

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Rev. Corion D. Gray.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

DECEMBER 16, 2021, THURSDAY

6:00 P.M.

**TERREBONNE PARISH SCHOOL DISTRICT BOARD ROOM
201 Stadium Drive, Houma, Louisiana**

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of November 18, 2021
- E. COMMUNICATIONS**
- F. STAFF REPORT**
- G. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman Comments
- H. PUBLIC COMMENTS**
- I. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 18, 2021
- E. APPROVE REMITTANCE OF PAYMENT FOR THE DECEMBER 16, 2021 INVOICES AND THE TREASURER'S REPORT OF NOVEMBER 2021**
 - 1. Accept and approve the proposed 2022 Budget
- F. ANNUAL ORGANIZATIONAL MEETING:**
 - 1. Ratify the acceptance of Martin & Pellegrin, CPAs for the 2021 Audit (3-year Engagement approved December 2019)
 - 2. Election of Officers for 2022
- G. COMMUNICATIONS**

H. OLD BUSINESS:

1. a) Subdivision: Lots 11-A thru 11-C, A Redivision of Lot 11 of Barrios Subdivision #2
Approval Requested: Process D, Minor Subdivision
Location: 1709 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Leonard J. Folse
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

I. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Bon Villa Mobile Home Park, Phase 2
Approval Requested: Process B, Mobile Home Park-Conceptual & Preliminary
Location: Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Bon Villa Mobile Home Park, LLC c/o Mark Guidroz
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Division of Property belonging to Martin P. Folse and Bradley Doyle into Lot 1, Lot 2 and Bradley Doyle Revised
Approval Requested: Process D, Minor Subdivision
Location: 208 Folse Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Marfo, Inc. c/o Martin P. Folse
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Survey and Division of Tract 4 belonging to the Seth Louis Cenac Trust, et al into Tract 4A and Tract 4B
Approval Requested: Process D, Minor Subdivision
Location: 794 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Bonnie Blanchard Cenac
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application

J. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training for 2021

K. ADMINISTRATIVE APPROVAL(S):

1. Revised Lot 12, A Redivision of Lots 11 & 12, Block 2 of Hillcrest Estates, Section 101 & 144, T15S-R16E, Terrebonne Parish, LA
2. Revised Tracts 3, 4, & 5, A Redivision of Revised Tracts 3 & 4, and Tract 5 belonging to Guy A. Lirette, et al, Section 32, T18S-R17E, Terrebonne Parish, LA
3. Tracts W-X-Y-Z-W and Z-W-X-OO-PP-QQ-RR-SS-TT-UU-VV-Z, Property of Enterprise Capital, LLC, et al, Section 101, T17S-R17E, Terrebonne Parish, LA
4. Revised Lots 14 & 16, Former Steve Hebert et al Subdivision, Section 6, T17S-R18E, Terrebonne Parish, LA
5. Tract "A", Property of Michael A. Thomas, et ux, Section 11, T17S-R16E, Terrebonne Parish, LA
6. Tracts Z-W-OO-NN-Z ad Z-NN-PP-QQ-RR-SS-TT-UU-VV-WW-Z, A Redivision of Tracts W-X-Y-Z-W and Z-W-X-OO-PP-QQ-RR-SS-TT-UU-VV-Z, Property of Enterprise Capital, L.L.C., et al, Sections 5 & 101, T17S-R17E, Terrebonne Parish, LA

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF NOVEMBER 18, 2021

Revised

- A. The Chairman, Mr. Kyle Faulk, called the meeting of November 18, 2021 of the HTRPC to order at 6:17 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Ms. Ellender and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Rev. Corion Gray; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- 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. *Mr. Liner recused himself from Item G.I. Evangeline Oaks Subdivision.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of October 21, 2021.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC remit payment for the November 18, 2021 invoices, approve the Treasurer’s Report of October 2021, and the amendment to the 2021 Budget.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated November 2, 2021, requesting to table Emerson Lakes, Phases 3 & 4 indefinitely [See *ATTACHMENT A*].
- G. **OLD BUSINESS:**
- Ms. Ellender moved, seconded by Mr. Liner: “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 Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the conceptual & preliminary application by Evangeline Business Park, LLC for Process C, Major Subdivision, for Evangeline Oaks Subdivision.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property and stated they were requesting conceptual & preliminary approval.
- b) The Chairman recognized Mr. Jason Hutchinson, 314 Wayside Drive, Principal of Covenant Christian Academy, who express concerns of the added homes and traffic that the new development would bring. He stated there was a traffic study done but not accurate as it doesn’t include the new development. He stated they weren’t opposed to the subdivision but just the traffic that it would bring especially since they own the property across the boulevard that students would be crossing. He requested the subdivision not tie into the neighboring Southern Estates since it may bring in even more traffic.

- c) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk and Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Waitz stated they had submitted the request for a traffic study to DOTD and requested the subdivision to not tie into the neighboring Southern Estates due to safety for the school and traffic concerns but would do whatever was requested by DOTD.
- e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the submittal of a service availability letter from TPCG Pollution Control and that the layout be reconfigured to tie into Sugar Creek Street.
- f) Discussion was held regarding tying into Sugar Creek Street or not and waiting to get a response from DOTD.
- g) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Evangeline Oaks Subdivision conditioned upon the submittal of an approval letter from TPCG Pollution Control.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk and Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Pete-Land Properties, L.L.C. for Process D, Minor Subdivision, for Emerson Lakes, Phase 1; Lots 7 thru 11, Block 1, A Redivision of Lots 8, 9, 10, 11, & 12 of Emerson Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Ms. Ellender moved, seconded by Mr. Liner: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of TPCG Engineering approval letter and submittal of all service availability letters.
- e) Mr. Liner moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Emerson Lakes, Phase 1; Lots 7 thru 11, Block 1, A Redivision of Lots , 9, 10, 11, &12 of Emerson Subdivision conditioned upon the submittal of a TPCG Engineering approval letter and submittal of all service availability letters.”

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Pete-Land Properties, L.L.C. for Process D, Minor Subdivision, for Emerson Lakes, Phase 2; Lots 1 thru 5, Block 1, A Redivision of Lot 13 & Revised Lot 12 of Emerson Subdivision-Phase A.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.

- c) Ms. Ellender moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of TPCG Engineering approval letter and submittal of all service availability letters.

- e) Mr. Soudelier moved, seconded by Mr. Liner: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Emerson Lakes, Phase 2; Lots 1 thru 5, Block 1, A Redivision of Lot 13 & Revised Lot 12 of Emerson Subdivision-Phase A conditioned upon the submittal of a TPCG Engineering approval letter and submittal of all service availability letters.”

- f) The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the Public Hearing for an application by Ernie J. Bergeron for Process D, Minor Subdivision, for the Division of Property belonging to Bascle Heirs into Tracts B-1, B-2, & B-3.

- a) Mr. Joshua Soileau, Soileau Surveying, LLC, discussed the location and division of property.

- b) There was no one present to speak on the matter.

- c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all service availability letters.

- e) Mr. Liner moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Bascle Heirs into Tracts B-1, B-2, & B-3 conditioned upon the submittal of all service availability letters.”

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Wayne B. & Sharron Harris for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Property belonging to Wayne B. Harris, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated that the only utility letter not received was for gas service.

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

- c) Ms. Ellender moved, seconded by Mr. Liner: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr.

Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the plat being revised to depict municipal addresses on the plat and to place a note on the plat indicating gas service was not available.
- e) Ms. Ellender moved, seconded by Mr. Liner: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Property belonging to Wayne B. Harris, et ux conditioned upon the plat being revised to depict municipal addresses on the plat and a note being placed on the plat indicating gas service is not available."

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Leonard J. Folsie for Process D, Minor Subdivision, for Lots 11-A thru 11-C, A Redivision of Lot 11 of Barrios Subdivision #2.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated that he needed to request a variance for the fire hydrant distance allowance and would like to table the matter after the public hearing is held.
- b) The Chairman recognized Mr. Clinton Dehart, 505 July Drive, who expressed concerns regarding the size of the lot and what could be built on the property.
- c) Mr. Pulaski stated the property was zoned R-1 (Single-Family Residential) and a single-family home could be built with required setbacks.
- d) Ms. Ellender moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend tabling the matter as requested by Mr. Rembert and for proper notification of the requested variance from the fire hydrant distance requirement.
- f) Mr. Liner moved, seconded by Mr. Rogers: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 11-A thru 11-C, A Redivision of Lot 11 of Barrios Subdivision #2 until the next regular meeting of December 16, 2021 as per the Developer's request."

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the Public Hearing for an application by Four Point Holdings, Inc. for Process D, Minor Subdivision, for Parcels 11-A thru 11-C, A Redivision of Property belonging to Four Point Holdings, Inc.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated there were no intentions to build on these parcels that is marshland but it was just a division of property among heirs since they were dissolving the business.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr.

Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon municipal addresses being depicted on the plat or a letter from the Terrebonne Parish Communications District indicating that addresses are not available.
- e) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Parcels 11-A thru 11-C, A Redivision of Property belonging to Four Point Holdings, Inc. conditioned upon municipal addresses being depicted on the plat or a letter from the Terrebonne Parish Communications District indicating that addresses are not available."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman called to order the Public Hearing for a conceptual & preliminary application by Richard Development for Process C, Major Subdivision, for Cypress Gardens Townhomes.

- a) Mr. Kevin Rizzo, Delta Coast Consultants, LLC, discussed the location and division of property.
- b) The Chairman recognized Mr. Kenneth Crossland, 218 Bellaire Drive, who expressed concerns of the retention pond behind his property that has been flooding his property and almost his home since it was built. He said water comes in from the back of his home and from the front from Westside Boulevard.
- c) The Chairman recognized Ms. Karen Pitre, 220 Bellaire Drive, who also expressed concerns of flooding from the retention pond. She stated she flooded three times in the two times since she's lived there.
- d) Ms. Ellender moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."
- e) Discussion was held regarding older homes and subdivisions paying the price for newer developments and developers being held responsible. Discussion ensued regarding engineering and drainage calculations and not adversely impacting the surrounding areas. Ms. Schexnayder stated they review drainage of surrounding properties if new developments drain to the existing areas but not vice versa.
- f) Mr. Pulaski stated there are plans to improve the drainage for the entire Bayou Cane area with the Shell property and that there was a lot going on with the improvements behind the scenes. He stated he may try to see if someone could come give a presentation.
- g) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all service availability letters, submittal of approval letter from Bayou Cane Fire Department, and the plat be revised to depict the proposed street names.
- h) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Cypress Gardens Townhomes conditioned upon the submittal of all service availability letters, submittal of approval letter from Bayou Cane Fire Department, and the plat be revised to depict the proposed street names."

The Chairman called for a vote on the motion offered by Mr. Rogers THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

- 1. Staff indicated that the only members who had not yet completed the Ethics Training were Mr. Burgard and Mr. Liner and only two members, Mr. Thibodeaux and Rev. Gray completed the harassment training.

J. ADMINISTRATIVE APPROVAL(S):

Ms. Ellender moved, seconded by Mr. Soudelier: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-11."

1. Division of Property belonging to EMP Investments, Inc., Section 6, T16S-R16E and T16S-R17E, Terrebonne Parish, LA
2. Revised Parcels 8 & 10, A Redivision of Parcels 8 & 10 belonging to Four Point Holdings, Inc., Section 22, T20S-R17E, Terrebonne Parish, LA
3. Revised Tract A-2-A and Revised Lot 5, A Redivision of Tract A-2-A & Revised Lot 5 belonging to Bradley J. Robinson, et al, Section 56, T16S-R17E, Terrebonne Parish, LA
4. Lot Line Shift of Lot 7, Block 2, Williamsburg Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
5. Tracts 1-B-1 & 1-B-2, A Redivision of Tracts 1-B & A-B-C-D-A belonging to Laurence V. Billiot, et al; Section 3, T18S-R19E and Section 4, T18S-R18E, Terrebonne Parish, LA
6. Revised Parcel 4, A Redivision of Parcel 4 belonging to Kip P. Pierce, Sr., et al; Sections 86 & 87, T15S-R16E, Terrebonne Parish, LA
7. Lot 8-A, Block 5, Add. No. 1 to South Terrebonne Estates Subdivision, A Redivision of Revised Lot 8 & Revised Tract A belonging Dena Eschete Van Zandt, et al, Section 40, T17R-18E, Terrebonne Parish, LA
8. Lot A & Revised Lot 3, A Redivision of Lot 3, Block 1, Phase 2 of Cavaness Estates Subdivision, Property belonging to Courtney A. Dickerson, et al; Section 6, T17S-R17E, Terrebonne Parish, LA
9. Division of Property belonging to Bon Villa Mobile Home Park, L.L.C.; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
10. Survey adjoining the East ½ of Tract L to Property of Melanie Foret and West ½ of Tract L to remain with the Property of Lillian Jabourt Lapeyrouse; Section 11, T17S-R18E, Terrebonne Parish, LA
11. Survey of Revised Lots 1-A-2 & 1-A-3, A Redivision of Lot 1-A-3 & Revised Lot 1-A-2 of Block 2 to Lacarpe Industrial Park Subdivision; Section 101, T17S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments:
 - a) Mr. Faulk stated since he was having neck surgery, he would not be at the meeting in December when the Election of Officers would be held.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded by Mr. Liners: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:41 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Dr. Cloutier, Rev. Gray, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 (FAX) 985-879-1641

November 2, 2021

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

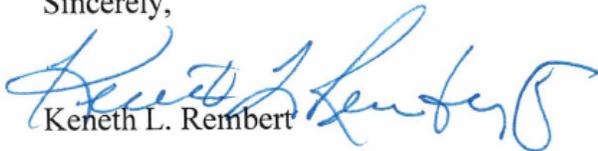
Re: OLD BUSINESS ITEM (EMERSON LAKES PHASES 3 & 4)

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table indefinitely.

Thank you.

Sincerely,


Kenneth L. Rembert

KLR/apr

KYLE FAULK
Chairman

ROBBIE LINER
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

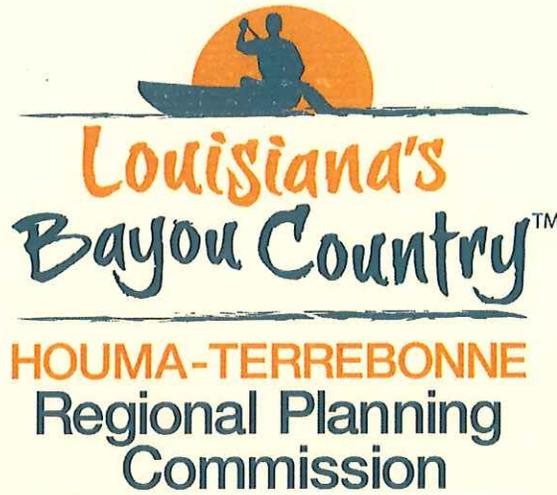
L.A. "BUDD" CLOUTIER, JR., O.D.

PHILLIP LIVAS

JAN ROGERS

BARRY SOUDELIER

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director

BECKY M. BECNEL
Minute Clerk

DERICK BERCEGEAY
Legal Advisor

Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning

Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
Fax (985) 580-8141

NOVEMBER, 2021

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD \$ 64,260.90

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems)	230.85
TPCG (Postage)	1,359.34
THE COURIER (Publications)	476.00
AMERICAN PLANNING ASSOCIATION (Membership Renewal)	733.00
U.S Postal Service (Reimburse Rhonda- paid cash for extra charge)	229.00 10.00
CHASE BANK Service Fees	30.00

TOTAL EXPENDITURES	3,068.19
SUBTOTAL	61,192.71
ACCOUNTS RECEIVABLE	3,186.19
ENDING BALANCE	<u>\$ 64,378.90</u>

Chase Bank - Savings Account	\$ 58,943.02
Chase One Bank - Checking Account	5,435.88
TOTAL	<u>\$ 64,378.90</u>

RPC / E

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2021 - NOVEMBER TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.60
Interest on Checking Account	0.04
Maria Cuellar	10.00
Kenneth L. Rembert Land Surveyors	500.00
Ernie J. Bergeron	146.99
Kenneth L. Rembert Land Surveyors	332.65
Kenneth L. Rembert Land Surveyors	317.99
Kenneth L. Rembert Land Surveyors	132.33
Delta Coast Consultants, LLC	234.59
Delta Coast Consultants, LLC	9.00
Terrebonne Parish Consolidated Govt.	125.00
Kenneth L. Rembert Land Surveyors	125.00
Kenneth L. Rembert Land Surveyors	125.00
Dustin Martinez	125.00
Kenneth L. Rembert Land Surveyors	125.00
Kenneth L. Rembert Land Surveyors	125.00
Kenneth L. Rembert Land Surveyors	125.00
Kenneth L. Rembert Land Surveyors	125.00
Terrebonne Parish Consolidated Govt.	125.00
Delta Coast Consultants, LLC	125.00
Kenneth L. Rembert Land Surveyors	125.00
Kenneth L. Rembert Land Surveyors	125.00
	<u>\$ 3,186.19</u>

Approved by:

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION
P. O. BOX 1446
HOUMA, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
12/16/2021		Dr. L. Arnold Cloutier, Jr.	Per Diem	46.17
12/16/2021		Wayne Thibodeaux	Per Diem	46.17
12/16/2021		Rachael Ellender	Per Diem	46.17
12/16/2021		Kyle D. Faulk	Per Diem	46.17
12/16/2021		Robbie R. Liner	Per Diem	46.17
12/16/2021		Barry Soudelier	Per Diem	46.17
12/16/2021		Jan J. Rogers	Per Diem	46.17
12/16/2021		Ross Burgard	Per Diem	46.17
12/16/2021	300267966	The Courier	Advertising	800.39
12/16/2021	GZ-01333	TPCG	Postage	448.25

TOTAL OPERATING EXPENDITURES 1,618.00

Date	Invoice	Vendor	Description	Amount
12/16/2021		H-T Reg. Plan Comm	Transfer	

12/16/2021			
Date	Approved by:		Title
12/16/2021		Accountant	
Date	Approved by:		Title

Receipts December 1, 2021 through December 31, 2021

Milford & Associates, Inc.	133.64
David A. Waitz Engineering	168.98
David A. Waitz Engineering	139.66
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Betty J. Hebert	171.00
	<hr/>
	1,363.28

Chase Bank Money Market Account Balance \$60,306.30

Chase Bank Checking Account Balance \$3,771.71

**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
PROPOSED BUDGET FOR YEAR 2022**

	2022 Proposed Budget
REVENUES	
Charges for services	\$ 27,000
Interest	70
Total Revenues	27,070
SUMMARY OF EXPENDITURES	
Personal Services	
Board Member Per Diem Payments	5,850
Payroll Tax Expenses	900
Total Personal Services	6,750
Supplies and Materials	
Office Supplies	500
Meetings and Public Notices	6,500
Postage	4,000
Total Supplies and Materials	11,000
Other Services and Charges	
Audit fees	2,750
Insurance	500
Membership Dues	800
Bank Charges	360
Miscellaneous	3,000
Professional Services	5,000
Training	4,000
Total Other Services and Charges	16,410
Total Expenses	34,160
SUMMARY OF FUND BALANCE	
Net change in fund balance	(7,090)
Estimated Beginning Fund Balance	55,206
Estimated Ending Fund Balance	\$ 48,116

**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
PROPOSED BUDGET FOR YEAR 2022**

	2020 Actual	2021 Original Budget	2021 Last Adopted Budget	Current Year		2021 Projected Actual Result at Year End [G + H]	2021 % Change Last Adopted Budget vs. Projected Actual Result at Year End [F / I - 1]	2022 Proposed Budget	Upcoming Year 2022 % Change Projected Actual Result at Year End vs. Adopted Budget [I / L - 1]
				2021 Actual Year-to-Date as of November 2021	2021 Estimated Remaining for Year				
REVENUES									
Charges for services	\$ 21,188	\$ 25,000	\$ 30,000	\$ 28,451	\$ 1,549	\$ 30,000	0.0%	\$ 27,000	-10.0%
Interest	123	120	50	24	26	50	0.0%	70	40.0%
Total Revenues	21,311	25,120	30,050	28,475	1,575	30,050	0.0%	27,070	-9.9%
SUMMARY OF EXPENDITURES									
Personal Services									
Board Member Per Diem Payments	3,700	5,850	5,150	4,250	900	5,150	0.0%	5,850	13.6%
Payroll Tax Expenses	283	900	770	536	234	770	0.0%	900	16.9%
Total Personal Services	3,983	6,750	5,920	4,786	1,134	5,920	0.0%	6,750	14.0%
Supplies and Materials									
Office Supplies	137	500	1,200	793	407	1,200	0.0%	500	-58.3%
Meetings and Public Notices	6,522	6,500	6,800	5,887	913	6,800	0.0%	6,500	-4.4%
Postage	2,789	2,500	5,250	4,011	1,239	5,250	0.0%	4,000	-23.8%
Total Supplies and Materials	9,448	9,500	13,250	10,691	2,559	13,250	0.0%	11,000	-17.0%
Other Services and Charges									
Audit fees	2,750	2,750	2,750	2,750	-	2,750	0.0%	2,750	0.0%
Insurance	500	500	500	500	-	500	0.0%	500	0.0%
Membership Dues	733	800	733	733	-	733	0.0%	800	9.1%
Bank Charges	360	360	376	316	60	376	0.0%	360	-4.3%
Miscellaneous	8,525	9,350	4,350	3,084	1,266	4,350	0.0%	3,000	-31.0%
Professional Services	7,824	10,000	10,000	4,136	5,864	10,000	0.0%	5,000	-50.0%
Training	175	4,000	500	-	500	500	0.0%	4,000	700.0%
Total Other Services and Charges	20,867	27,760	19,209	11,519	7,690	19,209	0.0%	16,410	-14.6%
Total Expenses	34,298	44,010	38,379	26,996	11,383	38,379	0.0%	34,160	-11.0%
SUMMARY OF FUND BALANCE									
Net change in fund balance	(12,987)	(18,890)	(8,329)	1,479	(9,808)	(8,329)		(7,090)	-14.9%
Estimated Beginning Fund Balance	76,522	63,535	63,535	63,535	63,535	63,535	0.0%	55,206	-13.1%
Estimated Ending Fund Balance	\$ 63,535	\$ 44,645	\$ 55,206	\$ 65,014	\$ 53,727	\$ 55,206	0.0%	\$ 48,116	-12.8%

DATE: December 16, 2021

MEMO TO: Becky Becnel
Houma-Terrebonne Regional Planning Commission

FROM: Rhonda Samanie
Terrebonne Parish Consolidated Government, Accountant

SUBJECT: 2021 Annual Audit Services

Quotes were obtained for the 2021 annual audit services in 2019 for the Houma-Terrebonne Regional Planning Commission & the bid was awarded to Martin & Pellegrin for a (3) three-year period.

- Martin and Pellegrin, CPA's (Houma, La) - \$2,750 (2019-2021)

If you have any questions, please give me a call @ 873-6733.

AUDIT PROPOSAL
FOR
HOUMA-TERREBONNE
REGIONAL PLANNING
COMMISSION

Name of Proposer's Firm: Martin & Pellegrin CPAs (PC)
Address (Physical & Mailing): 103 Ramey Road
Houma, LA 70360
Telephone Number: (985) 851-3638
Fax Number: (985) 851-3951
Contact Person: Pernell J. Pellegrin, CPA
Proposed Audit Fee: \$ 2,750 per year

RPC / E

**Martin
and
Pellegrin**

103 Ramey Road
Houma, Louisiana 70360

*Certified public Accountants
(A Professional Corporation)*

Ph. (985) 851-3638
Fax (985) 851-3951

November 6, 2019

To the Board of Commissioners
Houma-Terrebonne Regional Planning Commission
Houma, Louisiana

Dear Sirs:

Please accept this document as our Firm's proposal to serve as independent auditors for Houma-Terrebonne Regional Planning Commission for the primary purpose of reporting on the Commission's financial statements for the years ending December 31, 2019, 2020, and 2021.

The audit will be performed in accordance with generally accepted auditing standards as promulgated by the American Institute of Certified Public Accountants. There are no scope limitations as related to the performance of this audit by our firm. The audit will be performed in a timely manner as required by state statute.

Our firm has the necessary governmental audit experience and is kept abreast of current auditing and reporting requirements. The firm, as well as both of its partners, is licensed to practice public accounting in the State of Louisiana. Our firm is independent, as defined by generally accepted auditing standards, as related to your Commission. Since inception, the firm has no record of substandard audit work and has not engaged in any unethical practices. The firm has met all applicable peer review and continuing professional education requirements. A copy of the Firm's most recent peer review is enclosed.

Our firm is a local firm whose partners are members of the American Institute of Certified Public Accountants and the Society of Louisiana Certified Public Accountants. The firm offers accounting, data processing, review, auditing, tax, computer consulting, and business consulting services to its clients.

No disciplinary action has been taken against our firm by the American Institute of Certified Public Accountants, any state board of accountancy, any state or federal grantor, any state society of certified public accountants, or any other regulatory body. Neither of the two partners nor any firm employees has ever been the subject of any past, present, or anticipated administrative, criminal, or civil action alleging breach of contract or a violation of any federal, state, or local law. The partners and firm employees have never been convicted of a felony, pleaded nolo contendere to a felony charge, or been held liable in a civil action by final judgment involving a violation of any federal, state, or local law, or been the subject of a material

RPC / E

complaint or other legal proceeding. No partner or firm employee is subject to any effective injunctive or restrictive order or decree relating to the performance of a service contract.

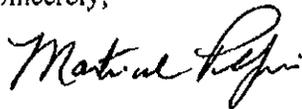
The firm does not discriminate on the basis of race, color, religion, sex, national origin, veterans' status, political affiliation, disability, sexual orientation, or any other matter relating to employment.

Our proposed fees are based on the estimated hours to complete the engagement. We propose an audit fee of \$ 2,750 per year. Please note that there has been no fee increase for the last three years and we commit to no fee increase for the next three year period.

This engagement will be the responsibility of Pernel J. Pellegrin, our audit partner who has 34 years experience in private industry, governmental, and non-profit auditing.

If selected, we will hold the Houma-Terrebonne Regional Planning Commission engagement in high regard and assure that you will receive the quality service expected. We would be pleased to discuss this proposal at your convenience. Please feel free to call Mr. Pellegrin at 851-3638 if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Martin and Pellegrin".

Martin and Pellegrin CPAs (PC)

Martin and Pellegrin, CPA's (PC)
Firm History

Richard Martin, a lifelong resident of Terrebonne Parish, opened a public accounting practice in Houma in 1986 after working for a large national accounting firm. In 1989, Pernel Pellegrin, who was working for a large national accounting firm at the time, joined Mr. Martin, and to this date they remain the only partners of the firm. The firm has enjoyed tremendous growth since inception and now ranks as one of the larger firms in the Houma - Terrebonne area.

Our office is located on Ramey Road, off of Tunnel Boulevard, in one of Houma's busiest and more rapidly growing areas.

Professional Capacity of Firm

The following is a summary of firm personnel:

<u>Category</u>	<u>Number</u>	<u>Experience</u>
Partner	2	68
Other audit staff	10	90
Paraprofessional/Clerical	3	40
Total professional staff	<u>15</u>	<u>198</u>

See next page for related audit experience.

Governmental and Non-Profit Audits

The following is a sample of governmental and non-profit audit clients:

District Attorney for the 32nd Judicial District 2000-2018

Houma-Terrebonne Airport Commission 1990-2018

Houma-Terrebonne Planning Commission - 1998-2012, 2016-2018

Houma Area Convention and Visitors Bureau - 1998-2018

Terrebonne Recreation District No. 3 – 2004-2018

Terrebonne Communications District – 2004-2014

Houma Firemen Pension and Relief Fund -- 2004-2018

Terrebonne Port Commission – 2007-2018

Terrebonne Economic Development Authority -- 2007-2013, 2016-2018

River Parishes Convention & Visitor's Bureau – 2007-2019

Terrebonne Veterans' Memorial District – 2011-2018

Bayou Cane Fire District -- 2012-2018

Bayou Lafourche Freshwater District – 2016-2018

Town of Lockport - 2019

United Way for St Charles 2005-2019

United Way for South Louisiana 2005-2018

Options for Independence 2005-2019

Bayouland Families Helping Families 2005-2019

The Haven 2005-2019

Bayou Council Behavioral Health Services 2005-2019

Bayou Community Academy Charter School – 2012-2019



Report on the Firm's System of Quality Control

November 21, 2017

To the Partners of Martin and Pellegrin, CPAs (APC)
and the Peer Review Committee of the Louisiana Society of CPAs

We have reviewed the system of quality control for the accounting and auditing practice of Martin and Pellegrin, CPAs (APC) (the firm) in effect for the year ended March 31, 2017. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act; and an audit of an employee benefit plan.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

RPC / E



ERICKSEN KRENTEL
CERTIFIED PUBLIC ACCOUNTANTS • CONSULTANTS

Martin and Pellegrin, CPAs (APC)
November 21, 2017
Page 2

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Martin and Pellegrin, CPAs (APC) in effect for the year ended March 31, 2017, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Martin and Pellegrin, CPAs (APC) has received a peer review rating of *pass*.

Erickson Krentel, LLP

Certified Public Accounts

RPC / E

Rhonda Samanie

From: Pernell Pellegrin [ppellegrin@martinandpellegrin.com]
Sent: Thursday, November 07, 2019 8:43 AM
To: Rhonda Samanie
Cc: bpellegrin@martinandpellegrin.com
Subject: RE: 2019 Annual Audit (Houma-Terrebonne Regional Planning Commission
Attachments: Audit Proposal.pdf

Good morning Rhonda!

I hope all is good today.

Attached please find our firm's proposal to perform the Planning Commission's audit. I have prepared a three year bid, with no increase in fee throughout the three years.

Thanks!

Pernell
Martin and Pellegrin, CPAs (PC)
985-851-3638

From: Rhonda Samanie <rsamanie@tpcg.org>
Sent: Tuesday, November 05, 2019 12:03 PM
To: Pernell Pellegrin <ppellegrin@martinandpellegrin.com>
Subject: RE: 2019 Annual Audit (Houma-Terrebonne Regional Planning Commission

Yes, That would be awesome! Thanks

From: Pernell Pellegrin [mailto:ppellegrin@martinandpellegrin.com]
Sent: Tuesday, November 05, 2019 11:12 AM
To: Rhonda Samanie
Subject: RE: 2019 Annual Audit (Houma-Terrebonne Regional Planning Commission

Thanks Rhonda:

I hope all is good today.

I will prepare a quote and forward to you.

Is it possible for me to do a three year quote where the fee does not increase during the three year period?

Thanks!

Pernell J. Pellegrin, CPA
Martin and Pellegrin, CPAs (PC)
985-851-3638

From: Rhonda Samanie <rsamanie@tpcg.org>
Sent: Monday, November 04, 2019 8:00 AM

To: Pernelle Pellegrin <ppellegrin@martinandpellegrin.com>
Cc: Becky Becnel <bbecnel@tpcg.org>
Subject: 2019 Annual Audit (Houma-Terrebonne Regional Planning Commission)

Good morning Pernelle,

We are in the process of getting Proposals to perform the 2019 Annual Audit for the Houma-Terrebonne Regional Planning Commission. If you would like to submit a Proposal, please provide a quote for the price of the audit and some detail of the services that will be provided.

If you have any questions, please contact me.

Thank you.

*Rhonda Samanie
Budget Assistant-Finance Dept.
Terrebonne Parish Consolidated Government
Phone (985) 873-6733
Fax (985) 873-6457
Email rsamanie@tpcg.org*

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary Engineering
 Final
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: LOTS 11-A THRU 11-C, A REDIVISION OF LOT 11 OF BARRIOS #2
- Developer's Name & Address: LEONARD J. FOLSE P.O. BOX 2914 HOUMA, LA 70361
*Owner's Name & Address: LEONARD J. FOLSE P.O. BOX 2914 HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 1709 BAYOU BLACK DR HOUMA, LA
- Location by Section, Township, Range: SECTION 104, T17S-R17E
- Purpose of Development: CREATE 2 TRACTS OR SALE
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map:
DATE: 10/11/21 SCALE: 1"=30'
- Council District: _____
- Number of Lots: 3
- Filing Fees: _____

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

10/28/21

Date


Signature of Applicant or Agent

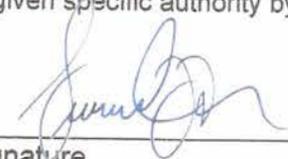
The undersigned certifies: x LJF 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

LEONARD J. FOLSE

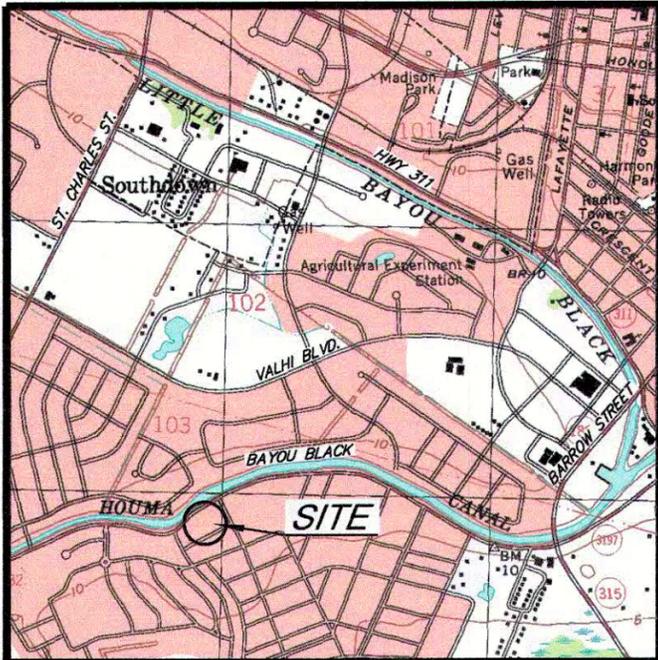
Print Name of Signature

10/11/21

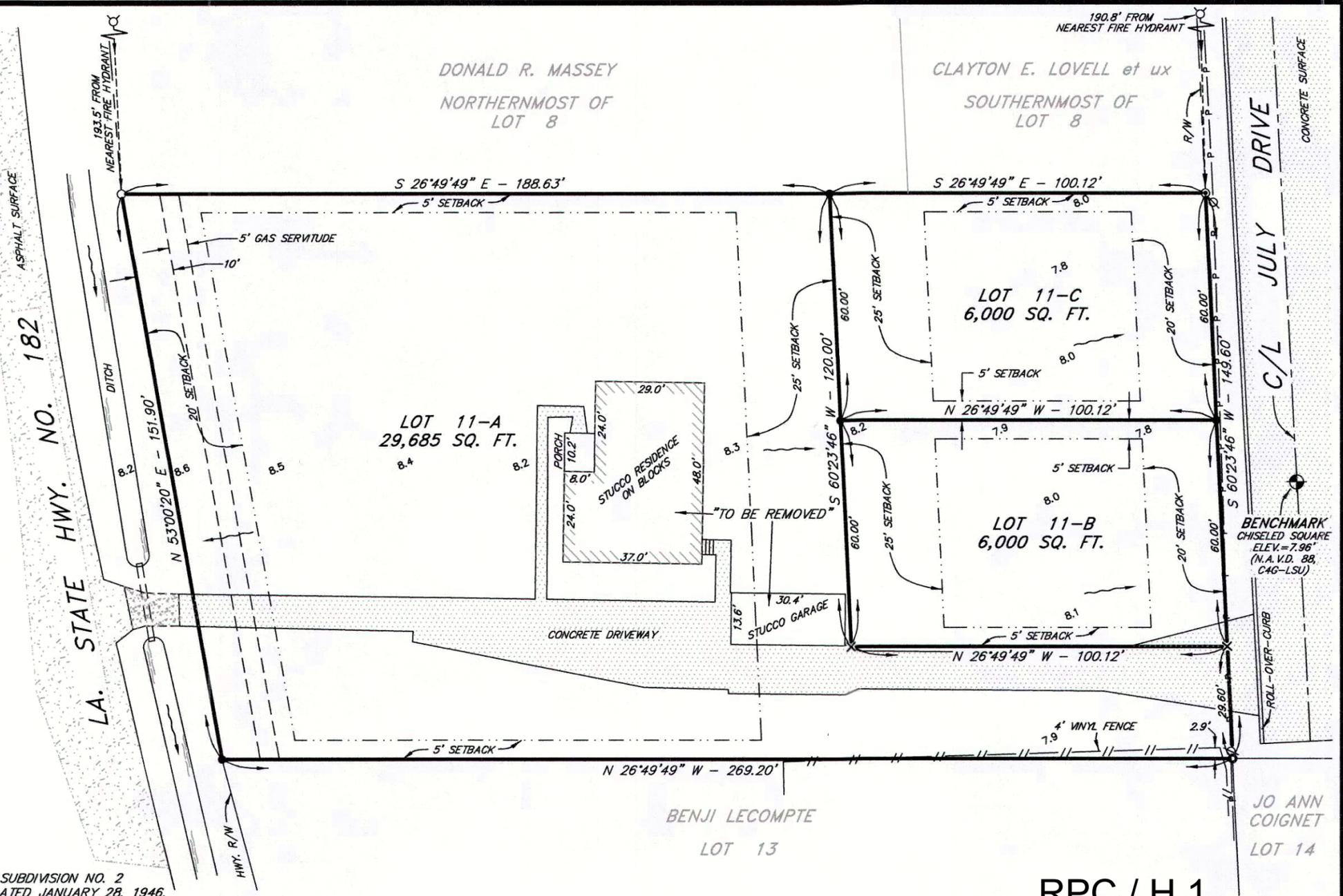
Date

x 
Signature

RPC / H.1



"VICINITY MAP"



SEWER SYSTEM:
COMMUNITY SEWERAGE IS AVAILABLE.

REFERENCE MAP:
MAP PREPARED BY J.A. LOVELL, C.E. ENTITLED "MAP OF BARRIOS SUBDIVISION NO. 2 PART OF CRESCENT PLANTATION SECTION 104, T17S-R17E" AND DATED JANUARY 28, 1946. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO BAYOU BLACK THROUGH ROADSIDE DITCHES ALONG HIGHWAY AND TO JULY STREET AT THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-Q102 DOES NOT AFFECT THIS PROPERTY. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0253 SUFFIX "E" DOES NOT AFFECT THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: *Keneth L. Rembert*

Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

- LEGEND:**
- X CHISELED "X" SET IN CONCRETE
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ INDICATES 3/4" IRON PIPE FOUND
 - ⊕ INDICATES 1/2" IRON PIPE FOUND
 - ⊖ EXISTING POWER POLE WITH LIGHT
 - ⊗ EXISTING FIRE HYDRANT
 - 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
 - ⊕ INDICATES CHISELED SQUARE SET ELEV. 7.96' NAVD '88 C4G
 - INDICATES DRAINAGE FLOW

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

3 - LOTS

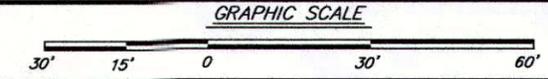


APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION
BY _____ FOR _____

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: LEONARD J. FOLSE

PLAT SHOWING LOTS 11-A THRU 11-C,
A REDIVISION OF LOT 11 OF
BARRIOS SUBDIVISION #2
SECTION 104, T17S - R17E
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.
CHK'D.: K.L.R.
SCALE: 1" = 30'
DATE: 11 OCT 21

KYLE FAULK
Chairman

ROBBIE LINER
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

L.A. "BUDD" CLOUTIER, JR., O.D.

REV. CORION D. GRAY

JAN ROGERS

BARRY SOUDELIER

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director

BECKY M. BECNEL
Minute Clerk

DERICK BERCEGEAY
Legal Advisor

Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning

Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
Fax (985) 580-8141

November 22, 2021

Mr. Ken L. Rembert, P.L.S.
Keneth L. Rembert Land Surveyors
635 School Street
Houma, LA 70360

**Re: Lots 11-A thru 11-C, A Redivision of Lot 11 of Barrios Subdivision #2; Section 104, T17S-R17E,
Terrebonne Parish, LA; Leonard J. Folse, Developer**

Dear Mr. Rembert:

The Houma-Terrebonne Regional Planning Commission, at its meeting of November 18, 2021, adopted a motion to **table** the above referenced minor subdivision until the next regular meetng of December 16, 2021 as per the Developer's request.

Should you have any further questions, please advise.

Sincerely,

Christopher M. Pulaski, PLA, Director
Terrebonne Parish Consolidated Government
Department of Planning & Zoning

CMP/bmb

cc: Councilman Danny Babin, *District 7*
Engineering Division
Correspondence File

RPC / H.1

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <input type="checkbox"/> Raw Land | B. <input checked="" type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input checked="" type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Bon Villa Phase 2 Mobile Home Park
- Developer's Name & Address: BON VILLA MOBILE HOME PARK, LLC - 6969 MEMPHIS ST, NEW ORLEANS, LA 70124
Owner's Name & Address: BON VILLA MOBILE HOME PARK, LLC - 6969 MEMPHIS ST, NEW ORLEANS, LA 70124
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:

- Physical Address: Bon Villa Court
- Location by Section, Township, Range: Section 7, T16S-R17E
- Purpose of Development: Mobile Home Park
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Planned Unit Development: Y N
- Date and Scale of Map:
19NOV21 Scale: 1" = 40'
- Council District / Fire Tax Area:
4 / Bayou Cane
- Number of Lots: 9
- Filing Fees: \$183.64 \$133.64

CERTIFICATION:

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III
Print Applicant or Agent
11/23/2021
Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

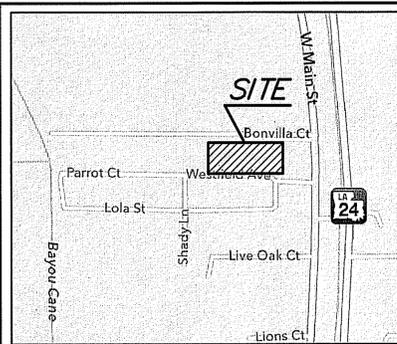
Mark Guidroz
Print Name of Signature
11/23/2021
Date


Signature

PC21/ 12 - 1 - 58

Revised 11/3/2021

RPC / I.1



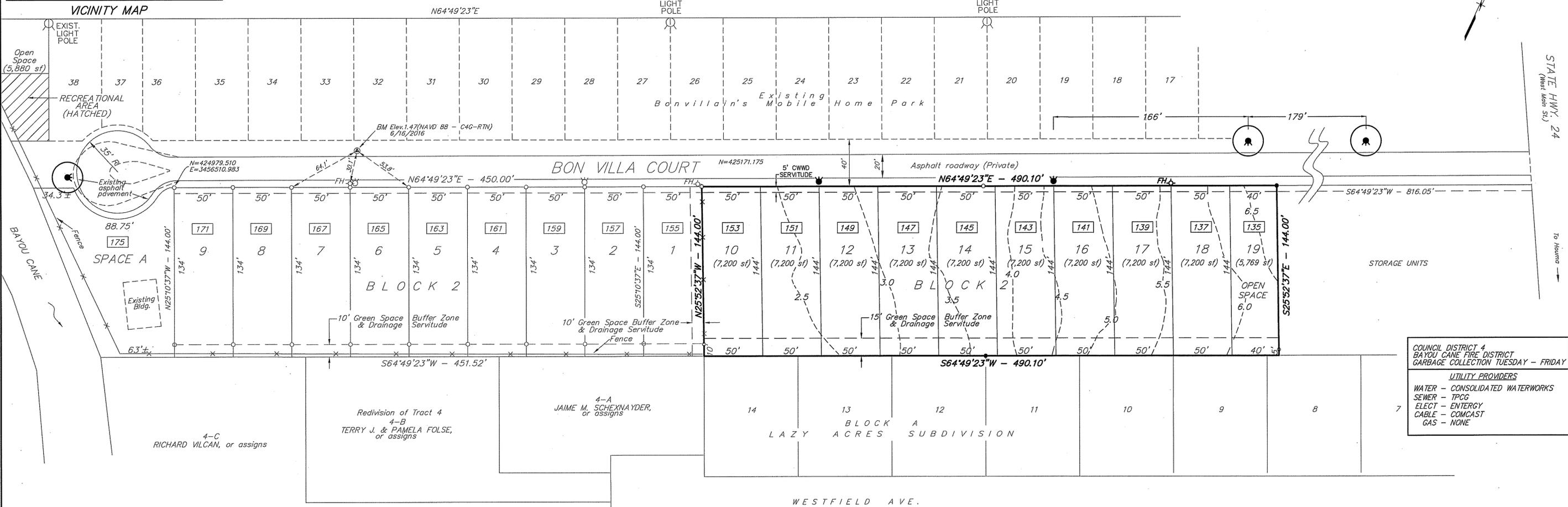
STATEMENT OF OWNERSHIP:
 I, THE UNDERSIGNED PARTY DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.

 MARK GUIDROZ

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

APPROVED AND ACCEPTED THIS DATE _____
 BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION
 BY _____ FOR _____

PROJECT NO.	PARISH	SHEET NO.
21-62	TERREBONNE	2



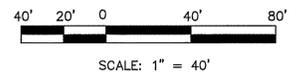
COUNCIL DISTRICT 4
 BAYOU CANE FIRE DISTRICT
 GARBAGE COLLECTION TUESDAY - FRIDAY
 UTILITY PROVIDERS
 WATER - CONSOLIDATED WATERWORKS
 SEWER - TPCG
 ELECT - ENTERGY
 CABLE - COMCAST
 GAS - NONE

- NOTES:**
1. THE PERIMETER BOUNDARIES OF MOBILE HOME PARK SHALL PROVIDE FOR A TEN FOOT GREEN SPACE BETWEEN EXTERIOR PROPERTY LINES OF THE PARK AND THE ADJOINING SPACE, TRACT, OR PARCEL.
 2. MOBILE HOMES SHALL NOT BE LOCATED CLOSER THAN 15 FEET FROM ANY PERMANENT STRUCTURE OF BUILDINGS TOGETHER WITH THEIR ADDITIONS AND APPURTENANCES.
 3. NO MOBILE HOME SHALL ENCR OACH OVER AN EXISTING OR PROPOSED RIGHT-OF-WAY, SERVITUDE, OR EASEMENT.

- LEGEND**
- EXISTING 3/4" PIPE FD.
 - EXISTING 1/2" PIPE FD.
 - F.H. ○ EXISTING FIRE HYDRANT
 - EXISTING STREET LIGHT
 - F.H. ● PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - BM 4" BRASS DISC SET IN CONCRETE
 - LOT ELEVATIONS
 - 999 HOUSE NUMBERS

MINIMUM SETBACKS

FRONT	15 FT
SIDE	5 FT
REAR	10 FT



9 - SPACES
 1 - OPEN SPACE
 10 - TOTAL SPACES

PRELIMINARY
 This drawing is not to be used for construction, recordation, conveyance, sales. This preliminary drawing has been prepared by F.E. Milford, III, LA #30701
 RPC / I.1
CONCEPTUAL & PRELIMINARY SUBDIVISION PLAN

BON VILLA - PHASE 2 MAJOR MOBILE HOME PARK
 A MOBILE HOME PARK BELONGING TO:
 MARK GUIDROZ
 LOCATED IN SECTION 7, T16S-R17E
 TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____
 DATE: 19NOV21

JOB # 21-62 CAD # 2162-C&P FILE # _____

Reference Bearings:
 Bearings shown hereon are based on the reference map by Kenneth L. Rembert, Surveyor, entitled "SURVEY OF TRACT A-B-C-D-A, PROPERTY OF HAROLD J. BONVILLAIN, et ux" dated July 22, 1980.

Reference Maps:
 BONVILLAIN'S MOBILE HOME PARK prepared by Theta-II Enterprises, Inc., dated 10/14/1981.
 MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO BONVILLAIN'S MOBILE HOME PARK, INC. prepared by Charles L. McDonald, Land Surveyor, Inc., and dated 18 May 2014.

Flood Zone:
 This property is within Zone "A1" as shown on the FEMA Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0410 C The Advisory Base Flood Elevation Map (ABFE) does not show a panel printed for this property.

Note:
 Title information for this survey was provided by owner. No additional title research was performed by the surveyor. Engineering information shown hereon was provided by Milford & Associates, Inc.

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
 Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: SANDY BEACH EXTENSION SUBDIVISION
- Developer's Name & Address: MARFO, INC., 7938 MAIN STREET, HOUMA, LA 70360
 Owner's Name & Address: MARTIN FOLSE, 7938 MAIN STREET, HOUMA, LA 70360
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

- Physical Address: 208 FOLSE DRIVE, HOUMA, LA 70360
- Location by Section, Township, Range: SECTION 104 T17S-R17E
- Purpose of Development: SINGLE FAMILY RESIDENTIAL
- Land Use:

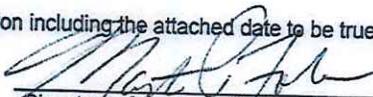
<input checked="" type="checkbox"/> Single-Family Residential	8. Sewerage Type:
<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Community
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Individual Treatment
<input type="checkbox"/> Industrial	<input type="checkbox"/> Package Plant
	<input type="checkbox"/> Other
- Drainage:

<input checked="" type="checkbox"/> Curb & Gutter	10. Planned Unit Development: Y <input type="checkbox"/> N <input type="checkbox"/>
<input type="checkbox"/> Roadside Open Ditches	11. Date and Scale of Map:
<input type="checkbox"/> Rear Lot Open Ditches	12. Council District / Fire Tax Area:
<input type="checkbox"/> Other	<u>7 Babin / Cott Fire</u>
- Number of Lots: 2
- Filing Fees: \$ 168.98

CERTIFICATION:

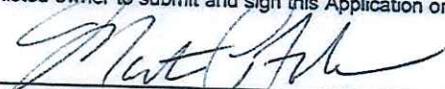
I, MARTIN FOLSE, PRESIDENT OF MARFO, INC., certify this application including the attached date to be true and correct.

MARTIN FOLSE, PRESIDENT
 Print Applicant or Agent
11/24/2021
 Date


 Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

MARTIN FOLSE
 Print Name of Signature
11/24/2021
 Date


 Signature

Revised 11/3/2021

REFERENCE MAPS & BEARINGS:
 1. SURVEY OF PROPERTY BELONGING TO MARTIN FOLSE
 LOCATED IN SECTION 104, T17S-R17E,
 TERREBONNE PARISH, LOUISIANA
 DATED: SEPTEMBER 20, 2010 BY: PROSPER J. TOUPS, III
 ENTRY #1363616

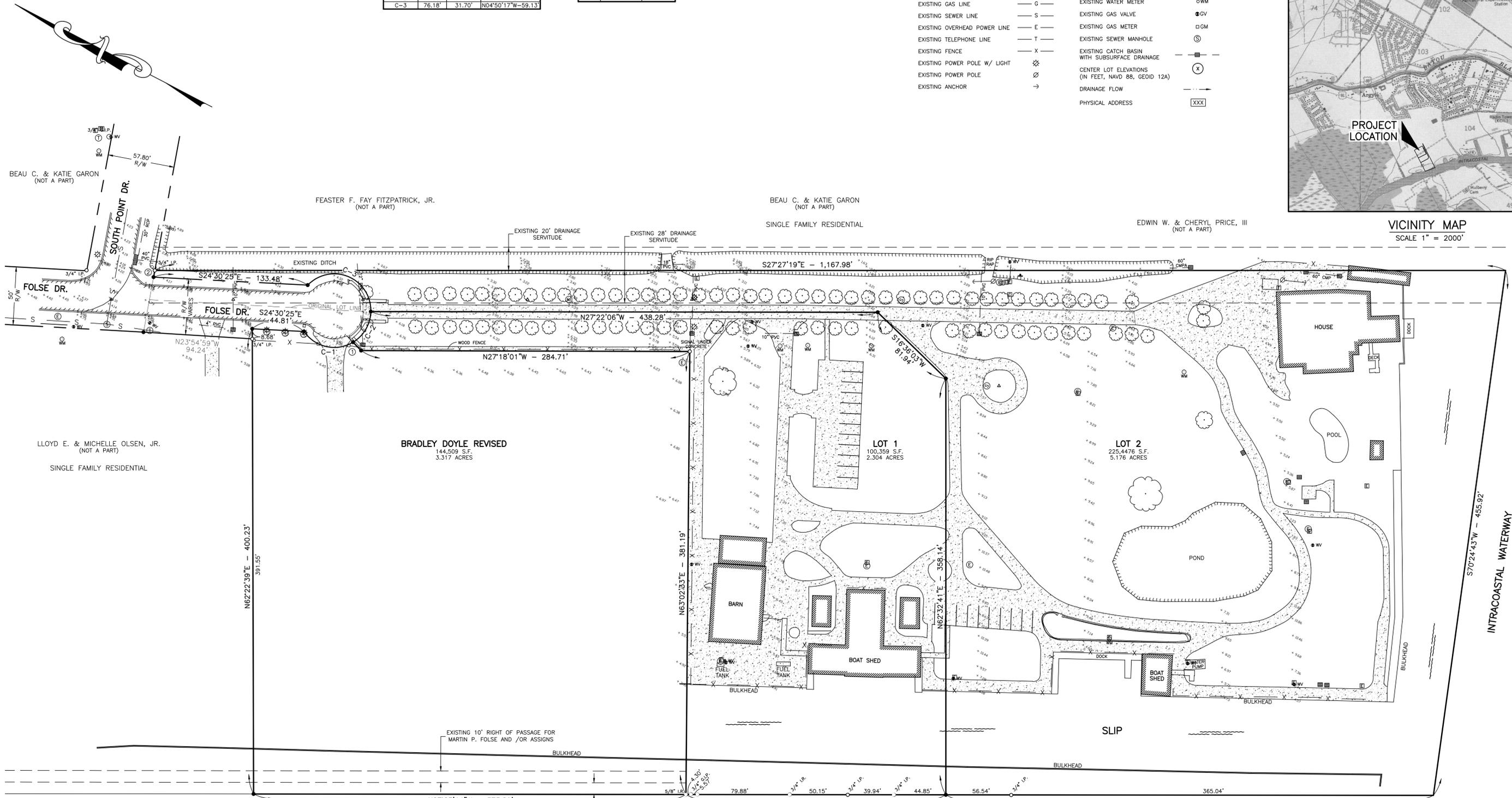
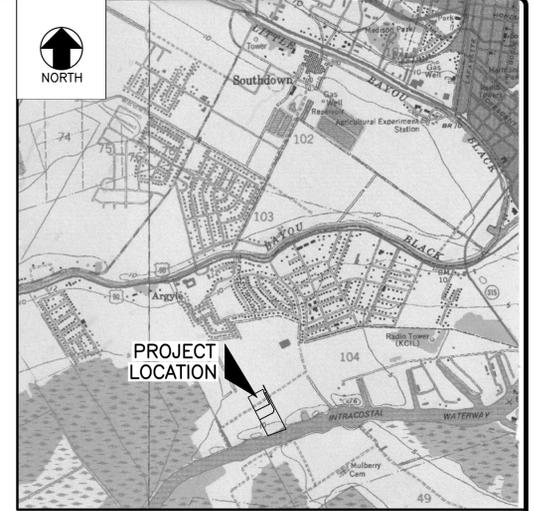
NOTE: REFERENCE BEARING IS
 S27°27'19"E ALONG THE
 EASTERNMOST PROPERTY LINE
 OF MARTIN FOLSE TRACT AS
 SHOWN ON REF. MAP.

CURVE DATA TABLE			
CURVE	ARC	RADIUS	CHORD
C-1	47.81'	31.70'	S15°09'50"E-43.41'
C-2	31.88'	31.70'	S87°10'49"E-30.55'
C-3	76.18'	31.70'	N04°50'17"W-59.13'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
1	N18°10'19"E	10.05'
2	N72°59'29"E	5.84'

LEGEND

- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. (UNLESS NOTED OTHERWISE) ●
- EXISTING WATER LINE — W —
- EXISTING GAS LINE — G —
- EXISTING SEWER LINE — S —
- EXISTING OVERHEAD POWER LINE — E —
- EXISTING TELEPHONE LINE — T —
- EXISTING FENCE — X —
- EXISTING POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ⚡
- EXISTING ANCHOR →
- EXISTING TELEPHONE PEDESTAL □
- EXISTING WATER VALVE ○
- EXISTING FIRE HYDRANT ○
- EXISTING GAS VALVE ○
- EXISTING GAS METER ○
- EXISTING SEWER MANHOLE ○
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE □
- CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 12A) ○
- DRAINAGE FLOW ———→
- PHYSICAL ADDRESS [XXX]



FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE C. (AREAS OF MINIMAL FLOODING)
 FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C, DATED: MAY 19, 1981.
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-0102
 DATED: FEBRUARY 23, 2006. FLOOD ZONE: A AND AREAS OUTSIDE THE LIMIT OF A.B.F.E.; A.B.F.E. = 6.0'.
 NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

CERTIFICATIONS
 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN
PRELIMINARY COPY:
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: James M. Templeton Reg. No. 5129

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: _____
 FOR: _____

APPROVALS

MARTIN P. FOLSE -- PRESIDENT DATE _____
 MARFO, INC.

BRADLEY DOYLE DATE _____

NOTE:
 THIS PLAN DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAN DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

DEDICATION:
 THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELL SOUTH, TIME WARNER CABLE, ENTERTY, ATMOS GAS, AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAN OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: MARTIN P. FOLSE -- PRESIDENT
 MARFO, INC.
 BY: BRADLEY DOYLE

LAND USE: SINGLE FAMILY RESIDENTIAL
 METHOD OF SEWERAGE DISPOSAL:
 BRADLEY DOYLE REVISED = COMMUNITY SEWER (TPCG)
 LOT 1 AND LOT 2 = INDIVIDUAL TREATMENT PLANTS

DATE OF SURVEY: JULY 08, 2020



DATE	DESCRIPTION	BY

RPC / I.2

FINAL PLAT
 DIVISION OF PROPERTY BELONGING TO
 MARTIN P. FOLSE AND BRADLEY DOYLE INTO
 LOT 1, LOT 2 AND BRADLEY DOYLE REVISED
 LOCATED IN SECTION 104, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

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

1107 CANAL BLVD.
 THIBODAUX, LA 70301
 (985) 447-4017 OFFICE
 (985) 447-1998 FAX
 DWAITZ@WAITZENGINERING.COM

DESIGNED: JMT	DETAILED: JED	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:
DATE: NOVEMBER 11, 2021	FILE: F:\DWG\2020\08-138\2020 DIVISION.DWG	JOB NO: 08-138

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
 Residential Building Park
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision
 Conceptual/Preliminary
 Engineering
 Final

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Survey and Division of Tract 4 belonging to the Seth Louis Cenac Trst et al into Tract 4A and Tract 4B
- Developer's Name & Address: Bonnie Blanchard Cenac 110 Rue Saint Courtney Houma, La 70360
Owner's Name & Address: Bonnie Blanchard Cenac, Tara Cenac Rogers, Troy A. Cenac and Tara Cenac Rogers - Curatrix for the Thomas Albert Cenac, Jr Supplemental Needs Trust
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: James M. Templeton

SITE INFORMATION:

- Physical Address: 794 Grand Caillou Road Houma 70363
- Location by Section, Township, Range: Section 105 T17S-R17E
- Purpose of Development: Create additional lot to separate buildings
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Planned Unit Development: Y N
- Date and Scale of Map: Nov. 29, 2021 1" = 20'
- Council District / Fire Tax Area: 8/ :CITY OF HOUMA
- Number of Lots: 2
- Filing Fees: \$139.66

CERTIFICATION:

I, James M. Templeton, certify this application including the attached date to be true and correct.

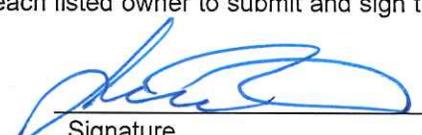
James M. Templeton
Print Applicant or Agent


Signature of Applicant or Agent

11/29/2021
Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

James M. Templeton
Print Name of Signature


Signature

11/29/2021
Date

PC21/ 12 - 3 - 60

RPC / 1.3
Revised 11/3/2021

