

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF MARCH 21, 2013

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of March 21, 2013 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. Alex Ostheimer.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; 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: 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 Mrs. Williams: “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 21, 2013.”
- 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.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by Douglas Patterson requesting to rezone from OL (Open Land) to R-1 (Single-Family Residential District) and C-3 (Neighborhood Commercial District), 4811 LA Highway 311.
- a) The Chairman recognized Mr. Douglas Patterson, 4811 Hwy. 311, who stated he wished to rezone the property for a boiled seafood business.
- b) The Chairman recognized Mrs. Suzanne Carlos, 4801 Hwy. 311, who read the letter she submitted to all of the members in opposition of rezoning the batture to commercial [See *ATTACHMENT A*].
- c) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.”
- 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 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 the overlay district concerning landscaping, signage, etc.; commercial on the batture off of a busy highway; and previous and existing businesses on the batture.
- f) Mr. Gordon stated the Developer, at the time, inadvertently omitted the verbiage for no construction on the batture in that area. He stated it was allowable to table the matter and request a site plan for the existing/proposed buildings in order to determine if any variances would be needed, etc.
- g) Discussion was held with regard to the legal, non-conforming structure on the property.
- h) Mr. Pulaski stated the applicant stated there may be an issue with property boundaries which may be re-surveyed before the next meeting.
- i) Discussion was held with regard to property lost due to erosion.

- j) Mr. Schouest moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the application to rezone from OL (Open Land) to R-1 (Single-Family Residential District) and C-3 (Neighborhood Commercial District), 4811 LA Highway 311 to get a site plan for the actual buildings and possibly a change in the property boundaries for the next meeting.”
- k) Discussion was held with regard to the proposed commercial business to have no backing out onto the highway and would be drive-thru only.
- l) Mr. Freeman clarified that the property doesn’t need to be rezoned because of the existing commercial business but because a second commercial building is requested.
- m) Discussion was held with regard to rezoning the property according to what already exists and that the issue of the second building would come up once the Planned Building Group was applied for.

The Chairman called for a vote on the motion offered by Mr. Schouest. 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. Mr. Kelley moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to Rezone from O-L (Open Land) to C-4 (Transition-Commercial District), Lots 1, 2, 3, Block 1 and Lot 1, Block 2, Sugar Pointe Commercial Park; North Hollywood Plantation, LLC, applicant for Thursday, April 18, 2013 at 6:00 p.m.”

- a) Discussion was held with regard to this property having a previous application to rezone and suggested the Councilperson from that district to try to be present for the meeting.

The Chairman called for a vote on the motion offered by Mr. Kelley. 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.

- 2. Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District), Southwest 48’ of Lot 1 and North ½ of Lot 2, Block 1, South ½ of Lot 2, Lot 2, Block 1, James Buquet Subdivision, 102 & 104 Buquet Street; Brooke & Michael Hyde, applicants for Thursday, April 18, 2013 at 6:00 p.m.”

- a) Discussion was held with regard to incomplete applications. Mr. Gordon stated part of the reason for Preliminary Hearings was to review applications and make corrections if necessary.

The Chairman called for a vote on the motion offered by Mr. Elfert. 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) Discussion was held with regard to incomplete applications and omitting certain fields if consistently not using certain ones.

- 2. Chairman’s Comments: None.

I. PUBLIC COMMENTS: None.

- J. Mr. Schouest moved, seconded by Mr. Kelley: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:45 p.m.”

The Chairman called for a vote on the motion offered by Mr. Schouest. 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 MARCH 21, 2013.

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

Rory J. & Suzanne N. Carlos
4801 Hwy 311
Houma, LA 70360
985-876-3748

Date: March 21, 2013

To: Houma-Terrebonne Zoning & Land Use Commission

In regards to the request to rezone the section of property at 4811 Hwy 311 from Open Land to Residential 1, my husband, Rory James Carlos, and I, Suzanne Nolfo Carlos, residing next door at 4801 Hwy 311, have no objections. In regards to the request to rezone the batture at 4811 Hwy 311, my husband and I object on the grounds that it will depreciate property values of nearby homes and will add to the already dangerous traffic problem that currently exists.

The various businesses located on this strip all the way to Hollywood Road have all closed, most leaving vacant buildings.

We have serious concerns about adding an additional business to that location due to the fact that our driveway, which we share with our neighbors, the Pattersons, is right on the property line. In the last upgrade to Hwy 311 the State raised the level of the road by 10-12 inches and took away the shoulder, this has added to the difficulty of exiting our driveway.

This stretch of Hwy 311 is extremely congested and the traffic moves very fast at 50 mph. Capital Blvd intersects here, approximately 100 yards to the south Venture Blvd. intersects, and about 200 yards to the north is Equity Blvd. All three streets are very busy industrial roads. There has been no noticeable difference in the amount of traffic on this stretch of Hwy 311 since the opening of the Valhi Blvd. extension in the back of these industrial parks. And we really don't expect it to get any better when the State four lanes Hwy 311.

Over the past 15-16 years the building located on this property, which is currently vacant, has had at least 3 different businesses that have opened and closed. The parking lot is too small and too close to the highway, making it difficult and dangerous for people to get out safely and nearly impossible for me, my family, and friends to exit our driveway safely. When trucks, vans, and/or delivery trucks are parked there we cannot see at all to turn right out of our driveway. Instead of using our shared driveway, many times our neighbors and their guests leave their home by cutting through the back across the Matherne Property to the new section of Westside Blvd. Sometimes we do the same, but this option won't always be available to us.

Thank you for your time and consideration of our concerns.

Respectfully,


Suzanne Nolfo Carlos


Rory James Carlos