

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF NOVEMBER 15, 2012**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of November 15, 2012 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:01 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by himself and the Pledge of Allegiance led by Mr. Keith Kurtz.
- 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 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 October 25, 2012.”
- 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:
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated November 15, 2012, requesting to withdraw the planned building group application from the agenda [See *ATTACHMENT A*]. This matter will be on the agenda again in December.
- E. PUBLIC HEARING:
1. The Chairman called to order a Public Hearing for an application by TPCG requesting to rezone from OL (Open Land District) to C-3 (Neighborhood Commercial District) and I-1 (Light Industrial District) Vacant lots fronting Valhi Boulevard Extension Right-of-Way between Equity Boulevard and Savanne Road.
- a) The Chairman recognized Kevin Ricks, 294 Riverwood, who stated he was told the land would remain residential when he purchased his property and he was misled when he purchased his lot and doesn’t want to see any type of industrial zoning.
- b) The Chairman recognized Edmond McCollam, North Hollywood Plantation, who stated he doubt Mr. Burns would have said that the property would remain residential as Mr. Ricks indicated and he was in full support of what the Commission has come up with for the rezoning.
- c) The Chairman recognized Jamie Detiveaux, 145 Nottingham Trail, who stated his opposition and presented a map that was given to him when he purchased his property that stated “future residential lots” on it.
- d) The Chairman recognized Timothy Rhodes, 480 Sugar Highland Blvd., who stated the rezoning of the property would affect their livelihood and the tie-ins weren’t good for traffic.
- e) The Chairman recognized Steve Graves, 223 Exeter Run, who inquired about the roads tying into Valhi Boulevard. The Chairman stated the matter of tying in the roads was not an issue at this time and meeting. Discussion was held with regard to tie-ins versus cul-de-sacs. Mr. Gordon stated a master plan was submitted for the Sugar Pointe Developments indicating proposed tie-ins but didn’t recall for Manchester Subdivision.
- f) The Chairman again recognized Kevin Ricks, 294 Riverwood Drive, who inquired as to changing the zoning if the plat says “residential.” Discussion was held with regard to their not even being any zoning at that time.
- g) The Chairman again recognized Timothy Rhodes, 480 Sugar Highland Blvd., who stated they were promised a change to the zoning at the last public hearing in September and that hasn’t been done.

- h) The Chairman recognized Keith Falgout, 144 Nottingham Trail, who expressed concerns of existing traffic and more traffic if commercial is allowed. He stated the intention of the property was to never be developed.
- i) The Chairman recognized Shirley Palmisano, 218 South French Quarter Drive, President of The Lakes Homeowner's Association, who inquired about the aesthetics of the buildings, building height, and that she was against commercial and industrial.
- j) Discussion was held with regard to the property being located in the overlay district and requirements for the same concerning façade, signage, and landscaping.
- k) The Chairman once again recognized Steve Graves, 223 Exeter Run, who inquired about the width of the C-3 zone which will provide a buffer between the industrial and residential. Mr. Pulaski stated it was 200' or so then widened at Manchester Subdivision to approximately 300'.
- l) 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.

- m) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- n) Discussion was held with regard to Valhi Boulevard, planning for orderly growth, consistency, and it being better to rezone this way before things are built and zoned inconsistently.
- o) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from OL (Open Land District) to C-3 (Neighborhood Commercial District) and I-1 (Light Industrial District) Vacant lots fronting Valhi Boulevard Extension Right-of-Way between Equity Boulevard and Savanne Road and forward to the Terrebonne Parish Council for final consideration."
- p) Discussion was held with regard to the Council having the final say, balancing individual property owner rights and the residents, it being common to see residential behind commercial, applauding the residents for coming to express their concerns, and the residents taking their concerns to the developer regarding the future land use of the property.

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, and Mr. Thibodeaux; NAYS: Mrs. Williams; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

#### F. OLD BUSINESS:

1. The Chairman stated the next item on the agenda under Old Business was an application by Danos Properties, L.L.C. requesting to rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated they wished to move forward with the rezoning request now that the Valhi Boulevard zoning is being forwarded to the Council.
  - b) Mr. Pulaski stated that the rezoning request would keep with the zoning that was previously reviewed and Staff would recommend approval and the matter be forwarded to the Parish Council.
  - c) Discussion was held with regard to Tract C which has existing sewer pits and the possibility of leaving open land.

- d) Mr. Schouest moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision and forward to the Terrebonne Parish Council for final consideration.” THE CHAIRMAN THE MOTION ADOPTED.

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.

2. TABLED Cypress Court Duplex Addendum *See Item D1 [ATTACHMENT A]*

- a) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning and Land Use Commission, table the planned building group application for the placement of five (5) buildings (duplexes), Cypress Court Duplex Addendum, Property behind 405 Westside Boulevard until the next regular meeting of December 20, 2012.”

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. NEW BUSINESS:

1. Planning Approval:

The Chairman stated the next item on the agenda under New Business was a planning approval application for the placement of a cemetery for Residence Baptist Church, 3842 Hwy. 56.

- a) The Chairman recognized Mr. Alvin Tillman, 3635 Friendswood Drive, representing the applicant, who stated he would answer any questions they may have.
- b) No one from the public was present to speak.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
- d) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the Planning Approval application for the placement of a cemetery for Residence Baptist Church, 3842 Hwy. 56.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. 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. Preliminary Hearings:

- a) Mrs. Williams moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family District) Lot 14, Block 6, Josephine Subdivision, 239 Grande Street; Shanel Neal, applicant; for Thursday, December 20, 2012 at 6:00 p.m.”

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.

- b) Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from C-2 (General Commercial District) to R-1 (Single-Family Residential District) Lots 23-34, Block 1, Phase I of Cascade Gardens Subdivision and a portion of adjacent vacant tract belonging to Cascade Ventures, LLC; Cascade Ventures, LLC, applicant; for Thursday, December 20, 2012 at 6:00 p.m.”

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

H. STAFF REPORT:

1. Mr. Pulaski discussed changes made to the rezoning application since it had been a while since it had been revised.
  - a) Discussion was held with regard to plats indicating dimensions to scale being provided, probability of vicinity maps being included which would require changes to the zoning ordinance, and revisions to the application based on recommendations versus requirements.
  - b) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning and Land Use Commission approve the revisions to the Rezoning Application as proposed by Staff.”

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.

I. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
  - a) Mr. Elfert inquired about adjacent property owner notices sent out for the Planning Approval for Residence Baptist Church. Mr. Pulaski stated notices were sent to owners with shared property lines as required by the zoning ordinance.
2. Chairman’s Comments: None.

J. PUBLIC COMMENTS: None.

- K. Mr. Ostheimer moved, seconded by Mr. Erny: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:58 p.m.”

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.

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 NOVEMBER 15, 2012.**

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