

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### ZONING & LAND USE COMMISSION

#### MEETING OF SEPTEMBER 15, 2016

- A. The Vice-Chairman, Mr. Alex Ostheimer, called the meeting of September 15, 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 Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. James Erny. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., was out of town.
- B. Upon Roll Call, present were: Mr. Joseph "Joey" Cehan, Jr.; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Dr. L.A. "Budd" Cloutier, Jr., Chairman. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Vice-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.
- D. APPROVAL OF THE MINUTES:
1. Mr. Erny moved, seconded by Mr. Kelley: "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 18, 2016."
- The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. PUBLIC HEARING:
1. The Vice-Chairman called to order the Public Hearing for an application by Deroche Development, LLC requesting 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.
    - a) Mr. Gene Milford, representing the applicant, discussed the rezoning request. He indicated the matter was tabled at the prior meeting due to no public hearing sign posted on site.
    - b) The Vice-Chairman recognized Councilwoman Christa Duplantis-Prather, 101 Saxony Drive, indicated she met with the Developer and is pleased with the development as it is needed. She requested additional green space be provided for dog walking, etc. although she realizes it's not required by the Developer.
    - c) Mr. Erny moved, seconded by Mrs. Falgout: "THAT the Public Hearing be closed."

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

    - d) Mr. Pulaski discussed the staff report and stated Staff would recommend approval of the request.
    - e) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application 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 and forward to the Terrebonne Parish Council for final consideration."

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

G. NEW BUSINESS:

1. Home Occupation:

a) The Vice-Chairman called to order the home occupation application by Gina York requesting to establish a dog grooming business at 100 Windham Drive.

(1) The Vice-Chairman recognized Ms. Gina York, 100 Windham Drive, applicant, who indicated she was a business owner in Terrebonne Parish for 15 years and due to the economy, has had to move her business to her home.

(2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.

(3) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Home Occupation request to establish a dog grooming business at 100 Windham Drive."

(4) Discussion was held with regard to the applicant not providing boarding in her home and that was not a use allowed with the home occupation request.

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

b) The Vice-Chairman called to order the home occupation application by Christine Bordelon requesting to establish a massage therapy business at 101 Tulsa Avenue.

(1) The Vice-Chairman recognized Ms. Christine Bordelon, 101 Tulsa Avenue, applicant, who indicated she would like to do massage therapy at her home.

(2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.

(3) Discussion was held with regard to the landlord and tenant's signature on the application.

(4) Mr. Erny moved, seconded by Mrs. Falgout: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Home Occupation request to establish a massage therapy business at 101 Tulsa Avenue."

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

2. The Vice-Chairman called to order the planned building group application by START Corporation requesting to place an additional building at 440 Magnolia Street.

(a) The Vice-Chairman recognized Mr. Greg Gleason, 13 Waverly Way, who discussed the request.

(b) The Vice-Chairman recognized Joe Coyne, adjacent neighbor, who expressed concerns of the placement of a fence, trees, and drainage.

(c) Mr. Gleason indicated they were placing the temporary building for 12-18 months and were 25' from the rear property line and the structure would be placed on the existing slab. He stated there would be no additional fence installed.

(d) Discussion ensued with regard to the drainage remaining the same.

(e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.

(f) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planned building group application for the placement of an additional building at 440 Magnolia Street."

- (g) Discussion was held with regard to the temporary structure and the approval being void once the building is removed.

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

- 3. The Vice-Chairman called to order the Planned Unit Development application by Deroche Development, LLC for Townhomes of Deroche Estates.

- (a) The Vice-Chairman recognized Mr. Gene Milford, Milford & Associates, Inc., who discussed the request.
- (b) The Vice-Chairman recognized Councilwoman Christa Duplantis-Prather, 101 Saxony Drive, indicated she requested additional green space be provided for dog walking, etc. although she realizes it's not required by the Developer. She stated she would soon address the Commission to look at the regulations to further accommodate green space.
- (c) Discussion was held with regard to Councilwoman Prather working on plans for a mini Field of Dreams.
- (d) Discussion ensued with regard to property costs and liability and insurance issues with acquiring and maintaining parks.
- (e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the request.
- (f) Clarification was given on the off-street parking requirements being met.
- (g) Mrs. Falgout moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Unit Development application for Townhomes of Deroche Estates."

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

H. STAFF REPORT:

- 1. Discussion was held with regard to green space, maintenance, etc. and discussing further in committee.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

- K. Mr. Thibodeaux moved, seconded by Mrs. Falgout: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:40 p.m."

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

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 15, 2016.**

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