski stated it was this application that sparked the proposed zoning plan for Valhi Boulevard Extension. She further expressed concerns of businesses and times of closing, types of businesses, commercial districts, etc. The Chairman discussed being proactive with the overlay zone, proposed zoning, etc. and making a better neighborhood.
- g) Discussion was held with regard to hearing what the Council had to say about the proposed zoning plan for Valhi Boulevard Extension before making a decision on this matter.
- h) Mr. Gordon stated the Council could actually rezone to whatever they wish and will hold their own public hearing on the matter.

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

- 2. *WITHDRAWN Rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District); Lots 21 & 22, Block 1, Wolff Subdivision, Addendum No. 2; 141 St. Louis Street [See ATTACHMENT A]*

#### G. PUBLIC HEARINGS:

- 1. The Chairman called to order a Public Hearing for an application by Marshall White requesting to Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) 7124 Main Street.

- a) The Chairman recognized Marshall White, 206 Boykin Street, applicant, who stated he wished to place a mobile home on the property.
- b) No one from the public was present to speak.
- c) Mrs. Williams moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided the applicant provides a revised legal description and plat for the property.
- e) Mr. Elfert moved, seconded by Mrs. Williams: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) 7124 Main Street and forward to the Terrebonne Parish Council for final consideration conditioned upon the applicant submitting a revised legal description and plat for the property."
- f) Discussion was held as to the exact location of the property, which residents in James Atkins Subdivision were notified, no calls in objection being received, and the applicant having to receive a Special Exception from the Board of Adjustments.

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, and Mr. Schouest; NAYS: Mrs. Williams; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order a Public Hearing for an application by Briarpatch, Inc. requesting to rezone from OL (Open Land) to C-2 (General Commercial District); Property along the East Side of East Street approximately 400' South of the Intersection of East Street and Senator Street.

- a) The Chairman recognized David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Briarpatch, Inc., who discussed the rezoning request.
- b) No one from the public was present to speak.

- c) Mrs. Williams moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Discussion was held with regard to the neighboring school, businesses that could go into a C-2 zoning district, businesses with liquor sales, no sidewalks, no green space, rezoning to C-3 to prevent liquor sales.
- f) Mrs. Williams moved: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from OL (Open Land) to C-3 (Neighborhood Commercial District), Property along the East Side of East Street approximately 400 South of the Intersection of East Street and Senator Street in order to oppose the liquor sales in that area and forward to the Terrebonne Parish Council for final consideration.”
- g) The Chairman stated the motion died due to the lack of a second.
- h) Mr. Erny moved: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from OL (Open Land) to C-2 (General Commercial District), Property along the East Side of East Street approximately 400 South of the Intersection of East Street and Senator Street and forward to the Terrebonne Parish Council for final consideration.”
- i) The Chairman stated the motion died due to the lack of a second.
- j) Discussion was held with regard to the applicant’s wishes and requesting more information as to why it couldn’t be rezoned to C-3.
- k) Mr. Kelley moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the application to rezone from OL (Open Land) to C-2 (General Commercial District), Property along the East Side of East Street approximately 400 South of the Intersection of East Street and Senator Street until the next regular meeting of August 16, 2011 in order to get more information from the applicant as to rezoning the property to C-2 (General Commercial District) versus C-3 (Neighborhood Commercial District).”
- l) Discussion was held with regard to alcohol sales near schools, etc. and the differences between C-2 and C-3 zoning districts.

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

H. STAFF REPORT:

- 1. Mr. Pulaski stated he would be presenting a revised rezoning application for them to look for the next meeting.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

- K. Mr. Erny moved, seconded by Mr. Ostheimer: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:40 p.m.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & 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 JULY 19, 2012.**

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