

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF MAY 17, 2012**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of May 17, 2012 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 Mrs. Marsha Williams.
- 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. Mrs. Williams moved, seconded by Mr. Ostheimer: “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 19, 2012.”
- The Chairman called for a vote on the motion offered by Mrs. Williams. 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 Danos Properties, L.L.C. requesting to rezone from O-L (Open Land) to C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District); Tracts A, B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision.
- a) No one was present from the public to speak.
- b) Mrs. Williams moved, seconded by Mr. Schouest: THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mrs. Williams. 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.
- c) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the request to rezone.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Discussion was held with regard to connecting residential, commercial, and industrial without any identified use of the property; Danos’, Bollingers, and The Lakes’ affiliation; the property not being currently subdivided, proposed trade-off between the soccer field and property along Martin Luther King Boulevard, buffers, etc.
- f) Mr. Elfert discussed Section 28-50 of the Zoning Ordinance as it pertains to Open Land Districts and urban building sites.”
- g) Mr. Freeman also brought up Section 28-201(b)(2) as it pertains to there being a clear and demonstrated need in the area before rezoning.
- h) Discussion ensued with regard to rezoning large tracts of land without knowing the proposed use, the use being consistent with other areas along Valhi, seeing more and more rezoning requests come forward while Valhi is under construction and being consistent, and Administration looking into the entire area of the proposed Valhi Boulevard and rezone accordingly as a whole.
- i) Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning and Land Use Commission, table the application to Rezone from O-L (Open Land) to C-3 (Neighborhood Commercial District) & I-1 (Light

Industrial District); Tracts A, B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision and request Administration to give a zoning recommendation of the entire area of Valhi Boulevard in order to plan for the area.”

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 MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Jules & Suzanne LeBlanc requesting to rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District); Lots 21 & 22, Block 1, Wolff Subdivision, Addendum No. 2; 141 St. Louis Street.

- a) No one was present from the public to speak.
- b) Mrs. Williams moved, seconded by Mr. Kurtz: THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Williams. 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.

- c) Mr. Jules LeBlanc, 114 Bellingrath, discussed the rezoning request, his desire to build a duplex, and the multi-family uses existing in the subdivision.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request for Lot 21 and denied the rezoning for Lot 22 due to their being an existing 4-unit apartment building on the lot.
- e) Mr. Elfert discussed Section 28-201(b)(1)(a) regarding minimum sizes for new districts and the need for two acres in the proposed R-2 district.
- f) Discussion was held with regard to the Zoning Ordinance and the fact that the matter of minimum sizes for new districts never came up before.
- g) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning and Land Use Commission, table the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District); Lots 21 & 22, Block 1, Wolff Subdivision, Addendum No. 2; 141 St. Louis Street.”
- h) Discussion ensued with following the law as pointed out, determining whether the regulations need to be changed, the recent discussions regarding rezoning individual lots here and there without looking at the entire area, researching the matter to determine if the acreage is too high or not, and tabling versus denying the application.
- i) Mrs. Williams offered a substitute motion, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend denial of the request 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, and forward to the Terrebonne Parish Council for final consideration.”
- j) Mr. Freeman stated if the matter were denied, the applicant had to wait six (6) months to reapply. Mr. Schouest withdrew his second to the motion made by Mrs. Williams.
- k) The Chairman stated the motion died due to the withdrawal and lack of a second.

The Chairman called for a vote on the original 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 MOTION ADOPTED.

#### F. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the Discussion and possible action regarding the proposed resolution/ordinance concerning the addition of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District Regulations.

- a) Mr. Gordon read a letter from Councilwoman Beryl A. Amedée, dated May 17, 2012, in support of adding Bayou Gardens Boulevard to the Zoning Overlay District Regulations [See *ATTACHMENT A*].
- b) Mr. Pulaski stated no phone calls were received and no one was present from the public to speak.
- c) Mr. Ostheimer moved, seconded by Mrs. Williams: “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. 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) Discussion was held with regard to the matter pertaining to only zoned areas along Bayou Gardens Boulevard and Valhi Boulevard and that the overlay district is only applicable in the zoned areas.
- e) Mr. Ostheimer moved, seconded by Mrs. Williams & Mr. Elfert: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the proposed resolution/ordinance concerning the addition of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District Regulations and it be forwarded to the Terrebonne Parish Council for approval.”

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 MOTION ADOPTED.

G. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments: None.
- 2. Chairman’s Comments: None.

H. PUBLIC COMMENTS: None.

- I. Mr. Erny 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 6:51 p.m.”

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.

L.A. “Budd” Cloutier, Jr., O.D., Chairman  
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk  
Zoning & Land Use Commission

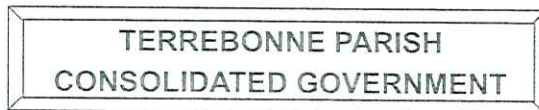
**CERTIFICATION**

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF MAY 17, 2012.**

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

DISTRICT 4

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May 17, 2012

Dr. L. A. "Bud" Cloutier, Chairman  
Houma-Terrebonne Regional Planning Commission  
Post Office Box 1446  
Houma, LA 70361

RE: Today's Zoning agenda item F.1./ Bayou Gardens Blvd

Dear Dr. Cloutier:

As a Council Member who represents a portion of Bayou Gardens Boulevard, this is to advise that I have no objections to adding this boulevard to the Zoning Overlay District Regulations.

Feel free to contact me if you have any questions with regards to this matter.

Sincerely,

Beryl A. Amedee  
Councilwoman, District 4

BA