

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Clarence McGuire.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

NOVEMBER 16, 2023, 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 October 19, 2023
- 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. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of October 19, 2023
- E. APPROVE REMITTANCE OF PAYMENT FOR THE NOVEMBER 16, 2023 INVOICES, THE TREASURER'S REPORT OF OCTOBER 2023, AND THE AMENDMENT TO THE 2023 BUDGET**
- F. COMMUNICATIONS**
- G. OLD BUSINESS:**
 - 1. a) Subdivision: *Evangeline Oaks Subdivision*
 - Approval Requested: Process C, Major Subdivision-Final
 - Location: Rue Des Affaires, Terrebonne Parish, LA
 - Government Districts: Council District 4 / Bayou Cane Fire District
 - Developer: Evangeline Business Park, L.L.C.
 - Engineer: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Survey of 30.75 acre tract belonging to Eric A. Newman, et al formerly being a portion of property belonging to Ellender Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 396 LA Highway 24, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Eric Newman & Monique Savoy
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the fire hydrant distance requirements
d) Consider Approval of Said Application
2. a) Subdivision: RPA Campus Roads
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: End of Thunderbird Road, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Houma-Terrebonne Airport Commission
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Imperial Landing Subdivision, Phase D
Approval Requested: Process C, Major Subdivision-Engineering
Location: Intersection of Monroe Street & Core Drive, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, LLC
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

1. *Public Hearing*
Discussion and possible action regarding the adoption of the Main Street Corridor Master Plan

J. ADMINISTRATIVE APPROVAL(S):

1. Survey and Division of Property belonging to Barker Holding Company, L.L.C. into Tract 1 and Raw Land; Section 4, T17S-R17E, Terrebonne Parish, LA (6444 & 6316 West Main Street / Councilman Gerald Michel, District 3)
2. Resubdivision Combination of Lots 2, 3, & 4 into Lot 2-A, Block 1, being a portion of Rebecca Plantation, Phase II, First Filing; Section 10, T16S-R16E, Terrebonne Parish, LA (Along north side of Rebecca Plantation Blvd., west of LA Hwy. 311 / Councilman Darrin Guidry, District 6)
3. Redivision of Lot Lines between Tract A, Tract B, and Tract C of Property belonging to The Schriever Assembly Church, Inc.; Section 8, T16S-R17E, Terrebonne Parish, LA (5522 West Main Street / Councilman Gerald Michel, District 3)
4. Lot Line Shift of Property belonging to Susan Dupont Boudreaux, or assigns; Section 60, T16S-R15E, Terrebonne Parish, LA (1909, 1911, & 1913 Bull Run Road / Councilman John Amedee, District 4)
5. Lot Line Shift between Property belonging to Polmer Brothers, Ltd. And Richard J. Bourgeois; Section 81, T15S-R16E, Terrebonne Parish, LA (147 Old Highway 20 / Councilman John Amedee, District 4)
6. Lot Line Adjustment between the remaining portion of Tract "B" belonging to Barbara Foret & a portion of Tract "B" belonging to Keith and Natalie Bergeron; Section 11, T17S-R18E, Terrebonne Parish, LA (108 Hotard Street / Councilman Steve Trosclair, District 9)
7. A Division of a Portion of Lot 37 of Terrebonne Project LA 12 & Tracts O, P, & Q of Tracts of Land carved out of Property of Augustine Rodrigue, Sr. situated in Lot 38 of Terrebonne Project LA 12 to create Lot Extension 37-A & 37-B; Section 86, T15S-R16E, (150 Isle of Cuba Road / Councilman John Amedee, District 4)
8. Tracts B-1 & B-2, A Redivision of a portion of Property belonging to Roy A. Mott, et ux; Section 85, T16S-R17E, Terrebonne Parish, LA (2413 Coteau Road / Councilman John Amedee, District 4)

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
ZONING & LAND USE COMMISSION
MEETING OF OCTOBER 19, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of October 19, 2023 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 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. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Ms. Rachael Ellender, Secretary/Treasurer and Mr. Travion Smith. Also present were 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. *None.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of September 21, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Ms. Ellender and Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by Doris Moore Jules requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 1, Block 2, Barrowtown, 202 East Street.
- a) Ms. Doris Jules, 2658 Daniel Turner Court, discussed her request to rezone the property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Ms. Ellender and Mr. Smith. **THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the rezone request due to the property not meeting the minimum size requirement.
- e) Discussion was held regarding the history of rezonings, the location of the property, and the next steps for Ms. Jules to speak to her Councilman and help to get her property rezoned.
- f) Mr. Burgard moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial of the request to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 1, Block 2, Barrowtown, 202 East Street and forward to the TPCG Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Burgard. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Ms. Ellender and Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

G. NEW BUSINESS:

1. The Chairman called to the order the application for a Home Occupation to establish a barbershop at 139 Grande Street.

a) The Chairman recognized Vidal Jackson, 139 Grande Street, who stated she just purchased the home and wanted to operate a barbershop.

b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Home Occupation request. He further stated due to the complaints received on parking, that if more complaints were received from the neighbors, the Home Occupation approval could be revoked.

c) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Home Occupation request to allow Vidal Jackson to establish a barbershop at 139 Grande Street."

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

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

2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

K. Mr. Faulk moved, seconded by Mr. Rogers: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:18 p.m."

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

Robbie Liner, 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 OCTOBER 19, 2023.

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