

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF MAY 15, 2014

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of May 15, 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. Gerald Schouest.
- 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. Kelley 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 April 17, 2014.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. 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 HEARINGS:
1. The Chairman called to order the Public Hearing for the application by Christopher P. Dubois requesting to rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); 262 St. Peter Street, Lot 13, Block 1, Elardo Subdivision.
- a) John Mattingly, T. Baker Smith, LLC, discussed his client’s rezoning request and stated they wanted to place a mobile home on the property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Kurtz: “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 denial of the rezoning request.
- e) Discussion was held with regard to setbacks, existing mobile homes in the subdivision, avoiding the trend of rezoning and then applying for a setback variance, the rezone not changing the integrity of the neighborhood.
- f) Discussion was held with regard to talking to the Councilman of the area and possibly rezoning the entire subdivision versus one-by-one.
- g) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend denial of the request to rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); 262 St. Peter Street, Lot 13, Block 1, Elardo Subdivision and forward to the Terrebonne Parish Council for final consideration.”
- h) Discussion was held with regard to mobile home owners with no lots available to place them.
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: Mr. Erny, Mr. Elfert, & Mr. Schouest; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for the application by Larussa Enterprises, Inc. requesting to rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District); 300 Honduras Street and 1104 Church Street, Newtown Addition.

- a) S.P. Larussa, 120 Progressive Boulevard, applicant, discussed the rezoning request and stated this property should have been put as commercial when zoning was incorporated in 1976. He stated they wished to place a first class self-serve laundry facility on the property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Kelley moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Kelley. 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) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District); 300 Honduras Street and 1104 Church Street, Newtown Addition and forward to the Terrebonne Parish Council for final consideration.”
- f) Discussion was held with regard to mobile home owners with no lots available to place them.

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

F. NEW BUSINESS:

1. Planning Approval:

- a) The Chairman stated the next item on the agenda was a Planning Approval application for a training facility at 2104 Morris Street for Houma Fire Department.
 - (1) The Chairman recognized Chief Todd Dufrene, who discussed their Planning Approval request.
 - (2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the planned approval request.
 - (3) Discussion was held with regard to the affect of the training facility on the adjacent neighborhood and it not being feasible to utilize the facility on Dickson Road or share with Bayou Cane due to it being out of their district. Discussion ensued with regard to the pictures and sketches from the facility that makes the containers and it being regulated for health and safety.
 - (4) Mr. Kelley moved, seconded by Mrs. Foret: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the planning approval application for the construction of a training facility at 2104 Morris Street for Houma Fire Department.”
 - (5) Discussion was held with regard to a lot of commercial property in the near vicinity.

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

a) Mr. Elfert discussed initiating rezoning in areas that are not properly zoned. Discussion ensued with regard to previous instances that zoning was initiated by Administration, and zoning versus intended use.

b) Mr. Erny discussed there being 61% of mobile homes in Terrebonne Parish. Mr. Gordon stated he would verify that number because it seemed a little high.

2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

J. Mr. Thibodeaux 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 6:50 p.m."

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.

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 MAY 15, 2014.

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