

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JUNE 16, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of June 16, 2016 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. Wayne Thibodeaux. Dr. Cloutier prayed especially for Commissioner Gerald Schouest’s family and friends; Mr. Schouest passed away on June 13, 2016.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan, Jr., Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice-Chairman; Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- 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.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Erny moved, seconded by Mr. Thibodeaux: “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 May 19, 2016.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PRELIMINARY HEARING:**
1. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) & R-3 (Multi-Family Residential) to C-3 (Neighborhood Commercial) Proposed Lots 2, 3, 4, 5, 6, 7, & 8, Cameron Isles Business Park Unit 1; Linton Road Company, LLC, applicant; for Thursday, July 21, 2016 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **STAFF REPORT:**
1. The Chairman called to order the discussion and possible action with regard to revisions to the R-1 zoning district regulations as it relates to residential accessory dwelling units and call a Public Hearing for Thursday, July 21, 2016 at 6:00 p.m.
- a) Mr. Pulaski discussed the proposal to include a definition of accessory dwelling unit into the definitions of the zoning ordinance as well as it being a use by right under the R-1 zoning district.
- b) Discussion was held with regard to the home and accessory dwelling unit to have two separate meters.
- c) Mr. Ostheimer discussed removing chickens from agriculture and requiring it to be allowed under Planning Approval.
- d) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing with regard to revisions to the R-1 zoning district regulations as it relates to residential accessory dwelling units and animal & poultry husbandry for Thursday, July 21, 2016 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the discussion and possible action with regard to the discussion and possible action with regard to revisions to the C-1 zoning district regulations and call a Public Hearing for Thursday, July 21, 2016 at 6:00 p.m.
 - a) Mr. Pulaski discussed the proposal to exclude C-1 zoning district from the zoning hierarchy and establish definitions for microbrewery/microdistillery as well as adding to the list of permitted uses in C-1 and C-2 and as a prohibited use in C-3.
 - b) Discussion was held with regard to C-1 being the least restrictive zoning classification and what was existing downtown when created versus what is downtown now.
 - c) Discussion was held with regard to the State Fire Marshal and being regulated at the building permit stage.
 - d) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing with regard to revisions to the C-1 zoning district regulations for Thursday, July 21, 2016 at 6:00 p.m.”

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

H. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Ostheimer discussed the rezoning request along Highway 311.

2. Chairman’s Comments:

- a) The Chairman used this time to recognize and remember Mr. Gerald Schouest who was always concerned for the good of the Parish and was very dedicated. He stated he was thankful for his wisdom and that he would be greatly missed.

I. PUBLIC COMMENTS: None.

J. Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:26 p.m.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. 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 JUNE 16, 2016.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**