

MINUTES
BOARD OF ADJUSTMENT
MEETING OF May 19, 2025

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of May 19, 2025, of the Board of Adjustment to order at 5:04 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Tyler Legnon.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, and Mr. Tyler Legnon. Absent at the time of Roll Call were: Mr. Willie Newton, Secretary, Mr. David Tauzin and Mr. A'ron Wolfe. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Brighton "BJ" Schmill, Planner I, Department of Planning & Zoning and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Legnon: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of April 21, 2025."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Legnon and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS
 - A. Special Exception: Exception to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned lot located at 143 Square Wolfe Lane.
 - 1) The Chairman recognized Mr. Tyrone Richardson, who stated that the special exception is to replace an existing mobile home through the Restore LA Program on an R-2 zoned lot located at 143 Square Wolfe Lane.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Harris and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a special exception to place a mobile home on an R-2 zoned lot through the Restore LA Program. He stated that Staff recommends approval of the request on the conditions that the mobile home be a model year of 2015 or newer and that the shed on the property be removed or moved out of the side yard setback.
 - 5) The Chairman recognized the applicant, Mr. Richardson who stated the shed has already been moved.
 - 6) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Board of Adjustment approve the special exception to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned lot, on the conditions that the mobile home be a model year of 2015 or newer and that the shed on the property be removed or moved out of the side yard setback, located at 143 Square Wolfe Lane .

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Legnon and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Front yard setback variance from the required 25' to 14' and rear yard setback variance from the required 20' to 14' for the construction of a 4plex within a Planned Building Group Development on a C-2 zoned lot located at 7401 Park Avenue.

1) The Chairman recognized Mr. Schmill who stated that Staff recommends continuing the public hearing to the June 2025 Meeting.

2) There was no one from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Public Hearing be Continued to the June 2025 Meeting."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Harris and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CHAIRMAN DECLARED THE PUBLIC HEARING CONTINUED.

C. Structure Variance: Variance to substitute approved tree species with shrubs within the Overlay District on a C-2 zoned lot located at 6290 West Main Street.

1) The Chairman recognized Mr. Ty Westerman of Duplantis Design Group, who stated that the variance is to allow for the substitution of approved tree species with shrubs within the Overlay District on a C-2 zoned lot located at 6290 West Main Street.

2) There was no one from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Harris and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a landscaping variance to substitute the approved tree species with shrubs within the Overlay District on a C-2 zoned lot located at 6290 West Main Street. He stated that Staff recommends approval of the request.

5) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Board of Adjustment approve the landscaping variance to substitute the approved tree species with shrubs within the Overlay District on a C-2 zoned lot located at 6290 West Main Street.

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Legnon and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. STAFF REPORT:

1) Mr. Pulaski discussed training for Board Members that will be held in October 2025 at the American Planning Association Conference being held in Lafayette, LA.

2) Mr. Schmill discussed the suggested changes to the Parish Ordinance, Application Fees and Bylaws relating to the Board of Adjustment. He asked if the Board had time to review the recommended changes.

3) The Chairman requested additional time to review the suggestions for Parish Ordinance revisions and fee changes and that they be addressed at the June 2025 Meeting.

4) Mr. Harris moved, seconded by Mr. Legnon: "THAT the bylaws for the Board of Adjustment be approved as recommended by Staff."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Legnon and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

7. PUBLIC COMMENT: None

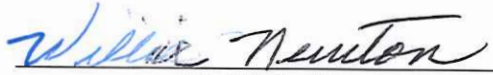
8. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, June 16, 2025.

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. Mr. Harris moved, seconded by Mr. Legnon: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:25 p.m."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Legnon and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CAIRMAN DECLARED THE MOTION ADOPTED.



*Mr. Willie Newton, Secretary
Board of Adjustment*