

# Houma-Terrebonne Regional Planning Commission

Robbie Liner.....Chairman  
Jan Rogers.....Vice-Chairman  
Barry Soudelier.....Secretary/Treasurer  
Michael Billiot.....Member  
Terry Gold.....Member  
Clarence McGuire.....Member  
Angele Poiencot.....Member  
Travion Smith.....Member  
Wayne Thibodeaux.....Member

**OCTOBER 17, 2024, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor, 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 September 19, 2024
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
  - 1. Home Occupation:  
Establish a massage therapy business; 405 South Street; Sandra Johnson, applicant
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
  - 1. Zoning & Land Use Commissioners' Comments
  - 2. Chairman Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

**II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
  - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of September 19, 2024
- E. APPROVE REMITTANCE OF PAYMENT FOR THE OCTOBER 17, 2024 INVOICES AND THE TREASURER'S REPORT OF SEPTEMBER 2024**
  - 1. Martin & Pellegrin, CPAs to present 2023 Annual Audit for ratification and acceptance
- F. COMMUNICATIONS**
- G. APPLICATIONS / NEW BUSINESS:**
  - 1. a) Subdivision: Tracts 1 & 2, A Redivision of Property belonging to Louis J. Eschete, Jr.  
Approval Requested: Process D, Minor Subdivision  
Location: 3557 & 3559 Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Louis Eschete, Jr.  
Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) Consider Approval of Said Application

**H. STAFF REPORT**

**I. ADMINISTRATIVE APPROVAL(S):**

1. Revised Tracts 1 & 2, A Redivision of Property belonging to Nicholas T. LeBlanc, et al; Section 21, T17S-R16E, Terrebonne Parish, LA (*4266 & 4270 Southdown Mandalay Road / Councilman Danny Babin, District 7*)
2. Redivision of Tract A, Gulf South Square into Tracts A-1 & A-2 on Property belonging to DeFraités Associates, Inc.; Section 105, T17S-R17E, Terrebonne Parish, LA (*991 Grand Caillou Road / Councilwoman Kim Chauvin, District 8*)

**J. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**K. COMMISSION COMMENTS:**

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

**L. PUBLIC COMMENTS**

**M. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF SEPTEMBER 19, 2024**

- A. The Chairman, Mr. Robbie Liner, called the meeting of September 19, 2024 of the HTRPC to order at 7:00 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. Terry Gold.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering; 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. *There were no conflicts to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of August 15, 2024.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the September 19, 2024 invoices and approve the Treasurer’s Report of August 2024.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATION(S):** None.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT 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. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
1. The Chairman called to order the application by Zachary Deroche requesting approval for Process D, Minor Subdivision, for Tracts G-1, G-2, H-1, H-2, H-3, I-1, & I-2, A Redivision of Tracts G, H, & I belonging to Z & K Rentals, L.L.C.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public 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:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** None. **THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of a letter of no objection from the LA Department of Health and municipal addresses be depicted on the plat.

- e) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for Tracts G-1, G-2, H-1, H-2, H-3, I-1, & I-2, A Redivision of Tracts G, H, & I belonging to Z & K Rentals, L.L.C. conditioned upon the submittal of a letter of no objection from the LA Department of Health and municipal addresses be depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the application by Charles W. Smith requesting approval for Process D, Minor Subdivision, for Tracts “L-1” & “L-2,” A Redivision of Tract “L” belonging to Charles W. Smith, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Mr. James Burnthorne, 400 Idlewild Drive, who stated he wasn’t against the redivision but was learning about the process.
- c) Mr. Rogers moved, seconded by Mr. Billiot: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of a letter of no objection from the LA Department of Health and municipal addresses be depicted on the plat.
- e) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for Tracts “L-1” & “L-2,” A Redivision of Tract “L” belonging to Charles W. Smith, et ux conditioned upon the submittal of a letter of no objection from the LA Department of Health and municipal addresses be depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the application by Joann Kaack requesting approval for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 54, A Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- 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: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner and Mr. Thibodeaux; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance from the minimum lot size requirement and conditional approval provided upon the submittal of a letter of no objection from the LA Department of Health.
- e) Mr. Gold moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 54, A Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC with a variance granted from the minimum lot size requirement for Lot 54 and

conditioned upon the submittal of a letter of no objection from the LA Department of Health.”

The Chairman called for a vote on the motion offered by Mr. Gold. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner and Mr. Thibodeaux; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the application by LL&G Construction, Inc. requesting approval for Process D, Minor Subdivision, for Tracts “A” & “B,” A Redivision of Property belonging to LLG Construction, Inc.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Ms. Mary Kubala, 603 Cavaness Drive, who inquired as to where the new golf course entrance/exit would be.
- c) Discussion was held regarding everything existing on the property and no major configurations would be taking place.
- d) Mr. Rogers moved, seconded by Mr. McGuire: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided municipal addresses be depicted on the plat.
- f) Mr. Billiot moved, seconded by Mr. Smith: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for Tracts “A” & “B,” A Redivision of Property belonging to LLG Construction, Inc. conditioned upon municipal addresses be depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the application by Craig Benoit, Tracy Benoit Barrett, Dean Benoit, Corey Benoit, Jason Benoit, Holly Benoit Prestenbach, & Eric Benoit requesting approval for Process D, Minor Subdivision, for the Division of Tract “C” being a portion of Tract 32 or Terrebonne Project LA-12 into Tract C-1 & Tract C-2 belonging to the Estate of Linda B. Benoit.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided municipal addresses be depicted on the plat and the submittal of all utility letters.
- e) Mr. Gold moved, seconded by Mr. Billiot: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Division of Tract “C” being a portion of Tract 32 or Terrebonne Project LA-12 into Tract C-1 & Tract C-2 belonging to the Estate of Linda B. Benoit conditioned upon municipal addresses being depicted on the plat and the submittal of all utility letters.”

The Chairman called for a vote on the motion offered by Mr. Gold. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman called to order the application by Shane Duplantis requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Eric Paul Prestenbach (Tracts A & B).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) The Chairman recognized Ms. Claudia Carter Boudreaux, 208 Kraemer Street, who expressed concerns of a flooding concerns and a drainage canal to the rear property line that is not maintained.
- c) Ms. Schexnayder stated there was no parish drainage servitude at that location and it must be a privately maintained ditch. Mr. Bercegeay stated he was meeting with drainage on Monday and could mention it.
- d) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided municipal addresses be depicted on the plat and the submittal of all utility letters.
- f) Mr. Smith moved, seconded by Mr. Billiot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Division of Property belonging to Eric Paul Prestenbach (Tracts A & B) conditioned upon municipal addresses being depicted on the plat and the submittal of all utility letters."

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. The Chairman called to order the application by South Louisiana Electric Cooperative Association (SLECA) requesting conceptual & preliminary approval for Process C, Major Subdivision, for Tract A.

- a) Mr. Matt Rodrigue, Duplantis Design Group, PC, discussed the location and division of property for SLECA's new campus. He stated they were converting the tract from raw land to a developable property.
- b) There was no one from the public 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: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski read a letter from Eric Breaux and Barry Harper expressing opposition to the application [See *ATTACHMENT A*]. Mr. Pulaski stated that Valhi Boulevard was zoned and within the overlay district and that restrictions on the building type, signage, landscaping, driveways, etc. would be addressed between a future parking plan/planned building group application to the Zoning & Land Use Commission and at the building permit stage. He then discussed the Staff Report and stated Staff recommended approval of the conceptual & preliminary application.
- e) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC grant conceptual & preliminary approval of Process C, Major Subdivision, for Tract A, South Louisiana Electric Cooperative Association."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC acknowledge for the record the following Administrative Approval."

1. Plat showing Properties belonging to N&B, LLC (Tract A and Revised Lots 1 & 2); Sections 6, 37, & 101, T17S-R17E, Terrebonne Parish, LA (1201 Barataria & 1206 A & B Lafayette Street / Councilman Brien Pledger, District 1)

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. 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: None.

M. PUBLIC COMMENTS: None.

N. Mr. Soudelier moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:42 p.m."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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

Terrebonne Parish Council Meeting Room  
Houma-Terrebonne Regional Planning Commission,  
South Louisiana Electric Cooperative Association  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor.  
Houma, LA. 70360

Subject: Opposition to SLECA's Proposed Site Development

To: Houma-Terrebonne Regional Planning Commission

I would like to express my strong opposition to SLECA's proposed site development on Valhi Blvd. The introduction of this development will create notable disruptions to our residential areas near the proposed site, particularly, the influx of large utility vehicles. Many residents, including my family, frequently enter Ravensaide Drive from Valhi Blvd. which could face severe congestion if additional traffic is introduced without careful planning. Furthermore, clarity will be needed regarding where the entry and exit points to Valhi Blvd will be located, for this proposed site. This detail is vital not just for traffic flow, but for ensuring safety within our residential areas. Furthermore, will other entries from residential areas to Valhi Blvd be considered, such as opening dead-end streets (Sugarwood Blvd., Riverwood Drive) to relieve the traffic that will build up in front of Ravensaide Drive and/or Equity Blvd which is extremely congested at peak times? I assume that a comprehensive traffic survey is mandated as part of this project's evaluation.

I understand that this property is zoned for commercial use and in its preliminary stages, but the potential for this project will dramatically reduce residential property values, which is a significant concern that cannot be overlooked. While SLECA may have other options, such as the undeveloped property adjacent to their existing site on Coteau Road, more centrally located and close to Hwy 90, allowing for expansion that would not jeopardize the valuation of established neighborhoods.

The last thing we want is a dramatic increase in noise and traffic cluttering residential streets, which are already cluttered at peak driving times especially around 5:00 pm which is currently extremely congested between Valhi Extension and South Hollywood Road.

For the preservation of our residential communities and property values, I urge all decision-makers involved to reconsider the proposed site development by SLECA. Let us advocate for a solution that utilizes the ample undeveloped land available while safeguarding our residential community's.

Sincerely,

Eric Breaux, 354 Ravensaide Drive  
Barry Harper 358 Ravensaide Drive  
985-226-0208  
September 17, 2024

# Houma-Terrebonne Regional Planning Commission

Post Office Box 1446, Houma, Louisiana 70361-1446  
 Phone (985) 873-6793 • htrpcinfo@tpcg.org

## SEPTEMBER 2024

### HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD		58,480.31
EXPENDITURES:		
HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems September 2024)		415.53
GANNETT LOUISIANA LOCALI Q (Publications - August 2024)		1,871.60
TPCG (Postage - August 2024)		241.09
United State Postal Service (Renewal)		256.00
Keneth L. Rembert Land Survey (Invoicing Error)		171.00
CHASE BANK (Service Fees)		30.00
TOTAL EXPENDITURES	2,985.22	
SUBTOTAL	55,495.09	
ACCOUNTS RECEIVABLE	1,929.50	
ENDING BALANCE		<u>57,424.59</u>
Chase Bank - Savings Account		55,055.67
Chase One Bank - Checking Account		<u>2,368.92</u>
TOTAL		<u><u>57,424.59</u></u>

ROBBIE LINER, Chairman  
 JAN ROGERS, Vice Chairman  
 BARRY SOUDELIER, Secretary/Treasurer  
 TERRY GOLD  
 CLARENCE MCGUIRE  
 ANGELE POIENCOT  
 TRAVION SMITH  
 WAYNE THIBODEAUX  
 VACANCY

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](http://www.tpcg.org/planning)

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
2024 - SEPTEMBER TREASURER'S REPORT

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	0.90
Interest on Checking Account	0.04
Keneth L. Rembert Land Surveyor, Inc.	382.76
Keneth L. Rembert Land Surveyor, Inc.	202.12
Keneth L. Rembert Land Surveyor, Inc.	671.96
David Waitz Engineering & Surveying, Inc.	182.84
Charles L. McDonald Land Surveyor, Inc	269.60
Duplantis Design Group, PC	94.28
Keneth L. Rembert Land Surveyor, Inc.	125.00

Secretary/Treasurer

\$ 1,929.50

Approved by:

Title

Chairman

Approved by:

Title

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
10/17/2024		Michael Billiot	Per Diem	46.17
10/17/2024		Terry Gold	Per Diem	46.17
10/17/2024		Robbie R. Liner	Per Diem	46.17
10/17/2024		Clarence McGuire Jr.	Per Diem	46.17
10/17/2024		Angele Poiencot	Per Diem	46.17
10/17/2024		Jan J. Rogers	Per Diem	46.17
10/17/2024		Travion Smith	Per Diem	46.17
10/17/2024		Barry J. Soudelier	Per Diem	46.17
10/17/2024		Wayne Thibodeaux	Per Diem	46.17
10/17/2024		TPCG	Postage	1,020.68
10/17/2024		Gannett Louisiana LoCali Q	Advertising	1,279.80
10/17/2024		United State Treasury	3rd Qtr State Taxes	175.98
TOTAL OPERATING EXPENDITURES				2,891.99

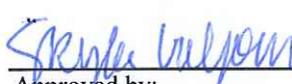
Date	Invoice	Vendor	Description	Amount
10/17/2024		H-T Reg. Plan Comm	Transfer	5,000.00

10/17/2024  
Date

\_\_\_\_\_  
Approved by:

\_\_\_\_\_  
Title

10/17/2024  
Date

  
Approved by:

\_\_\_\_\_  
Accountant

\_\_\_\_\_  
Title

Receipts October 1st through October 31st, 2024

Sandra Johnson	10.00
Keneth L. Rembert Land Surveyor, Inc.	324.92
Keneth L. Rembert Land Surveyor, Inc.	125.00
Arthur A. DeFraitcs, Jr.	125.00

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584.92

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Chase Bank Money Market Account Balance \$50,640.59

Chase Bank Checking Account Balance \$4,476.93

# 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
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- B.  Mobile Home Park  
 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

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:

1. Name of Subdivision: TRACTS 1 & 2, A REDIVISION OF PROPERTY BELONGING TO LOUIS J. ESCHETE, JR.
2. Developer's Name & Address: LOUIS ESCHETE, JR. 3559 BAYOU BLACK DR HOUMA, LA 70360  
Owner's Name & Address: LOUIS J. ESCHETE, JR. 3559 BAYOU BLACK DR HOUMA, LA 70360  
*All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

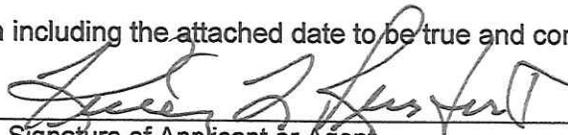
### SITE INFORMATION:

4. Physical Address: 3557 & 3559 BAYOU BLACK DR
5. Location by Section, Township, Range: SECTIONS 65 & 66, T17S-R17E
6. Purpose of Development: CREATE A SEPERATE TRACT FOR HIS SON
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Planned Unit Development: Y  N
11. Date and Scale of Map:  
DATE: 3/28/24 SCALE: 1"=200'
12. Council District / Fire Tax Area:  
7 Babin / Bayou Black Fire
13. Number of Lots: 2
14. Filing Fees: \$

### CERTIFICATION:

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

KENETH L. REMBERT  
Print Applicant or Agent

  
Signature of Applicant or Agent

3/28/24  
Date

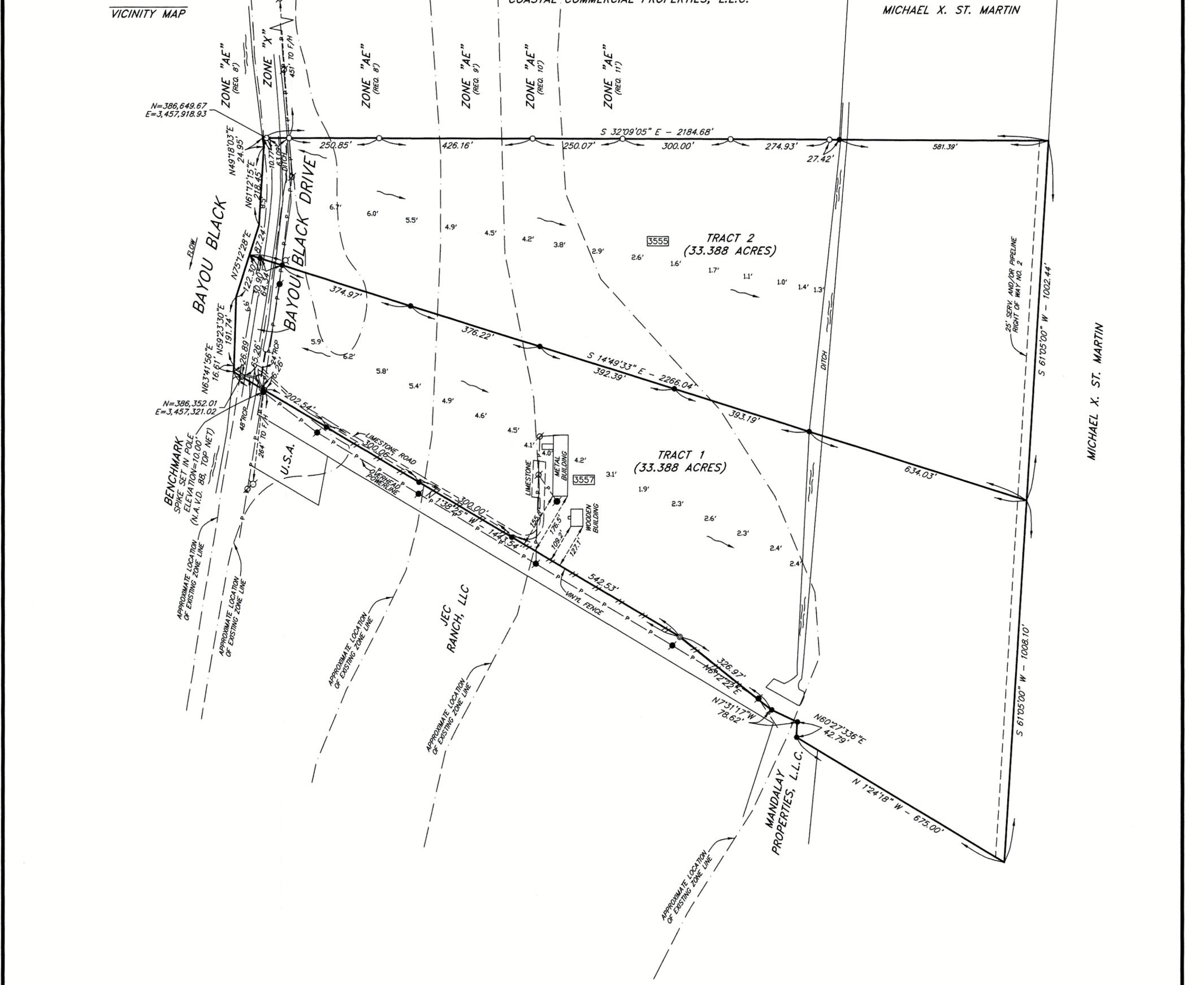
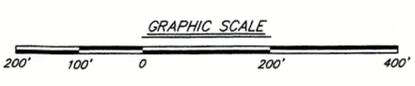
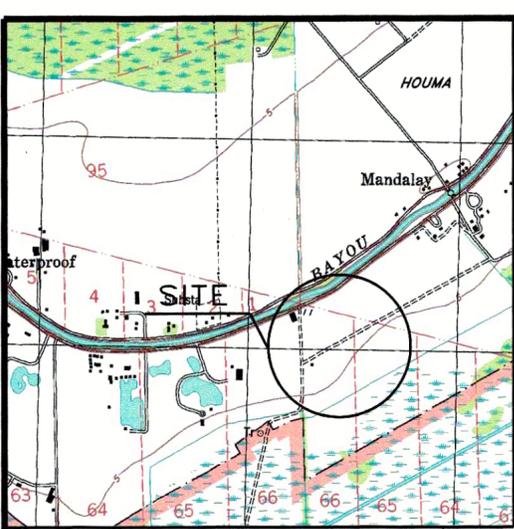
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of 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.

LOUIS J. ESCHETE, JR.  
Print Name of Signature

X   
Signature

3/28/24  
Date

PC24/ 10 - 1 - 36



COMMUNITY SEWERAGE NOT AVAILABLE IN THIS AREA. TREATMENT PLANTS TO BE USED.

THIS PROPERTY DRAINS TO VARIOUS DITCHES AMONG THE PROPERTY, AND TO BAYOU BLACK. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A 66.7762 ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS LOCATED IN SECTIONS 65 & 66, T175-R17E, TERREBONNE PARISH, LOUISIANA" DATED JANUARY 9, 1987, REV. 3/31/87. BEARINGS SHOWN HEREON ARE BASE ON SAID MAP.

THESE LOTS ARE LOCATED IN ZONES "X" & "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109G, PANEL NO. 0245, SUFFIX "E", AND DATED SEPT. 7, 2023. (ZONE "AE" HAS A BASE FLOOD ELEVATION OF 8', 9', 10' & 11').

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.

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

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES 3/4" IRON PIPE FOUND
  - EXISTING POWER POLE
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION (BASED ON NAVD '88, OPUS)
  - INDICATES DRAINAGE FLOW
  - 1281 INDICATES MUNICIPAL ADDRESS



"MINOR SUBDIVISION"  
LAND USE: RESIDENTIAL  
DEVELOPER: LOUIS J. ESCHETE, JR.  
SURVEY OF TRACTS 1 & 2,  
A REDIVISION OF PROPERTY  
BELONGING TO LOUIS J. ESCHETE, JR.  
LOCATED IN SECTIONS 65 & 66, T175 - R17E  
TERREBONNE PARISH, LOUISIANA

MARCH 28, 2024 SCALE: 1" = 200'  
REVISED: OCTOBER 1, 2024

*Keneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.