

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
L.A. "Budd" Cloutier, O.D.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

JULY 15, 2021, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd 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 June 17, 2021

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Home Occupation:
 - a) Establish a day care in an R-1 zoning district; 207 Leslie Street; Contidina Manuel, applicant
 - b) Establish a beauty salon in an R-3 zoning district; 2633 Matthews Court; Rontrell Kelly, 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. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of June 17, 2021

E. APPROVE REMITTANCE OF PAYMENT FOR THE JULY 15, 2021 INVOICES AND THE TREASURER'S REPORT OF JUNE 2021

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a Portion of Lot 172, Honduras Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 991 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Arthur A. DeFraités, Jr. & John M. DeFraités
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 6451, 6453, 6473, 6475, 6481 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Andrée Casey
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Variance Request: Variance from the commercial fire hydrant requirements, 190' in lieu of the required 150'
d) Consider Approval of Said Application
3. a) Subdivision: Garden Estates Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Intersection of Bayou Gardens Boulevard & Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: CAVLAND Investments, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Lots 1 thru 8, A Redivision of Property belonging to Harry Bourg Corporation
Approval Requested: Process D, Minor Subdivision
Location: 2429-2437 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7/ Bayou Dularge Fire District
Developer: The Harry Bourg Corporation
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Subdivision of a portion of Property belonging to A.M. Dupont Corporation
Approval Requested: Process D, Minor Subdivision
Location: 509, 511, 513, 515, 517, 519, 521 Island Rd, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: A.M. Dupont Corporation
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Lots 101 & 102, Redivision of Lots 101 through 107 of Crescent Plantation belonging to Robert Champagne, III, et ux
Approval Requested: Process D, Minor Subdivision
Location: 143 Munson Drive, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Robert Champagne, III, et ux
Surveyor: T. Baker Smith, LLC
b) Public Hearing
c) Consider Approval of Said Application

I. 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

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lot 1, A Redivision of Lot 1, Block 9, Addendum No. 2 to Southern Estates Subdivision, Sections 7, 69, & 82, T16S-R17E, Terrebonne Parish, LA
2. Resubdivision of Parcels A-1 and A-2 into Parcels A-1-A and A-2-A, Section 105, T17S-R17E, Terrebonne Parish, LA
3. Lot 1 and Lot 2 (the remaining property) into Lot 1A and Lot 2A (the remaining property) of the property previously owned by Linda Leonard Stoufflet; Section 14, T18S-R18E, Terrebonne Parish, LA
4. Tract 1, The Neil Subdivision; Sections 5, 27, 28, 30, 31, 37, & 38, T17S-R18E, Terrebonne Parish, LA
5. Lot Line Shift between Revised Lots I and J of Property formerly belonging to Morris Chauvin; Section 86, T15S-R16E, Terrebonne Parish, LA
6. Lot Line Shift between Lot 23A and Lot 24 of Block 1, to Revised Addendum No. 2 of Four Leaf Clover Subdivision belonging to Rexanna Beadle; Section 4, T16S-R16E, Terrebonne Parish, LA
7. Division of Property belonging to Midos Properties, L.L.C.; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
8. Division of Property belonging to Bobby G. Denson, et ux; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
9. Division of Property belonging to 2D Investments, L.L.C.; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
10. Revised Lots "C-1-B" & "C-1-C", A Redivision of Lots "C-1-B" & "C-1-C" belonging to Beau D. Duplantis, et al, Section 94, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JUNE 17, 2021

- A. The Vice-Chairman, Mr. Robbie Liner, called the meeting of June 17, 2021 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:03 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Ms. Ellender. The Chairman, Mr. Kyle Faulk, could not attend the meeting.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; and Mr. Kyle Faulk, Chairman. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning 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 report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of May 20, 2021.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard, Dr. Cloutier, and Mr. Faulk. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Vice-Chairman called to order the Public Hearing for an application to rezone from OL (Open Land) to C-3 (Neighborhood Commercial) zoning district, 807, 815, 831, 901, 907 East Street; 108 & 109 Brees Drive; and 108 & 109 Fleur De Lis Drive; Terrebonne Parish Consolidated Government, applicant.
- a) Mr. Pulaski, representing the Parish, discussed the rezoning request and the intention to place a police sub-station on one of the lots that will be transferred to the Parish and the rest to remain with the current owner to provide for neighborhood friendly businesses. He also discussed the Staff Report and stated Staff recommended approval.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard, Dr. Cloutier, and Mr. Faulk. **THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
- d) Discussion was held regarding bars already in the area that would have no impact on this property but that no additional bars would be allowed on the C-3 property.
- e) Mr. Thibodeaux moved, seconded by Ms. Ellender: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from OL (Open Land) to C-3 (Neighborhood Commercial) zoning district, 807, 815, 831, 901, 907 East Street; 108 & 109 Brees Drive; and 108 & 109 Fleur De Lis Drive, and forward to the Terrebonne Parish Council for final consideration.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard, Dr. Cloutier, and Mr. Faulk. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments: None.

2. Vice-Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

J. Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:11 p.m."

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

Robbie Liner, Vice-Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF JUNE 17, 2021.

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

ZLU / D

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

Dist. 8 /COH

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

Zoning & Land Use Commission
Application

Name: Contidina Delan Manuel

Address: 207 Leslie Street Houma, LA 70363

Phone: 985-360-8124

Application For: _____ Planning Approval Home Occupation
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 207 Leslie Street in a
B-1 Zoning District. The legal description of the property involved in this application
is: Lot 4, Block 1, Revision #1 Lynn Park Subd.

Has any previous application been filed in connection with these premises? Yes _____ No

Applicant's interest in the premises affected: 100% Owned

Approximate cost of work involved: NA

Explanation of property use: daycare

Plot Plan attached: Yes _____ No Drainage Plan attached: _____ Yes No

Ground Floor Plan and Elevations attached: _____ Yes No

Address of adjacent property owners:

1. Shafer, Traci Lynn
Shafer, Gary Lee + Cynthia
205 Leslie St.
Houma, LA 70363

Walker, Kevin P. + Marta
209 Leslie Street
Houma, LA 70363

3. Pineda, German A.
Pineda, Allan
1501 Maxine Street
Houma, LA 70363

Contidina D Manuel
Signature of Applicant or Agent

(985) 360-8124
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

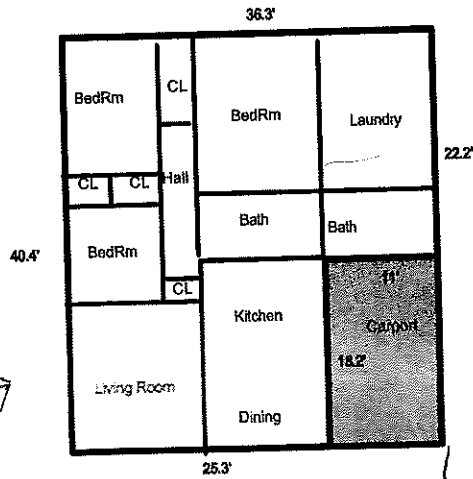
Contidina Manuel
Signature of Applicant or Agent

6-16-2021
Date

SKETCH ADDENDUM

Borrower or Owner **Contidina Manuel**
 Property Address **207 Leslie Street**
 City **Houma** County **Terrebonne** State **LA** Zip Code **70363**
 Lender or Client **Pinnacle Financial Corporation**

Living Room $\pm 7 \times 13\frac{1}{2} = \pm 95$ sqft
 Home 1266 sqft
 7%



Area where
Daycare Services are →

Dropoff
Drive way
Parking

Dropoff
Drive way
Parking

SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS		
Living Area			First Floor		
First Floor	1266	153	36.3 X 22.2 =		805.8
			25.3 X 18.2 =		460.4
			Total		1266.2
Garage/Carport	200	58			
Carport					

**Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission**

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

**Zoning & Land Use Commission
Application**

Name: Rontrell Kelly, Fresh Cuts Beauty Salon
Address: 2633 Matthews Court, Houma, LA 70363
Phone: 985-991-4278

Application For: _____ Planning Approval X Home Occupation
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 2633 Matthews Court in a
R-3 Zoning District. The legal description of the property involved in this application
is: lot 157, Honduras Plantation Subd. (mobile home park)

Has any previous application been filed in connection with these premises? _____ Yes X No

Applicant's interest in the premises affected: tenant

Approximate cost of work involved: n/a

Explanation of property use: beauty salon

Plot Plan attached: Yes _____ No Drainage Plan attached: _____ Yes No

Ground Floor Plan and Elevations attached: _____ Yes No

Address of adjacent property owners: See attached

1. _____ 2. _____

3. _____

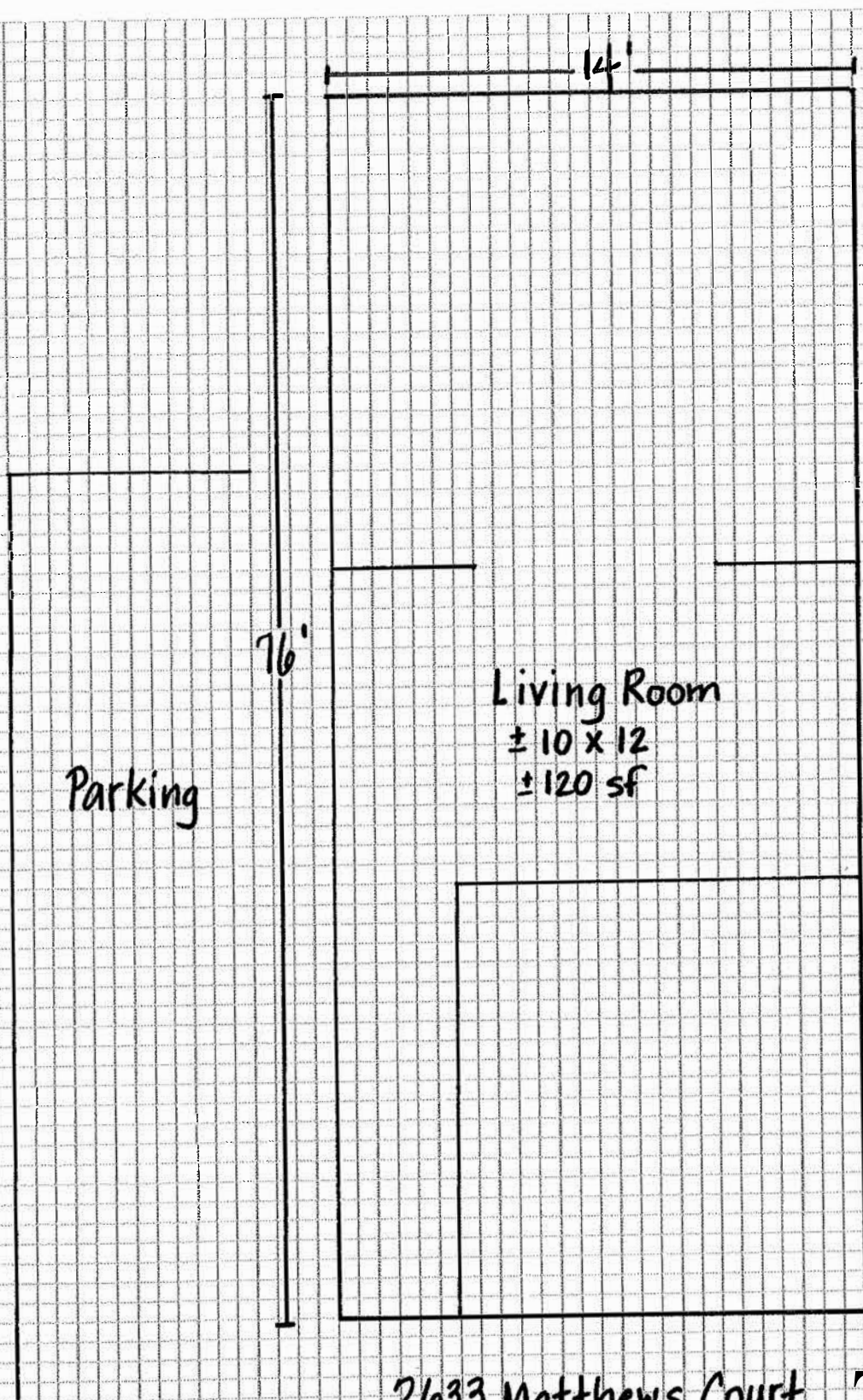
Rontrell Kelly
Signature of Applicant or Agent Rontrell Kelly

985-991-4278
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

Jerome Boykin S
Signature of Applicant or Agent Mr. Boykin

6-20-2021
Date



1,064 sf home
± 120 sf livingrm
± 1190

2633 Matthews Court **ZLU / F.1(b)**

Rontrell Kelly
Fresh Cuts Beauty Salon



2633 Matthew's Court

Rontrell Kelly dba Fresh Cuts Beauty Salon