

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF MAY 18, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of May 18, 2023 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Ms. Rachael Ellender, Secretary/Treasurer; Rev. Corion Gray; Mr. Travion Smith; and Mr. Barry Soudelier. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The 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. *None*.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Faulk moved, seconded by Mr. Rogers: “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 20, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARINGS:**
1. The Chairman called the Public Hearing to order for the application by Freddie Johnson to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 122 Banks Avenue, Lot 41, Block B, Mechanicville in order to place a mobile home.
- a) Mr. Freddie Johnson, applicant, 212 Ashland Drive, discussed his request to rezone his property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Burgard: “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. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the rezone application.
- e) Discussion was held regarding spot zoning and the application at the previous meeting with a similar situation, as well as speaking with the new Councilman in that area to get his thoughts on the continuous requests to rezone property in the Mechanicville area. The previous application had the same zoning district that was being requested corner to corner but that was not the case on this application.
- f) It was requested that Mr. Pulaski discuss the matter with Councilman Brien Pledger to get his thoughts.
- g) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC, convening as the Zoning & Land Use Commission, continue the Public Hearing for the request to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 122 Banks Avenue, Lot 41, Block B, Mechanicville until the next regular meeting of June 15, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called the Public Hearing to order for the application by John D. Stevens, Sr. to rezone from R-1 (Single-Family Residential) to R-3M (Multi-Family Residential, Town House Condominium) 108 & 110 Marcel Lane, Tract A-B-C-D-A.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the applicant, discussed his request to rezone the property.

b) No one from the public was present to speak on the matter.

c) Mr. Rogers moved, seconded by Mr. Faulk: "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. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the rezone application.

e) Discussion was held regarding R-3M versus R-2M for duplexes and the applicant's proposal to do townhomes similar to what he had done before on different property and the size of the lot.

f) Discussion ensued regarding access off of Main Street and the unlikeliness of LA DOTD allowing any driveways off of the state highway.

g) Mr. Rogers moved, seconded by Mr. Burgard: "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-3M (Multi-Family Residential, Town House Condominium) 108 & 110 Marcel Lane, Tract A-B-C-D-A and forward to the Terrebonne Parish Council for final consideration."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS

1. Parking Plan:

The Chairman called to order the application for Parking Plan Approval for the construction of 60 parking spaces at 140 Library Drive for the South Louisiana Wetlands Discovery Center.

a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the applicant, discussed the parking plan request.

b) No one from the public was present to speak on the matter.

c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Parking Plan application.

d) Mr. Faulk moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan for the construction of 60 parking spaces at 140 Library Drive for South Louisiana Wetlands Discovery Center."

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Preliminary Hearing:

a) Mr. Rogers moved, seconded by Mr. Burgard: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Leslie Marie to rezone from OL (Open Land) and R-1 (Single-Family Residential) to R-1 (Single-Family Residential) 773 East Woodlawn Ranch Road, Lot 13, Block 2, Woodlawn Ranch Acres, Add. No. 3 for Thursday, June 15, 2023 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender,

Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- H. STAFF REPORT: None.
- I. COMMISSION COMMENTS:
 - 1. Zoning & Land Use Commissioners’ Comments: None.
 - 2. Chairman’s Comments: None.
- J. PUBLIC COMMENTS: None.
- K. Mr. Rogers moved, seconded by Mr. Burgard: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:21 p.m.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Robbie Liner, 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 18, 2023.

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