

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF MARCH 20, 2014**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of March 20, 2014 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. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. 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. Erny 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 February 20, 2014.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for the application by Terrebonne Land Partnership requesting to rezone from R-3 (Multi-Family Residential District), C-2 (General Commercial District), and C-3 (Neighborhood Commercial District) to I-1 (Light Industrial District); 1153 Valhi Boulevard, Tracts 3 & 4, Sections 82, 83, 84, 102, T17S-R17E, Terrebonne Parish, Louisiana.
- a) Mr. Gene Milford, Milford & Associates, Inc., representing the applicant, discussed the rezoning request.
- b) No one from the public was present to speak.
- c) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. 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 permitting, light-industrial zoning district, pre-app meetings Staff has with builder prior to applying for permits to help in designing driveways, parking, loading areas, etc.
- f) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC recommend approval of the request to rezone from R-3 (Multi-Family Residential District), C-2 (General Commercial District), and C-3 (Neighborhood Commercial District) to I-1 (Light Industrial District); 1153 Valhi Boulevard, Tracts 3 & 4, Sections 82, 83, 84, 102, T17S-R17E, Terrebonne Parish, Louisiana and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for the application by Le Kimberly Hoang requesting to rezone from R-1 (Single-Family Residential District) to R-3M (Multi-Family Town House Condominium District); 151 Dixie Avenue, Lot 18, Block 1, Barrow Subdivision.

- a) Mr. Terral Martin, Providence/GSE Associates, Inc., representing the applicant, discussed the rezoning request.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Ostheimer: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) The Chairman stated he personally received one call but after discussing the matter, the person was okay with the request.
- f) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC recommend approval of the request to rezone from R-1 (Single-Family Residential District) to R-3M (Multi-Family Town House Condominium District); 151 Dixie Avenue, Lot 18, Block 1, Barrow Subdivision and forward to the Terrebonne Parish Council for final consideration.”

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

F. NEW BUSINESS:

1. Home Occupation:

- a) The Chairman stated the next item on the agenda under new business was a home occupation application by Katina Duplantis requesting to establish an electric starter repair business at 756 East Woodlawn Ranch Road.
  - (1) Mrs. Katina Duplantis, 756 East Woodlawn Ranch Road, stated the business didn’t repair automobiles and was strictly the repair of small starters in the oil & gas & marine industry. She stated the work would take place in their attached garage.
  - (2) Upon questioning by the Chairman, Mr. Roddy Duplantis, co-applicant, stated waste would be kept in a drum until trips could be made to the scrap yard. He also stated deliveries would be made in a regular pickup truck.
  - (3) The Chairman advised the Duplantis’ to check their covenant restrictions to ensure the acceptance of a home business in the neighborhood although the Parish didn’t regulate or enforce.
  - (4) Discussion was held with regard to the map submitted with the application in determining the location of the home.
  - (5) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided the Commission recognized the definition of personal service would include starter repair.
  - (6) Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the home occupation application to establish an electric starter repair business at 756 East Woodlawn Ranch Road.”
  - (7) Discussion ensued with regard to there not being any loud noises associated with the starters and whether this type of business was classified as a personal service.
  - (8) The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret; Mr. Schouest, and Mr. Thibodeaux; NAYS: Mr. Elfert, Mr. Kelley, and Mr.

Kurtz; ABSTAINING: Dr. Cloutier and Mr. Ostheimer; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

b) The Chairman stated the next item on the agenda under new business was a home occupation application by Fattma Zohra Attba-Porche requesting to establish a spray tan salon business at 217 Shay Drive, Lot 3, Block 5, Summerfield Place Subdivision, Addendum No. 17, Phase A.

- (1) Ms. Fattma Zohra Attba-Porche, 217 Shay Drive, stated she had an organic spray tan mobile business and would like to provide the services at her home if she needed to.
- (2) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with the understanding from the applicant that the majority of the business was to be conducted as off-site in the mobile unit and that appointments at the subject property are to be staggered to allow for sufficient off-street parking in the driveway.
- (3) Discussion was held with regard to the applicant checking into the covenant restrictions.
- (4) Mr. Thibodeaux moved, seconded by Mr. Ostheimer: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the home occupation application to establish a spray tan salon business at 217 Shay Drive conditioned the majority of the business is conducted as off-site and appointments at the subject property are to be staggered to allow for sufficient off-street parking in the driveway."

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

c) The Chairman stated the next item on the agenda under new business was a home occupation application by Mary S. Ellender, L.M.T. requesting to establish a massage business, Massage Haven, at 1107 Point Street.

- (1) Ms. Mary Ellender, 1107 Point Street, discussed her request and stated she would only have appointments between 9-5 and occasionally 5:30 pm and on Saturdays. She stated she would only have 2-4 clients a day.
- (2) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the request.
- (3) Mr. Elfert moved, seconded by Mr. Erny & Mrs. Foret: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the home occupation application to establish a massage business, Massage Haven, at 1107 Point Street."

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

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 7:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. 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 MARCH 20, 2014.**

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