

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
SPECIAL MEETING OF SEPTEMBER 25, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of September 25, 2025 of the HTRPC to order at 3:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mrs. Angele Poencot.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Robbie Liner, Chairman; Mrs. Angele Poencot; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Terry Gold, Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; and Mr. Wayne Thibodeaux. Also, present were Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. Subdivision Regulations Review Committee:
1. The Chairman called the Public Hearing to order for the discussion and possible action regarding the proposed RV Park Regulations.
 - a) Mr. Bercegeay made it clear that they were discussing the proposed RV Park Regulations and that the Commission was not responsible for the moratorium and there should be no discussion of it.
 - b) Section 17-01, Purpose: The Chairman suggested omitting this section altogether. Mr. Pulaski disagreed, stating this language was common in all ordinances and that it provides a clear overview of why the regulations exist. Mr. Billiot agreed but stated it could be changed if necessary.
 - 1) The Chairman recognized Kevin Belanger, 323 Highway 55, who questioned the statement in Section 17-01(c), “Authorizing the licensing of owners and/or operators and the inspection of recreational vehicles...”
 - 2) Mr. Billiot gave a history of the transportation and the creation of recreational vehicles and parks as they became more popular and the need for regulations to protect the health, safety, and welfare of the general public.
 - 3) Discussion was held regarding omitting the section of licensing and leave that to the Sales & Use Tax office.
 - 4) Proposed changes to Section 17-01(c) will read: “(c) ~~Authorizing the licensing of owners and/or operators and the inspection of recreational vehicle parks which are subject to this chapter and by d~~ Defining duties and responsibilities of owners and operators in making recreational vehicle parks clean, sanitary and fit for temporary human habitation; and”
 - c) Section 17-02, Scope: It was clarified that a revision was made and added on at the August meeting and not everyone had the revised version.
 - 1) Section 17-02 should read: “The regulations contained in this chapter shall apply to the placement and use of recreational vehicles; and the ownership, development and operation of recreational vehicle parks, as herein defined, situated in all areas of Terrebonne Parish except for locations in the South Terrebonne Development Zone.”
 - 2) Mr. Pulaski stated Mr. Wayne Thibodeaux had concerns of the northern parts of the parish but there is no North Terrebonne Development Zone to incorporate.
 - d) Section 17-03, Definitions: The Chairman mentioned the definition of “Recreational Vehicle (RV) Park and changing the placement of three (3) or fewer to two (2) or more.”
 - (1) The Chairman recognized Timmy Fanguy, 369 Tulip Drive, who expressed concerns of someone not being able to place one camper in their yard in Mulberry should there be a hurricane that wipes everything out as well as the cost of flood insurance.
 - (2) Mr. Pulaski discussed state and FEMA regulations when in a state of emergency. He explained that the section was only a definition, not a law. Mr. Fanguy wanted to get rid of the definition of “FEMA Temporary Housing Unit” altogether. Mr. Bercegeay attempted to explain it was a definition, defining words, not a regulation at this point in the review.

- (3) Discussion ensued regarding the definition of “Recreational Vehicle (RV) Park” and changing to “two (2) or more” to constitute a park rather than “three or fewer.”
- (4) Proposed changes to Section 17-03, definition of Recreational Vehicle (RV) Park will read: “...Placement of ~~three (3) or fewer~~ two or more recreational vehicles for one’s own use on a single parcel, whether owned or leased, shall ~~not~~ constitute an RV Park.”
- e) Section 17-04, Recreational vehicles generally: There were no changes desired for this section.
- f) Section 17-05 – 17-06: This section is “Reserved.”
- g) Section 17-07, Recreational vehicle parks.
 - 1) The Chairman recognized Gene Milford, 1538 Polk Street, who discussed the first paragraph where it states RV Parks shall be subject to the Planning Commission and zoning compliance and that zoning has no authority to locations outside of zoning district boundaries.
 - 2) Discussion ensued with removing the Houma-Terrebonne Regional Planning Commission and adding “when applicable” to the zoning compliance section.
 - 3) Discussion was held regarding the RV Parks not having to go to the Planning Commission for approval and enforcement of the regulations going through the Planning & Zoning Department. Unless of course, the Commission wanted it to be approved by the Planning Commission as mobile home parks currently are. Mr. Pulaski further discussed minor and major mobile home parks and the ongoing hopes of changing minor mobile home parks to not have Planning Commission approval and possibly handle the RV Parks the same. It was determined that 17-09 was for the application and approval process through the Houma-Terrebonne Regional Planning Commission and it is a one meeting approval process.
 - 4) The Chairman recognized Joey Verdin, 204 Constance Street, who discussed concerns of the recreational vehicles having to be 10' apart and how would that work for the Civic Center during Mardi Gras with all the recreational vehicles they have. Discussion ensued as to whether it was considered a “park” and existing parks being legal, non-conforming unless adding on. [Section 17-07(b)]
 - 5) The Chairman recognized Connie Foret, 201 Mes Amis Lane, who expressed concerns of her purchasing property in phases prior to the moratorium and regulation changes for the intent of expanding her RV Park and whether she’ll have to abide by the 10' spacing when wanting the units to be back-to-back. Mr. Pulaski spoke of a mobile home park that expanded and had to do the same but did not know when the property was purchased. Mr. Bercegeay discussed the moratorium’s expiration and the approval of the proposed regulations. Discussion was held about trusting fire code and why would they want to approve less than what was considered safe. Mr. Pulaski and Mr. Bercegeay stated they would check with minimum separation standards for campers in the fire code. [Section 17-07(b)]
 - 6) The Chairman recognized Mr. Milford who confirmed it was 10' between buildings in the fire code but may be different when speaking of mobile structures. Discussion ensued as to looking into the language and be specific as to the spacing/structure requirements and excluding awnings and such. Discussion was also held for the 75% area to be calculated for the RV only. [Sections 17-07(a) & (b)]
 - 7) The Chairman recognized Mr. Belanger who expressed concerns of access [Section 17-07(c)]. He said he understood about keeping traffic out of neighborhood streets, but it may be difficult the way the long highways in the Parish are situated and may be hard to do as well as possibly having ingress and egress out onto a highway. Discussion was held regarding the variance process for all regulations.
 - 8) Discussion was held regarding landscaping/fencing/height and not complying if in the South Terrebonne Development Zone. [Section 17-07(e)]

- 9) Mr. Pulaski asked what the public thought of open spaces and recreation [Section 17-07(f)] and the possibility of a variance to not provide one.
 - 10) Discussion was held regarding site plans and whether it be established by an engineer or land surveyor which is costly. The Chairman recognized Mr. Belanger who suggested the site plan may be drawn by the applicant but “may be requested” to use an engineer or land surveyor if site plan is inadequate, illegible, etc. [Section 17-07(i)]
 - 11) The Chairman recognized Mr. Belanger who discussed primitive camping and ensuring a place for common facilities [Section 17-07(k)]. He suggested changing the verbiage to “may be subject to” and not be mandated. He suggested it read “RV Parks may be subject to provide service buildings and sanitary service station requirements of the Louisiana State Uniform Construction Codes....”
- g) Section 17-08, General provisions for recreational vehicle parks.
- 1) The Chairman recognized Lloyd Poiencot, 103 LeCompte Lane, who stated his RV Park is 65 years old and was concerned about this section. Mr. Pulaski stated his park would be grandfathered in.
 - 2) The Chairman recognized Mrs. Foret who questioned existing parks that are grandfathered in but would have to follow new regulations for any expansions, i.e. Mr. Poiencot’s park. Mr. Pulaski stated that if it is an existing mobile home park and an RV is moving in a space, the park itself is grandfathered in and not considered an “expansion” of park. It was determined that Mr. Poiencot’s park was in the South Terrebonne Development Zone and would not apply to the proposed regulations.
 - 3) Mr. Pulaski discussed Section 17-08(a) and stated that the separation of mobile homes and recreational vehicles is already in existence in the mobile home park regulations. He stated that if someone is opening an RV Park, they will not be bringing mobile homes in and suggested taking that section out completely.
 - 4) The Chairman recognized Mr. Poiencot who stated the portion in green of Section 17-08(b) was put in the regulations when he spoke up at the 2014 regulations review. He makes all his tenants have their RVs road ready and they must sign a form saying so. He said when there is a mandatory evacuation, he makes all his tenants move their campers out [Section 17-08(b)].
 - 5) Mr. Pulaski suggested changing “shall” to “may” in Section 17-08(c) and removing “telephone facilities.” The Chairman recognized Mrs. Foret who questioned coin operated laundry equipment and management facility or office, but Mr. Pulaski stated they were changing it to “may” include such amenities.
 - 6) Mr. Pulaski discussed Section 17-08(d) as it pertains to ensuring parking spaces for additional vehicles and visitors. Mr. Bercegeay suggested changing “shall” to “may” since the required parking seemed a little excessive.
 - 7) The Chairman recognized Mr. Belanger who expressed concerns of long, elongated bayous and 1000' setback from an approved subdivision seems excessive [Section 17-08(e)]. They were comparing alcohol near church distances. He suggested 300' or 500'. It was clarified that Point-aux-chene is not shown on the map of the South Terrebonne Development Zone, but it is an error and indeed within the zone. Mr. Belanger expressed concerns of bars being close to churches but not RV Parks close to subdivisions, the Chairman argued that was not a fair comparison. Mr. Pulaski discussed the meaning of an “approved subdivision” and maybe look into what it meant of an approved subdivision. Mr. Billiot spoke of existing RV Parks that were built with no regulations and may not be aesthetically pleasing when these regulations are intended to change where it would make the parks nicer and be okay next to a subdivision. Mr. Belanger took offense and stated there are no parks that are intrusive to neighbors.
 - 8) Mrs. Foret stated that two (2) or more recreational vehicles are considered a park as far as LA Department of Health is concerned and now aligned with the proposed regulations as amended.

- D. Mr. Pulaski stated the next special meeting to resume discussing the proposed RV Park Regulations would be Wednesday, October 8, 2025 at 3:00 p.m.
- E. Mr. Smith moved, seconded Mr. Billiot: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 4:30 p.m."

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



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