

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JUNE 18, 2015

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of June 18, 2015 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. Ostheimer.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Kevin Ghirardi; Mr. Jeremy Kelley; Mr. Keith Kurtz; and Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call was: Mr. Wayne Thibodeaux. Also present were Mr. Pat Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Kurtz 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 May 21, 2015.”
- The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer; and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS:
1. The Chairman stated the next item on the agenda was the discussion and possible action on information submitted by concerned citizens regarding a car wash in the Historic District.
- a) Mr. Gordon read correspondence from Mr. Carl Detiveaux, on behalf of the Concerned Citizens of the Houma Historic District.
- b) The Chairman recognized Mr. Carl Detiveaux, 629 Verret Street, who presented the Commission with 2 booklets: Houma Historic District Design Review Guidelines and another indicating concerned residents near carwashes, zoning codes, and historic district boundaries.
- c) Mr. Detiveaux expressed concerns of safety issues (congested traffic and no fire lanes on Verret), crime, drainage, and runoff. They requested the Commission to take their concerns into consideration, requested an in-depth study of any adverse effects the carwash would have, and consider updating the existing planning and zoning rules and regulations.
- d) The Chairman recognized Mr. Billy Stark, 735 Verret Street, who expressed concerns of noise, C-1 zoning being the least restrictive with a carwash not being listed as an allowable use.
- e) Discussion was held with regard to zoning districts and restrictions that was put into place in 1976 and the way the regulations have been interpreted since then.
- f) The Chairman recognized Mr. Mike LaRussa, 312 Barrios, who indicated that the only C-1 zoning districts were in the historic district of the parish and all carwashes in the parish were located in C-2 zoning districts. He discussed other allowable uses in a C-1 such as bars, gentlemen’s clubs, etc.
- g) Mr. Gordon clarified that there are other regulations that protect sexually-oriented business from residences, schools, churches, etc.
- h) The Chairman recognized Ms. Linda Faulk, 406 Barrow Street, who indicated she had a Bed & Breakfast located across the street. She discussed the Downtown Walking Tour in the Houma Historic District and the concerns of walking in front of a carwash with overspray etc. She read correspondence (from the booklets provided by Mr. Detiveaux) indicating other concerned citizens who presently live near carwashes and the negative impact it has on them (loud noise, boom boxes, drugs, fights, raids).
- i) The Chairman thanked everyone for being at the meeting but there was no application on the agenda for said carwash, no permit, or a request for a zoning change. He offered options for them to go to the Downtown Development Commission who have strict codes for the downtown area, creation of an overlay plan for the C-1/historic district, or to speak to their Councilperson for possible rezoning of the area to make it more restrictive.

E. NEW BUSINESS:

1. The Chairman stated the next item under new business was an application by Best Boat &RV Storage II requesting planned building group approval for a proposed boat and RV storage facility at 1097 Valhi Boulevard.
 - a) Mr. Kevin Faulk, applicant, 106 Lansdown Drive, discussed his planned building group request and indicated he would duplicate the existing facility on Highway 311 that had already received approval and constructed.
 - b) Mr. Gordon discussed the Staff Report and stated would recommend approval of the planned building group.
 - c) Mr. Erny moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant planned building group approval for the proposed boat and RV storage at 1097 Valhi Boulevard.”
 - d) The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer; and Mr. Schouest; 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. Mr. Erny 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 6:40 p.m.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer; and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. 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 18, 2015.

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