

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF MAY 15, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of May 15, 2025 of the HTRPC to order at 6:34 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Clarence McGuire.
- B. Upon Roll Call, present were: Mr. Michael Billiot; 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 was: Mr. Terry Gold. Also present were Mr. Christopher Pulaski, Department of Planning & Zoning; Mrs. 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. *There were no conflicts to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of April 17, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the May 15, 2025 invoices and approve the Treasurer’s Report of April 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read an email from Duplantis Design Group, PC, dated May 15, 2025, requesting to table Item G.1 regarding the Eagle II Dry Dock Facility until the next regular meeting of June 26, 2025 [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mrs. Poiencot: “That the HTRPC table the application for Process D, Minor Subdivision, for Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility) until the next regular meeting of June 26, 2025 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Smith: “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. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. *TABLED until next regular meeting of May 15, 2025* Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility) [See *ATTACHMENT A*]
2. The Chairman called to order the application by Zebec, LLC requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated the drainage calculations were approved by Engineering.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility letters.
- c) Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land) conditioned upon the submittal of all utility letters.”

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

- 3. The Chairman called to order the application by SLECA for the transfer of existing assets for Bayou L’Ourse Substation on Property belonging to South Louisiana Electric Cooperative Association.

- a) Mr. Terral Martin, Red Stick Power, LLC, discussed the location and division of property. He stated the matter was tabled due to a variance request from the fire hydrant requirements that wasn’t properly published.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance from the fire hydrant distance requirements and conditional approval provided upon the municipal addresses, method of sewerage disposal, location and description of at least one permanent type benchmark as per Section 24.7.6.4, and lot numbers for both lots be depicted on the plat and submittal of all utility letters. Mr. Pulaski read the correspondence from West Terrebonne Fire & Rescue regarding their approval of the variance [See ATTACHMENT B].
- e) Discussion was held regarding no wooden structures on site and that water wouldn’t be the way to distinguish a fire at this facility.
- f) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the transfer of existing assets for Bayou L’Ourse Substation on Property belonging to South Louisiana Electric Cooperative Association with a variance from the fire hydrant requirements (550’ in lieu of the required 150’) conditioned upon the municipal addresses, method of sewerage disposal, location and description of at least one permanent type benchmark as per Section 24.7.6.4, and lot numbers for both lots be depicted on the plat and submittal of all utility letters. Mr. Pulaski read the correspondence from West Terrebonne Fire & Rescue regarding their approval of the variance [See ATTACHMENT B].”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the application by SLECA for the transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Association.

- a) Mr. Terral Martin, Red Stick Power, LLC, discussed the location and division of property. He stated the matter was tabled due to a variance request from the fire hydrant requirements that wasn’t properly published.
- b) There was no one from the public to speak on the matter.

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

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance from the fire hydrant distance requirements and conditional approval provided upon the municipal addresses, method of sewerage disposal, location and description of at least one permanent type benchmark as per Section 24.7.6.4, and lot numbers for both lots be depicted on the plat and submittal of all utility letters. Mr. Pulaski read the correspondence from West Terrebonne Fire & Rescue regarding their approval of the variance [See ATTACHMENT B].
- e) Discussion was held regarding no wooden structures on site and that water wouldn't be the way to distinguish a fire at this facility. Discussion ensued regarding commercial/industrial lots not needing to meet frontage requirements.
- f) Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Association with a variance from the fire hydrant requirements (198' in lieu of the required 150') conditioned upon the municipal addresses, method of sewerage disposal, location and description of at least one permanent type benchmark as per Section 24.7.6.4, and lot numbers for both lots be depicted on the plat and submittal of all utility letters. Mr. Pulaski read the correspondence from West Terrebonne Fire & Rescue regarding their approval of the variance [See ATTACHMENT B].”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the Public Hearing for an application by Jaret Achee requesting approval for Process D, Minor Subdivision, for Parcels C-1 and C-2, A Redivision of Parcel C of the Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al.

- a) Mr. Ken Rembert, Keneth L Rember Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: “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. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the municipal address for Parcel C-1 be depicted on the plat.
- e) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Parcels C-1 and C-2, A Redivision of Parcel C of the Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al conditioned the municipal address for Parcel C-1 be depicted on the plat.”

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

2. The Chairman called to order the Public Hearing for an application by Wayne E. Miller requesting approval for Process D, Minor Subdivision, for Lots 5-A & 5-B, A Redivision of Lot 5, Block 2, Phase 2 of Montegut Estates West belonging to Wayne E. Miller, II.
 - a) Mr. Ken Rembert, Keneth L Rember Land Surveyors, discussed the location and division of property.
 - b) There was no one present to speak on the matter
 - c) Mr. Rogers moved, seconded by Mrs. Poiencot: “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. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the municipal address for Lot 5-B be depicted on the plat.
 - e) Mr. Rogers moved, seconded by Mr. Billiot: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 5-A & 5-B, A Redivision of Lot 5, Block 2, Phase 2 of Montegut Estates West belonging to Wayne E. Miller, II conditioned the municipal address for Lot 5-B 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. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. Mr. Pulaski discussed the 2024 Annual Report.
 - a) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC ratify the 2024 Annual Report.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski discussed the proposal for a Louisiana Rural Complete Streets Policy that the Parish wants to adopt. He stated having a policy such as this would be good for getting grants. He stated the proposal was \$41,000 with TPCG paying \$20,000 and the Center for Planning Excellence paying \$21,000 possibly the Planning Commission paying half of the Parish’s share (\$10,000).
 - a) Discussion was held regarding adopting this policy as a goal to get funding from LA DOTD and funds from other sources, the 12 month timeline, and appointing an advisory committee.
 - b) Mr. Pulaski stated the proposal included facilitation of advisory committee meetings, participation in local festivals, audits, and presentation to the Council. He stated for an additional \$13,000, they would facilitate a micro-demonstration project showcasing the Complete Streets Policy at one intersection and report the outcome.
 - c) Discussion ensued regarding the financial benefits of having a Complete Streets Policy.
 - d) Mr. Billiot moved, seconded by Mr. Smith: “THAT the HTRPC move forward with the Complete Streets Policy as recommended by Staff to spend \$10,000 as our input to develop the policy.”

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

- e) Mr. Smith moved, seconded by Mr. Rogers: “THAT the HTRPC spend the additional \$13,000 for the micro-demonstration project at one intersection.”

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

3. Mr. Pulaski informed the Commission of the late notice of Act 859 training that would be held on Saturday, May 17, 2025 in Lutchet by Mr. Mart Black. He reminded the Commissioners that this training is required of all Commissioners and should be completed within one year of their appointment to the Commission. He stated the next opportunity for this training would be at the state planning conference held in October in Lafayette.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

1. Survey of Lots 13A, 13B, 14A, and 14B, A Redivision of Lots 1, 2, 13, & 14, Block 7 to Crescent Park Addition belonging to Saia Family Investments, LLC; Section 101, T17S-R17E, Terrebonne Parish, LA *(1311, 1313, & 1319 Municipal Drive & 900 Magnolia Drive / Councilman Danny Babin, District 7)*
2. Revised Lot 6, Block 5, Addendum No. 5 and Revised Lots 7 & 8, Block 6 of Addendum No. 6 of Crescent Plantation Estates belonging to Myrtle F. Brewer, et al; Sections 71 & 74, T17S-R16E, Terrebonne Parish, LA *(346 Myrtle Grove Drive / Councilman Clyde Hamner, District 6)*
3. Survey & Redivision of Lots 6 through 10, Block 3 of Acadian Villa Subdivision, Addendum No. 2, Phase C into Lot 6A; Sections 77 & 80, T15S-R16E, Terrebonne Parish, LA *(333, 337, 343, 349, 355 Gabreten Lane, Thibodaux / Councilman John Amedée, District 4)*
4. Parcels A & B, A Redivision of Property belonging to RPC, Inc. of Delaware, et al; Section 7, T17S-R17E, Terrebonne Parish, :A *(8013 thru 8029 Main Street / Councilman Kevin Champagne, District 5)*
5. Tracts A & B, A Redivision of Property belonging to Richard Real Estate & Management, LLC; Section 6, T17S-R17E, Terrebonne Parish, LA *(7389, 7393, & 7397 Park Avenue / Coucilman Carl "Carlee" Harding, District 2)*
6. Revised Tracts "C," "X-2," & "X-3," A Redivision of Property belonging to Gregory P. Malbrough, et al; Section 32, T18S-R17E, Terrebonne Parish, LA *(126 & 133 Mossy Ridge Court / Councilman Danny Babin, District 7)*

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated the committee was able to meet on May 8th to go through the last draft of the RV Park regulations that were never approved. He stated he would prepare a new draft with the few changes that were discussed and present it to the Commission at the June 26th meeting and call for a Public Hearing at that time.
 - b) The next Subdivision Regulations Review Committee Meeting would be held, Thursday, June 12, 2025 at 3:30 p.m.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux discussed signage and said that more applications should require signage to let more people know what's going on.
 - b) Mr. Billiot stated he would like to give a presentation at the July meeting regarding a \$56 million grant the Houma United Nations received with \$10 million of that total being used to elevate their 33,000 square foot administrative offices located at 400 Monarch Drive which will eventually serve as an evacuation center for hurricanes for the entire parish and not only tribal members.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded Mr. Soudelier: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:35 p.m.”

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



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

Becky Becnel

Item ~~6.1~~ G.1.

From: Becky Becnel
Sent: Thursday, May 15, 2025 7:31 AM
To: Matt Rodrigue; Christopher Pulaski
Cc: Ty Westerman
Subject: RE: Sealevel - Eagle II

Yes, we can table it until June 26, 2025 (meeting is being held one week later due to the Juneteenth Holiday).

Becky



BECKY M. BECNEL
Minute Clerk, HTRPC
Zoning Administrator
Code Enforcement Officer

Department of Planning & Zoning
📞 985.873.6793 | 🌐 tpcg.org

From: Matt Rodrigue <mattrodrigue@ddgpc.com>
Sent: Thursday, May 15, 2025 6:48 AM
To: Christopher Pulaski <cpulaski@tpcg.org>
Cc: Becky Becnel <bbecnel@tpcg.org>; Ty Westerman <twesterman@ddgpc.com>
Subject: Re: Sealevel - Eagle II

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Chris, sorry for late notice. They were unable to get this installed and are still coordinating with the landowner. Can we pull from this month's agenda and be placed on next months. Sorry again for the late notice.

Sent from my iPhone

On May 15, 2025, at 4:46 AM, Christopher Pulaski <cpulaski@tpcg.org> wrote:

Was the hydrant installed?

West Terrebonne Fire & Rescue

PO Box 499 • Gibson, LA 70356

Email: WTFDISTRICT8@GMAIL.COM • Phone (985) 575-2655 • Fax (985) 575-3211



To Whom It May Concern:

This letter is to acknowledge the position of Terrebonne Parish Fire District #8 and West Terrebonne Fire and Rescue in the property separation of SLECA properties for Bayou L'Ourse and Greenwood substations. The Fire District and Fire Department has no objection in allowing a variance of the role of hydrants being located within 150 feet of property. Please contact me if you have any further questions.

Thank you,

Michael Anthony

District Chief

Board Chairman

Cell: (985) 870-2341

Email: mike032271@yahoo.com