

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF SEPTEMBER 20, 2012**

- A. The Vice Chairman, Mr. Alex Ostheimer, called the meeting of September 20, 2012 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Richard Elfert.
- B. Upon Roll Call, present were: 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: Dr. L.A. “Budd” Cloutier, Jr., Chairman. 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 Mrs. Williams: “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 August 16, 2012.”
- The Vice 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. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS:
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc. requesting to remove the rezoning request from Briarpatch, Inc. [See *ATTACHMENT A*].
- a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning and Land Use Commission, withdraw the application to rezone from OL (Open Land) to C-2 (General Commercial District); Property along the East Side of East Street approximately 400 South of the Intersection of East Street and Senator Street as per the request of the Applicant [See *ATTACHMENT A*].”
- The Vice 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. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc. requesting to table the Planned Building Group application for Cypress Court Duplex Addendum until the next regular meeting [See *ATTACHMENT B*].
- a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning and Land Use Commission, table the Planned Building Group application for the placement of 5 buildings (duplexes), Cypress Court Duplex Addendum, Property behind 405 Westside Boulevard until the next regular meeting of October 25, 2012 as per the request of the Applicant [See *ATTACHMENT B*].”
- The Vice 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. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. PUBLIC HEARING:
1. The Vice Chairman called to order a Public Hearing for the proposed zoning plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road.
- a) Mr. Pulaski discussed the proposed zoning plan for Valhi Boulevard Extension that was brought up when a proposed rezoning changed came before the Commission for property along Valhi and it was requested to look at the entire area.

- b) The Vice Chairman recognized Mr. Kevin Faulk, 106 Lansdown, who was not opposed to light commercial but didn't want to see industrial. He also wished to see uniform construction of the buildings and no metal buildings.
  - c) The Vice Chairman recognized Mr. Arthur Martin, 241 Sugarwood, who expressed concerns of aesthetics and the desire for no more commercial property bordering their neighborhood.
  - d) The Vice Chairman recognized Mr. Jacob Rhodes, 408 Sugar Highland Blvd, who expressed his disapproval and that Equity Boulevard was proof of disruption of their peace.
  - e) The Vice Chairman recognized Mr. Edward Rome, 249 Sugarwood Boulevard, who expressed concerns of the noise coming from Equity Boulevard and requested tighter restrictions on the building construction.
  - f) The Vice Chairman recognized Ms. Amy Hammock, 217 Ravensaide Drive, who expressed concerns of traffic and safety of the children in the neighborhood.
  - g) Mrs. Williams moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, close the Public Hearing."
- The Vice 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. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- h) Mr. Gordon discussed the history of the Planning Commission requesting a plan which was what was submitted and it would be up to them as to how to proceed. It was determined that a new zoning plan would be presented at the next meeting taking the speakers' concerns into consideration.
  - i) Discussion was held with regard to Equity and Sugarwood being developed before zoning was even in place in that area, the Neighborhood Commercial district and its requirements, buffers, and connector streets and further discussion of the same.
  - j) Mr. Pulaski suggested coming back to the Commission with a revised plan based on the comments from the public.
  - k) Mr. Thibodeaux moved, seconded unanimously: "THAT the HTRPC, convening as the Zoning and Land Use Commission, request Staff to come back to the Planning Commission with a revised zoning plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road based on the public comments."
  - l) Mr. Freeman suggested Staff submit a formal application with the revisions to the plan which would then trigger a Public Hearing and begin the normal process of rezoning property.
  - m) MOTION AS AMENDED: Mr. Thibodeaux moved, seconded unanimously: "THAT the HTRPC, convening as the Zoning and Land Use Commission, request Staff to submit a formal application for the next meeting for the Zoning Plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road, with revisions based on the Public comments."
  - n) Mr. Thibodeaux reiterated the importance of having completed applications submitted.

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

#### F. OLD BUSINESS:

- 1. The Vice 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 since the matter regarding the Zoning Plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road was yet to be resolved; he would request their application be tabled until the next meeting.

- b) Mr. Schouest moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning and Land Use Commission, table the application 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 until the next regular meeting of October 25, 2012.”

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

- 2. WITHDRAWN Briarpatch, Inc. *See Item D1*
- 3. TABLED Cypress Court Duplex Addendum *See Item D2*

G. NEW BUSINESS:

- 1. Planned Building Group:

The Vice Chairman stated the next item on the agenda was an application by Maharrami, Inc. requesting Planned Building Group approval for the placement of a food trailer, TGS Deli at 905 Barataria Avenue.

- a) The Vice Chairman recognized the applicant, Mr. Sadeq Gubran, 3411 Bayou Black Drive, who stated he wanted to place a food truck on the property to sell deli sandwiches because there was no room inside the station.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended denial of the Planned Building Group due to vehicular traffic and pedestrian safety.
- c) Discussion was held with regard to privately owned parcels across the street in the median, food trucks versus mobile food vendors, and building renovations to accommodate the applicant’s needs.
- d) Mr. Schouest moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning & Land Use Commission, deny the Planned Building Group application for the placement of a food trailer, TGS Deli at 905 Barataria Avenue as per Staff’s recommendation.”

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

- 2. Preliminary Hearing:

Mr. Elfert moved, seconded by Mr. Kelley: “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 C-3 (Neighborhood Commercial District) 1396 West Tunnel Boulevard (±77,000 sq. ft.), Janice Freeman Powell, Robert & Ryan Powell, applicants; for Thursday, October 25, 2012 at 6:00 p.m.”

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

H. STAFF REPORT:

- 1. Mr. Pulaski discussed a letter he drafted to Parish President Michel Claudet concerning storm water drainage in the Alma Street and Westside Boulevard areas. He stated Dr. Cloutier had already reviewed and approved the letter but wanted the Commission to review.
  - a) Mr. Erny felt the need to be more direct to Administration in order for the Planning Commission to have more direction on how to address matters coming before the Commission in these areas.
  - b) The Vice-Chairman discussed the desire to get the letter out.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

K. Mrs. Williams 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 7:05 p.m.”

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

Mr. W. Alex Ostheimer, 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 SEPTEMBER 20, 2012.**

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

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.  
*Civil Engineers & Professional Land Surveyors*

David A Waitz, P.E., P.L.S.

Brandon M. Arceneaux, P. E.

September 20, 2012

VIA: E-Mail – [cpulaski@tpcg.org](mailto:cpulaski@tpcg.org)

Houma-Terrebonne Regional  
Planning Commission  
P. O. Box 1446  
Houma, LA 70361-1446

Attention: Mr. Christopher Pulaski,  
Zoning Administrator

RE: REQUEST TO BE REMOVED FROM THE AGENDA - APPLICATION FOR RE-ZONING -  
APPLICANT/DEVELOPER: BRIARPATCH, INC. - LOCATION: PROPERTY ALONG THE  
EAST SIDE OF EAST STREET - ENGINEER'S PROJECT NO. 2010-047

Dear Mr. Pulaski:

The purpose of this correspondence is to request on behalf of our client, Briarpatch, Inc. to remove the Application for Re-Zoning that is on the agenda for review by the Houma-Terrebonne Regional Planning Commission tonight.

Thank you for your cooperation and assistance in this matter and if you should have any questions pertaining to this matter, please do not hesitate to contact me.

Sincerely,

DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.



David A. Waitz, P.E., P.L.S.

DAW/dth

Cc: Briarpatch, Inc.  
Ms. Becky Becnel  
File & Reading File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)  
7837 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)  
e-mail: [dwaitz1@bellsouth.net](mailto:dwaitz1@bellsouth.net)

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.  
*Civil Engineers & Professional Land Surveyors*

David A Waitz, P.E., P.L.S.

Brandon M. Arceneaux, P. E.

September 20, 2012

VIA: E-Mail – [cpulaski@tpcq.org](mailto:cpulaski@tpcq.org)

Houma-Terrebonne Regional  
Planning Commission  
P. O. Box 1446  
Houma, LA 70361-1446

Attention: Mr. Christopher Pulaski,  
Zoning Administrator

RE: REQUEST FOR TABLING OF APPLICATION FOR PLANNED BUILDING GROUP APPROVAL  
- APPLICANT/DEVELOPER: CYPRESS COURT APARTMENTS, LLC, - PROJECT:  
CYPRESS COURT DUPLEX ADDENDUM – LOCATION: PROPERTY BEHIND 405 WESTSIDE  
BLVD. - LOCATED IN SECTION 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA -  
ENGINEER'S PROJECT NO. 2008-225

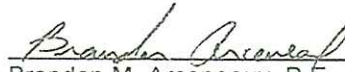
Dear Mr. Pulaski:

The purpose of this correspondence is to request on behalf of our client, Mr. James Cantrelle, II, Manager of Cypress Court Apartments, L.L.C. to table the Planned Building Group Approval Application that is on the agenda for review by the Houma-Terrebonne Regional Planning Commission tonight until the next regular scheduled meeting.

Thank you for your cooperation and assistance in this matter and if you should have any questions pertaining to this matter, please do not hesitate to contact me.

Sincerely,

DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.



Brandon M. Arceneaux, P.E.

BMA/dth

Cc: Mr. James Cantrell, II  
File & Reading File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)  
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e-mail: [dwaitz1@bellsouth.net](mailto:dwaitz1@bellsouth.net)