

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF MARCH 16, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of March 16, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:11 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Keith Kurtz and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, 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 him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Cehan moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of February 16, 2017.”

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the March 16, 2017 invoices and approve the Treasurer’s Report of February 2017.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS: None.
- G. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Keljo Enterprises, L.L.C. requesting approval for Process D, Minor Subdivision, for the Redivision of Tract “A” belonging to Keljo Enterprises, L.L.C.
 - a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyor, representing Keljo Enterprises, LLC, discussed the location and division of property.
 - b) No one from the public was present to speak.
 - c) Mrs. Falgout moved, seconded by Mr. Ostheimer: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon submittal of all utility letters.
 - e) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Redivision of Tract “A” belonging to Keljo Enterprises, L.L.C. conditioned upon the submittal of all utility letters.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Freddie Chauvin requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Joseph Frederick Chauvin, Jr.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyor, representing Mr. Chauvin, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Erny moved, seconded by Mrs. Falgout: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon addresses being depicted on the plat and submittal of all utility letters.
- e) Mr. Erny moved, seconded by Mr. Ostheimer: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Redivision of Property belonging to Joseph Frederick Chauvin, Jr. conditioned upon addresses being depicted on the plat and submittal of all utility letters."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by Crescent Farms Plantation, LLC requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Crescent Farms Plantation, LLC.

- a) Mr. Shane Kirkland, T. Baker Smith, LLC, representing Crescent Farms Plantation, LLC, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mrs. Falgout moved, seconded by Mr. Cehan: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. 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 all utility letters and the signature block be revised.
- e) Discussion was held with regard to there being a discrepancy of the acreage between the plat and application.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Division of Property belonging to Crescent Farms Plantation, LLC conditioned upon the submittal of all utility letters, signature block be revised, and the acreage be corrected on either the plat or the application."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by Daniel D. Henry requesting approval for Process D, Minor Subdivision, for Tracts 1-A and 1-B, Property belonging to Daniel D. Henry, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Henry, discussed the location and division of property. Mr. Rembert stated they moved the property line to meet the fire hydrant distance but Mr. Henry still intended to install an additional fire hydrant.
- b) No one from the public was present to speak.
- c) Mrs. Falgout moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
- e) Mr. Erny moved, seconded by Mrs. Falgout: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Tracts 1-A and 1-B, Property belonging to Daniel D. Henry, et ux."
- f) Discussion was held with regard to the property line being moved to meet the fire hydrant regulations and it "cheating" somewhat. Mr. Rembert indicated Mr. Henry intends to install the fire hydrant at a later date but wanted to do it this way so they can immediately move forward.

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Chairman called to order the Public Hearing for an application by Michael A. Fesi requesting approval for Process D, Minor Subdivision, for Tracts A, B, and C, A Redivision of Property belonging to Michael A. Fesi.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Fesi, discussed the location and division of property.
- b) The Chairman recognized Mr. Calvin Lajaunie, 3343 Bayou Black Drive, who indicated the property and surrounding should be single-family residential and was opposed to the division of property.
- c) The Chairman recognized Dr. Bobbie Haydel, 3335 Bayou Black Drive, who opposed the division of property and expressed concerns of lowering his property value, sewer treatment plants, and covenant restrictions.
- d) Mrs. Falgout moved, seconded by Mr. Cehan: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the plat include dimensions to the hydrant to confirm that it is less than 250' and submittal of all utility letters.
- f) Discussion was held with regard to utility letters and sewer not running across anyone's property.
- g) Mrs. Falgout moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Tracts A, B, and C, A Redivision of Property belonging to Michael A. Fesi conditioned upon the plat including dimensions to the fire hydrant to confirm that it is less than 250' and submittal of all utility letters."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley; NAYS: None; ABSTAINING: Dr. Cloutier and Mr. Ostheimer; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. The Chairman called to order the Public Hearing for an application by Colonial Acres Limited Partnership requesting approval for Process D, Minor Subdivision, for the Resubdivision of Lot 1 into Lots 1A and 1B, Colonial Acres Shopping Center.

- a) Mrs. Lesley Eiermann, Duplantis Design Group/Acadia Land Surveyors, representing the developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Erny moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
- e) Mr. Erny moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Resubdivision of Lot 1 into Lots 1A and 1B, Colonial Acres Shopping Center."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVALS:

Mrs. Falgout moved, seconded by Mr. Erny: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4."

- 1. Redivision of Tract 20 and the Eastern portion of Tract 2 of the Property of the heirs of Willie Bonvillain, Section 1, T19S-R17E, Terrebonne Parish, LA
- 2. Revision of Tract A belonging to Lagarto Properties, L.L.C., Sections 50, 51, & 52, T17S-R16E, Terrebonne Parish, LA
- 3. Revision of Lot Lines for Property belonging to Ronald & Gayle Cope and Blake & Heather Ordoyne, Section 84, T15S-R16E, Terrebonne Parish, LA
- 4. Division of Property belonging to Evangeline Business Park, L.L.C., Sections 7, 69, & 82, T16S-R17E, Terrebonne Parish, LA (Evangeline Business Park)

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:
 - a) Mr. Ostheimer had Engineering explain forced versus gravity drainage as it pertained to drainage calculations.
 - b) Discussion was held with regard to fire hydrant regulations and distance.
- 2. Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

M. Mrs. Falgout moved, seconded Mr. Kelley: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:50 p.m."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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