

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

ZONING & LAND USE COMMISSION

MEETING OF SEPTEMBER 17, 2009

A. The Chairman called the meeting of September 17, 2009 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:03 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "Budd" Cloutier, Jr. and the Pledge of Allegiance led by Mr. Keith Kurtz.

B. Upon Roll Call, present were: Daniel Babin, Chairman; Dr. L.A. "Budd" Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mrs. Beryl A. Amedée. Also present were Patrick Gordon, Director and Jennifer Robinson, Senior Planner, Department of Planning & Zoning; and Laddie Freeman, Legal Advisor.

C. Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, table the acceptance of the minutes of the Zoning and Land Use Commission for the regular meeting of June 18, 2009 until the next regular meeting of October 15, 2009."

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

D. COMMUNICATIONS: None.

E. PUBLIC HEARINGS:

1. The Chairman call to order the public hearing for the application by Paula Pontiff to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 1, Block 1, Pine Ridge Subdivision; 6548 Main Street, Houma, Terrebonne Parish, Louisiana.

a) The Chairman recognized Ms. Paula Pontiff who stated she requested the rezoning in order to place her notary public business there.

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

c) Dr. Cloutier moved, seconded by Mr. Navy: "THAT the public hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.

e) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 1, Block 1, Pine Ridge Subdivision; 6548 Main Street, Houma, Terrebonne Parish, Louisiana and forward to the Terrebonne Parish Council for their review and final consideration."

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

2. The Chairman call to order the public hearing for the application by Geraldine Callahan to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 5, Block 3, Pontiff Subdivision, Houma, Terrebonne Parish, Louisiana.

a) Mrs. Robinson stated the applicant was out of the state and could not attend the meeting in order to represent her application.

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

c) Dr. Cloutier 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: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.

e) Mr. Elfert moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 5, Block 3, Pontiff Subdivision, Houma, Terrebonne Parish, Louisiana and forward to the Terrebonne Parish Council for their review and final consideration."

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. NEW BUSINESS:

1. Home Occupation:

a) The Chairman stated the next item under new business was an application by Brad J. Lirette requesting home occupation approval for a proposed deer processing business in an R-1 (Single-Family Residential District) located at 403 Ann Carol Street.

(1) The Chairman recognized Mr. Brad J. Lirette, 403 Ann Carol Street, who discussed his request for a home occupation. He stated he would be processing deer for family and friends.

(2) Mrs. Robinson discussed the Staff Report and stated Staff recommended denial.

(3) Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC, convening as the Zoning & Land Use Commission, deny the home occupation application for a proposed deer processing business in an R-1 (Single-Family Residential District) located at 403 Ann Carol Street."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Planned Building Group Approval:

a) The Chairman stated the next item under new business was an application by Marcus Buring requesting planned building group approval for Southland Square Apartments, Fourplex Townhome Additions, Parcel B, Block 2, Bayou Gardens Subdivision.

(1) The applicant was not at the meeting in order to represent his application.

(2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval subject to the applicant receiving the necessary variance from the Board of Adjustment.

(3) The Chairman recognized Mr. John Geddis, 2233 St. Charles Street, New Orleans, representing Southland Mall, who requested the wooden fence be continued across the property to serve as a buffer.

(4) Discussion was held with regard to parking and proper striping.

(5) Mr. Erny moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planned building group approval for Southland Square Apartments, Fourplex Townhome Additions, Parcel B, Block 2, Bayou Gardens Subdivision subject to the applicant receiving the necessary variance from the Board of Adjustments."

(6) Discussion was held with regard to the existing chain link fence, buffer requirements, and which entity was required to place the fence.

(7) Mr. Ostheimer offered a substitute motion: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planned building group approval for Southland Square Apartments, Fourplex Townhome Additions, Parcel B, Block 2, Bayou Gardens Subdivision subject to the applicant receiving the necessary variance from the Board of Adjustments, and if it is determined that a buffer fence is required in this case, that the developer of the apartments are to provide the fence."

(8) The Chairman stated the substitute motion died due to the lack of a second.

(9) Discussion was held with regard to the Planning Commission not needing to address the matter regarding the buffer/fence.

(10) The Chairman called for a vote on the original motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: Mr. Ostheimer; ABSTAINING: Mr. Babin and Mr. Elfert; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.

2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

J. Dr. Cloutier moved, seconded by Mr. Erny: "THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 6:35 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Daniel J. Babin, Chairman

Becky M. Becnel, Minute Clerk

Zoning & Land Use Commission