

**MINUTES**  
**HOUMA BOARD OF ADJUSTMENT**  
**MEETING OF OCTOBER 17, 2022**

1. The Chairman, Mr. David Tauzin, called the meeting of October 17, 2022, of the Houma Board of Adjustment to order at 5:09 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, present were: Mr. David Tauzin, Chairman; Mr. Joe Harris, Vice Chairman; Mr. Willie Newton, Secretary; and Reverend Corion Gray. Absent at the time of Roll Call were: Mr. Matthew Chatagnier and Mr. Pete Konos. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and remotely, Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:  

Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of September 19, 2022."

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

Mr. Harris moved, seconded by Mr. Newton: "THAT the Old Business be removed from the table and be considered at this time."

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

  - A. Structure Variance: Variance from the required 205 parking spaces to allow for the use of 125 standard, compact and motorcycle spaces as part of the parking count for proposed restaurant and event space in an I-1 zoned area located at 805 Dunn Street.
    - 1) The Chairman recognized Mrs. Shelly Olivier of 207 Equity Blvd. who stated that she was the Principal Architect for this development and that the structure variance from the required 205 parking spaces is to allow for the use of 125 standard, compact and motorcycle spaces as part of the parking count for proposed restaurant and event space.

*Mr. Chatagnier arrived at the meeting at this time – 5:27 p.m.*
    - 2) The Chairman recognized Mrs. Isabel Tabor of 815 Liberty Street who expressed her concerns about parking and sound relating to this request.
    - 3) The Chairman recognized Mr. Tommy Tabor of 815 Liberty Street who expressed his concerns about parking and drainage relating to this request.
    - 4) Discussion continued between the Architect, Public and Board Members regarding drainage, parking, and sound.
    - 5) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for the variance from the required 205 parking spaces to allow for the use of 125 standard, compact and motorcycle spaces as part of the parking count for proposed restaurant and event space in a I-1/C-2 zoning district.
    - 6) Gene Milford of Milford and Associates, 1538 Polk Street, stated that different options were visited for the parking layout.
    - 7) Mr. Newton expressed his concerns about a potential sound problem for neighboring residences. He posed that the exterior stage be positioned to face the Intracoastal Waterway.

8) Reverend Gray offered a suggestion that the Houma Board of Adjustment submit a resolution to Parish Administration requesting that improvements be made to the traffic and on street parking issues on Dunn Street.

9) Discussion continued regarding sound and parking.

10) Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of the application for a variance from the required 205 parking spaces to allow for the use of 125 standard, compact and motorcycle spaces as part of the parking count for proposed restaurant and event space in an I-1 zoned area located at 805 Dunn Street, conditioned that outdoor stage area faces the Intracoastal Waterway to help create a sound buffer for neighboring residences and, the Board submit a resolution to Parish Administration and Parish Council to consider traffic calming measures on Dunn Street."

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

6. Special Exception: Request to amend the conditioned of the 2020 Special Exception to allow for a privacy fence buffer in lieu of a landscape hedge for an existing elementary school in an R-1 zoned area located at 450 Cougar Drive.

1) The Chairman recognized Mr. Merlin Lirette, representative for Terrebonne Parish School District who stated that the request for the special exception is to allow for the privacy fence buffer in lieu of a landscape hedge for an existing elementary school located at 450 Cougar Drive due to South Louisiana Electric Association not granting permission to plant the landscape hedge in their utility servitude.

2) Mr. Lirette confirmed that the Terrebonne Parish School District would maintain the fence at 450 Cougar Drive.

3) The Chairman recognized Mrs. Carol Kraemer of 3 Texas Avenue who expressed her concerns about pollution and debris coming through the cyclone fence from the parent pickup line at 450 Cougar Drive.

4) The Chairman recognized Mr. Billy Kraemer of 3 Texas Avenue who expressed his safety concerns with the fence blocking the back side of his property.

5) The Chairman recognized Councilman Danny Babin who stated that he has concerns about carbon monoxide from vehicles parked in the parent pickup line and suggested that Terrebonne Parish School District visit the possibility of reconfiguring the parking setup.

6) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the variance request to amend the original condition of approval to allow for a privacy fence (chain link with privacy slats) in lieu of a landscape hedge in an R-1 zoning district.

3) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment amend the original condition of approval to allow for a privacy fence (chain link with privacy slats) in lieu of a landscape hedge in an R-1 zoning district located at 450 Cougar Drive."

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

7. NEXT MEETING DATE:

A. The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is November 21, 2022.

8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None
10. Mr. Harris moved, seconded by Mr. Chatagnier: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 6:46 p.m."

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

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*Mr. Willie Newton, Secretary  
Houma Board of Adjustment*