

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JULY 21, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of July 21, 2016 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 Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan, Jr., Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice-Chairman; Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning.
- 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.
1. Mr. Kelley indicated he would abstain from Item G1 with regard to the parking plan for 2197 Martin Luther King Boulevard.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Erny moved, seconded by Mr. Cehan: “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 June 16, 2016.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by Linton Road Company, LLC requesting to rezone from R-1 (Single-Family Residential) & R-3 (Multi-Family Residential) to C-3 (Neighborhood Commercial) Proposed Lots 2, 3, 4, 5, 6, 7, & 8, Cameron Isles Business Park Unit 1.
- a) Mr. Robert Aiello, applicant, discussed the rezoning request.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”
- d) Mr. Pulaski discussed the staff report and stated Staff would recommend approval of the rezoning request. He read correspondence received by Mr. David and Dorothy Ledet with concerns of traffic off of Highway 311 [See *ATTACHMENT A*].
- e) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) & R-3 (Multi-Family Residential) to C-3 (Neighborhood Commercial) Proposed Lots 2, 3, 4, 5, 6, 7, & 8, Cameron Isles Business Park Unit 1 and forward to the Terrebonne Parish Council for final consideration.”
- f) Discussion was held with regard to the Councilman Darrin Guidry receiving numerous calls from the area concerned of driveways off of Highway 311 causing traffic issues and more accidents. Discussion ensued with regard to making it clear that driveways are not wanted off of Highway 311 and while that couldn’t be a condition of any zoning approval, the subdivision of property could be conditioned.
- g) The Chairman expressed concerns of the road and how it was tied into the roundabout as shown on the plat.

- h) Mr. Ben Elliott, Delta Coast Consultants, stated the rezoning plat was done at the conceptual phase of the subdivision and they are aware the street alignment is off. He also implied that it would be costly for property owners to build a bridge in order to have access off of Highway 311 and that a DOTD permit would be required if so.
- i) Mr. Aiello discussed that there was no incentive for anyone to access the property off of Highway 311 and the only access would be for the Parish to access the proposed pump station.
- j) Discussion was held with regard to leaving the R-1 designation and the plan as presented complying with the Master Plan for Cameron Isles.

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

G. NEW BUSINESS:

1. Parking Plan:

- a) The Chairman stated the next item on the agenda under New Business was a parking plan application by Royal Seal Development, LLC requesting to create 92 parking spaces for Harbor Freight Tools at 2197 Martin Luther King Boulevard.
- b) The Chairman recognized Mr. Mark Hall, 124 McMakin Road, Bartonville, TX, applicant, who discussed the request and stated they were constructing a 15,000 square foot free-standing building to house Harbor Freight Tools.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the parking plan request.
- d) Mr. Kurtz moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan request to create 92 parking spaces for Harbor Freight Tools at 2197 Martin Luther King Boulevard."

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

2. PRELIMINARY HEARING:

- a) Mrs. Falgout moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Proposed Lots 1-7, Block 5 and Lots 1-7, Block 6, Townhomes of Deroche Estates; Deroche Development, LLC, applicant; for Thursday, August 18, 2016 at 6:00 p.m."

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

H. STAFF REPORT:

- 1. The Chairman called to order the Public Hearing with regard to the discussion and possible action with regard to revisions to the R-1 zoning district regulations as it relates to residential accessory dwelling units.
 - a) Mr. Pulaski discussed the proposal to include a definition of accessory dwelling unit into the definitions of the zoning ordinance as well as it being a use by right under the R-1 zoning district.
 - b) No one from the public was present to speak on the matter.

- c) Mr. Erny moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the revisions to the R-1 zoning district regulations as it relates to residential accessory dwelling units as proposed and forward to the Terrebonne Parish Council for consideration.”
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- e) The Chairman called to order the Public Hearing with regard to the discussion and possible action with regard to revisions to the R-1 zoning district regulations as it relates to poultry husbandry.
- f) Mr. Pulaski discussed poultry husbandry and indicated chickens would require planning approval in order to be allowed in the zoning district.
- g) The Chairman recognized Mr. Jonathan Foret, 8358 Main Street, who offered information on chickens and “no crow rooster collars.” He inquired about those with existing chickens within the zoning district and was told they would be grandfathered in.
- h) Discussion was held with regard to chickens and roosters and that the requirement for planning approval would most likely be initiated through complaints or when members of the public call the Planning Office to inquire about having chickens. Discussion ensued with regard to chickens having to be contained within clean areas with no odors.
- i) Mr. Erny moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- j) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the revisions to the R-1 zoning district regulations as it relates to poultry husbandry as proposed and forward to the Terrebonne Parish Council for consideration.”
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing with regard to the discussion and possible action with regard to revisions to the C-1 zoning district regulations.
- a) Mr. Pulaski discussed the proposal to exclude C-1 zoning district from the zoning hierarchy and establish definitions for microbrewery/microdistillery as well as adding to the list of permitted uses in C-1 and C-2 and as a prohibited use in C-3.
- b) Discussion was held with regard to C-1 being the least restrictive zoning classification and what was existing downtown when created versus what is downtown now.
- c) The Chairman recognized Mr. Noah Lirette, 628 Dunn Street, who discussed his proposal to establish a microdistillery in downtown Houma. He indicated it was a family hobby started by his grandmother who made moonshine on Bayou Terrebonne years prior. He discussed restoring an old building downtown to make whiskey and that he wanted to be a community focused establishment.
- d) The Chairman recognized Ms. Shirin Nail, ReMax, who stated she was in favor of the changes to C-1 but was concerned for parking.

e) The Chairman recognized Ms. Marla Stark, 735 Verret Street, who stated she was in favor of removing C-1 from the hierarchy so they could help mold the C-1 district downtown and emulate towns like Fairhope, Alabama, downtown Lafayette, or Thibodaux. She stated they wanted to keep the historical feel of downtown Houma.

f) Mr. Erny moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

g) Discussion was held with regard to the difference between a brewery and a distillery.

h) Discussion ensued with regard to changing the name of C-1 rather than cause confusion if it is out of the hierarchy. It was decided upon CBD for Central Business District.

i) Mr. Erny moved, seconded by Mrs. Falgout: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the revisions to the C-1 zoning district regulations as it relates to removing C-1 out of the hierarchy, microbreweries & microdistilleries, and changing C-1 to CBD (Central Business District) and forward to the Terrebonne Parish Council for consideration."

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

I. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

K. Mr. Erny moved, seconded by Mr. Kurtz: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:49 p.m."

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

L.A. "Budd" Cloutier, 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 JULY 21, 2016.

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

Becky Becnel

From: Dorothy Ledet [dotsyel@bellsouth.net]
Sent: Thursday, July 21, 2016 11:53 AM
To: Becky Becnel
Cc: Darrin W. Guidry
Subject: Rezone from R-1 & R-3 to C-3, Proposed business park, Lots 2,3,4,5,6,& 8, Cameron Isles Business Park Unit 1; Linton Road Company, LLC, Applicant

To: Planning Commission
From: David and Dorothy Ledet
107 Sugarwood Blvd. (corner Hwy. 311 and Sugarwood Blvd.)

We would like to express our concerns regarding the batture rezoning from Equity Blvd. to Sugarwood Blvd. On Hwy. 311. We have witnessed numerous traffic accidents with fatalities on this very traveled and dangerous highway. The parish has done an excellent job putting lights and turning lanes in this very congested area to help the traffic flow safely. Rezoning the batture with businesses would put more cars entering the highway with the streets and driveways already in this area. There is a major intersection there and numerous streets entering the highway.

In addition, this area of Hwy. 311 is one of the most desired areas of real estate in Houma. It is a picturesque area with appealing homes and a beautiful view of well-kept natural waterways along the highway.

Again, thank you so much for your time and consideration. We would like to keep Hwy. 311 safe and beautiful.

*David and Dorothy Ledet
107 Sugarwood Blvd.
Houma, La. 70360*

*Phone: Home 985-851-1049
Dave's Cell 985-855-5450
Dotsy's Cell 985-226-4299*

Email: dotsyel@bellsouth.net