

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JUNE 21, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of June 21, 2012 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. Alex Ostheimer.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. James Erny. 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. Mrs. Williams 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 17, 2012.”
- The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. 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 C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District); Tracts A, 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.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- c) Discussion was held with regard to zoning the area before anything gets placed there as per the best proposed use for the area and have the landowners express their intentions and interests as requested at the previous meeting.
- d) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning and Land Use Commission, table the application to Rezone from O-L (Open Land) to C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District); Tracts A, B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision and have a submittal by Administration on the whole road (Valhi) from Equity to Savanne and have a Public Hearing.”
- e) Discussion was held with regard to what Administration did since the last meeting as far as contacting landowners and proposals for the area, as well as having a proposed zoning plan for the area and a Public Hearing for the next meeting.
- f) Mr. Ostheimer withdrew his motion due to the zoning plan not being presented as intended.
- g) Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to Rezone from O-L (Open Land) to C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District); Tracts A, B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision and forward to the Terrebonne Parish Council for final consideration.”
- Mr. Erny arrived at the meeting at this time – 6:20 p.m.*
- h) Discussion was held with regard to the applicant shouldn’t be delayed due to Staff not providing the requested information.
- i) Mr. Schouest discussed the possibility of only approving the commercial portion at this time and leaving the industrial portion out of tonight’s approval.

- j) Mr. Schouest offered a substitute motion, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to Rezone from O-L (Open Land) to C-3 (Neighborhood Commercial District); Tract A, Proposed Valhi Boulevard Extension South of the Lakes Subdivision and forward to the Terrebonne Parish Council for final consideration.”

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

2. The Chairman called to order the Public Hearing for an application by Jules & Suzanne LeBlanc requesting to 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.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, Inc., stated the applicant would like to request that this matter be tabled for another month.
- b) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, table the application to 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 as per the applicant’s request.”

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, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. NEW BUSINESS:

1. Preliminary Hearings:

- a) Mrs. Williams moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to Rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District); 7124 Main Street; Marshall White, applicant for Thursday, July 19, 2012 at 6:00 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, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Mr. Erny moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to Rezone from O-L (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; Briarpatch, Inc., applicant for Thursday, July 19, 2012 at 6:00 p.m.”

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, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Ostheimer questioned Staff as to whether they have intentions to proposed zoning guidance in the area along Valhi.
- b) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing on July 19, 2012 to present/discuss/have input for the proposed zoning on Valhi Boulevard from Equity Boulevard to Savanne Road.”

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, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- c) Mr. Elfert discussed minimum size requirements for rezoning and informing the Council as to their intentions by a letter. Mr. Pulaski stated they were already implementing the rule when speaking to new applicants. Discussion was held with regard to rezoning being looked at on an individual basis and the ability to bend the rules slightly rather than making it in a formal letter to the Council. Discussion ensued with regard to better informing the Council when recommendations are being made by the Commission and reasoning of the same.

2. Chairman’s Comments: None.

I. PUBLIC COMMENTS: None.

J. 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. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. 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 JUNE 21, 2012.

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