

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF MARCH 15, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of March 15, 2012 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:03 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.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. Jeremy Kelley; 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 and Mr. Keith Kurtz. Also present were Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Ostheimer 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 February 16, 2012.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by the T.P.C.G. Planning & Zoning Department requesting to rezone from C-3 (Neighborhood Commercial District) to R-1 (Single-Family Residential District); Batture of Lots 2-6 of Matherne Realty Partnership, LLC along Highway 311; 4649, 4661, 4673, 4685, & 4697 Highway 311.
 - a) *No one was present from the public to speak. [**See H.1.(a)*]
 - b) *Mr. Thibodeaux moved, seconded by Mrs. Williams: THAT the Public Hearing be closed.”

*The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - c) Mr. Gordon discussed the Staff Report and stated Staff recommended approval of the rezoning request.
 - d) Mr. Elfert moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to rezone from C-3 (Neighborhood Commercial District) to R-1 (Single-Family Residential District); Batture of Lots 2-6 of Matherne Realty Partnership, LLC along Highway 311; 4649, 4661, 4673, 4685, & 4697 Highway 311, and forward to the Terrebonne Parish Council for final consideration.”
 - e) Mr. Freeman clarified that all of the correspondence had C-2 (General Commercial District) as the existing zoning classification when the property was actually zoned as C-3 (Neighborhood Commercial District).

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. The Chairman called to order the Public Hearing for an application by Janice Owens requesting to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District); Lot 4, Square 7, Barrowtown, 2609 Truman Street.

Mr. Thibodeaux recused himself from this matter.
 - a) Ms. Janice Owens, 422 Ashlawn Street, stated she wished to place a trailer on the property.

- b) No one was present from the public to speak.
- c) Mr. Ostheimer moved, seconded by Mr. Schouest: THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Mr. Ostheimer suggested writing a letter to the Councilman of that district and request he look into the area and its zoning needs.
- f) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District); Lot 4, Square 7, Barrowtown, 2609 Truman Street, and forward to the Terrebonne Parish Council for final consideration.”

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

F. NEW BUSINESS:

1. Preliminary Hearings:

- a) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to Adjust C-2 (General Commercial District), C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District) zoning boundaries; Tract 1 and Tracts 2-A thru 2-E; 1214 & 1258 Valhi Boulevard and 628-700 South Hollywood Road; Dove Development & Land, L.L.C., applicant for Thursday, April 19, 2012 at 6:00 p.m.”

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

- b) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lots 7 & 8, Block 2, Elardo Subdivision; 233 & 239 St. Peter Street; Christopher P. DuBois & Bobby J. DuBois, applicants for Thursday, April 19, 2012 at 6:00 p.m.”

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

G. STAFF REPORT:

- 1. Mrs. Anne Picou, Main Street Manager, gave a presentation concerning the overall Master Plan for Downtown and how the Planning Commission could possibly assist.
 - a) Discussion was held for the proposed parking garage, keeping heavy trucks off of Main Street, substandard fire hydrants and waterlines, new brand for TPCG, proposed pedestrian mall, and approval permits in the historical district.
- 2. Mr. Gordon stated the matter concerning the approval of accessory structures prior to the main structure completion was submitted to the Parish Council with little feedback. He stated after further review, he rather continue with the existing regulations and no longer proceed.
- 3. Mr. Gordon discussed Valhi Boulevard and Bayou Gardens Boulevard as two (2) new growth corridors and would like to include the areas in the Zoning Overlay District Regulations.

- a) The Chairman recognized Mr. Arthur DeFraités, 300 Buena Vista Boulevard, who spoke in favor of the matter. He used St. Charles Street as an example with billboards all over on such a nice street and area. He encouraged Valhi and Bayou Gardens to be included in the Zoning Overlay District since so much time and effort is put into the new corridors.
- b) Discussion ensued with regard to the Commissioners being on board with the proposed inclusion of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District and having a decent entrance into our Parish from the West.
- c) Mrs. Williams moved, seconded by Mr. Kelley: “THAT the HTRPC request Mr. Gordon to draft a resolution and ordinance for the inclusion of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District Regulations for review at the next meeting.”

H. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Freeman questioned if an appropriate Public Hearing was held for item E1 and whether it was opened and closed. To ensure proper order of the meeting, it was opened and closed [**See E.1.(a) & (b)*].
- b) There were no comments from the Planning Commissioners.

2. Chairman’s Comments: None.

I. PUBLIC COMMENTS: None.

J. Mr. Schouest moved, seconded by Mrs. Williams: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:44 p.m.”

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. 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 MARCH 15, 2012.

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