

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF MAY 16, 2024

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of May 16, 2024 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Clarence McGuire and the Pledge of Allegiance led by Mr. Barry Soudelier.

The Vice-Chairman acknowledged Mr. Noah Lirette, TPCG Chief Administrative Officer, in the audience.

- B. Upon Roll Call, present were: Mr. Terry Gold; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Robbie Liner, Chairman; Mr. Travion Smith; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*

- C. CONFLICTS DISCLOSURE: The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*

- D. APPROVAL OF THE MINUTES:

1. Mr. Soudelier moved, seconded by Mr. McGuire: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of April 18, 2024."

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Liner, Mr. Smith, and Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- E. COMMUNICATIONS: None.

- F. PUBLIC HEARING:

1. The Vice-Chairman called to order the Public Hearing for an application by Ernest Davis requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 17, Block D, Mechanicville Subdivision, 135A King Street.

a) Mr. Ernest Davis, applicant, discussed his request to rezone the property.

b) There was no one from the public to speak on the matter.

c) Mr. McGuire moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Mr. McGuire. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Liner, Mr. Smith, and Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request and that the Commission recommend the same to the Parish Council.

e) Mr. Soudelier moved, seconded by Mr. McGuire: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 17, Block D, Mechanicville Subdivision, 135A King Street and forward to the TPCG Council for final consideration."

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Liner, Mr. Smith, and Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Vice-Chairman called to order the Public Hearing for an application by Shanita Watkins requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lot 13, Block 1, Richard Subdivision, 2601 Payne Street.

- a) Ms. Shanita Watkins, applicant, discussed her rezone request.
- b) There was no one from the public to speak on the matter.
- c) Mrs. Poiencot moved, seconded by Mr. McGuire: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Liner, Mr. Smith, and Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request and that the Commission recommend the same to the Parish Council.
- e) Mr. McGuire moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lot 13, Block 1, Richard Subdivision, 2601 Payne Street and forward to the TPCG Council for final consideration.”
- f) The Vice-Chairman called for a vote on the motion offered by Mr. McGuire. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Liner, Mr. Smith, and Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

Mr. Thibodeaux arrived at the meeting at this time, 6:12 p.m.

G. NEW BUSINESS:

1. Parking Plan:

The Vice-Chairman called to order the Parking Plan application by Baudoin Construction, LLC for the construction of 50 parking spaces for a proposed restaurant (Daybreaks Grill) at 825 Saadi Street.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing the applicant, discussed the parking plan.
- b) There was no one from the public to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the parking plan application.
- d) Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan application by Baudoin Construction, LLC for the construction of 50 parking spaces for a proposed restaurant at 825 Saadi Street.”

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Preliminary Hearing:

Mr. Thibodeaux moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to for the request to Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lots 21 & 22, Square 4, Barrowtown Subdivision, 2606 & 2608 Larry Street; Kirby Bonvillain, applicant and call a Public Hearing on said matter for Thursday, June 20, 2024 at 6:00 p.m.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

1. Public Hearing

The Vice-Chairman called to order the Public Hearing for the discussion and possible action regarding the Houma Restoration District and proposed overlay district.

- a) The Vice-Chairman recognized Mr. Noah Lirette, TPCG Chief Administrative Officer, on behalf of the Houma Restoration District, who discussed the plan as it pertained to aesthetics, safety, downtown enhancement, and revitalization.

- b) There was no one from the public to speak on the matter.
- c) Mrs. Poiencot moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Discussion was held as to why it was brought to the Zoning & Land Use Commission and the change in the zoning ordinance as well as this overlay district being specific to the downtown area and different than the existing overlay district in the Bayou Cane/MLK/Highway 311 corridor.
- e) Discussion ensued regarding the district boundaries from Morgan Street to Grand Caillou Road along Main Street & Park Avenue and that it doesn't include the old That Stanley property.
- f) Mr. Thibodeaux moved, seconded by Mr. Gold: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the proposed overlay district for the Houma Restoration District and forward to the Terrebonne Parish Council for final consideration."

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments:

- a) Mr. Thibodeaux inquired about the progress of identifying zoning boundaries through the middle of thoroughfares. Mr. Pulaski stated his office has already adopted that policy in determining zoning district boundaries.

2. Vice-Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

- K. Mr. Soudelier moved, seconded by Mrs. Poiencot: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:34 p.m."

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

Jan Rogers, Vice-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 16, 2024.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**