

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF JULY 17, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of July 17, 2025 of the HTRPC to order at 6:09 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Terry Gold.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Barry Soudelier, Secretary/Treasurer. Also present were Mr. Christopher Pulaski, 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 disclose.*
- The Chairman recognized Councilman Carl Harding and Councilwoman Kim Chauvin in the audience.*
- Upon request to come to the podium by the Chairman, Councilwoman Chauvin spoke regarding transparency from applicants when the Commission is considering applications.
- 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 June 26, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC remit payment for the June 26, 2025 invoices and approve the Treasurer’s Report of May 2025.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read an email from Duplantis Design Group, PC, dated July 9, 2025, requesting to table Item G.1 regarding the Eagle II Dry Dock Facility indefinitely [See *ATTACHMENT A*].
- a) Mr. Thibodeaux moved, seconded by Mr. Billiot: “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) indefinitely as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Smith moved, seconded by Mr. Thibodeaux: “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. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. *TABLED INDEFINITELY* 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 Freddie J. Triche requesting approval for Process D, Minor Subdivision, for Revised Tract 2-B and Lot 2-B-1, A Redivision of Tract 2-B belonging to Freddie J. Triche, et ux.

- a) Mr. Ken Rembert, Keneth L Rembert Land Surveyors, stated the matter was tabled at the last meeting and the drainage calculations have now been approved.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the fire hydrant distance variance as it was within the allotted HTRPC 10% distance policy and approval of the subdivision.
- c) Mr. Billiot moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Tract 2-B and Lot 2-B-1, A Redivision of Tract 2-B belonging to Freddie J. Triche, et ux with a variance from the fire hydrant distance as it was within the allotted HTRPC 10% distance policy and approval of the subdivision.”

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

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Daisy & Norman L. Billiot, Jr. requesting approval for Process D, Minor Subdivision, for Lots 2-A & 2-b, a Redivision of Property belonging to Norman L. Billiot, Jr., et ux.

- a) Mr. Ken Rembert, Keneth L Rember Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Lorraine Foret, 4352 Highway 56, who expressed concerns of the access road to the property which is along her house and behind houses and of a possible RV park being built on the property.
- c) Discussion was held about the application submitted to the Planning Commission for a division of property and not a residential building park, mobile home park, or RV park.
- d) The Chairman recognized Lonnie Matherne, 239 Donna Lee Drive, who expressed concerns of him needing 20' driveway.
- e) Mr. Bercegeay discussed a public hearing on July 30, 2025 at the Terrebonne Parish Council’s meeting regarding a moratorium on RV Parks until the drafted RV Park regulations are approved.
- f) The applicant, Norman Billiot, 4365 Lori Ann Street, discussed he had planned for a boat of RV storage at one time but decided against it. He stated he wanted to possibly build a welding shop.
- g) 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. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- h) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance from the minimum frontage width (Tract 2-B to be 260' in lieu of the required 25') and conditional approval provided the municipal address for proposed Lot 2-B be depicted on the plat and submittal of an approval letter from the LA Department of Health.
- i) Discussion was held regarding clarity as to what is being proposed on the property and whether the proposed land use was commercial or residential and being transparent. There were discussions about mini storages, a welding shop, etc. and drainage calculations were submitted and approved as residential.
- j) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 2-A & 2-b, a Redivision of Property belonging to Norman L. Billiot, Jr., et ux until the next regular meeting of August 21, 2025.”

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

2. The Chairman called to order the Public Hearing for an application by Jill B. Falgout & Stephen R. Falgout requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Absolute Property Investments, LLC (Tracts A, B, & C).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc. discussed the location and division of property. She stated they already paid for the required fire hydrant and installation.
- 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. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. 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 confirmation of fire hydrant placement per plans and Bayou Cane Fire Protection District's requirement, submittal of all utility service availability letters, method of sewerage disposal be depicted on the plat, and location and description of at least one permanent type benchmark be depicted on the plat.
- e) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Absolute Property Investments, LLC (Tracts A, B, & C) conditioned upon the submittal of confirmation of fire hydrant placement per plans and Bayou Cane Fire Protection District's requirement, submittal of all utility service availability letters, method of sewerage disposal be depicted on the plat, and location and description of at least one permanent type benchmark 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. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by Prime Land Development requesting conceptual & preliminary approval for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phases A-D.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property. He stated the subdivision was being submitted as a residential planned unit development.
- b) The Chairman recognized Susanna LeBouef, 283 Bayou Blue By-Pass Road, who expressed concerns of the 40-year old forest, flood zone, and relocation of fowl and alligator turtles.
- c) The Chairman recognized Leverence Bourgeois, 3221 Mathilde Marie Drive, who expressed concerns of a possible bridge over the canal connecting the two subdivisions, sewer, and leaving some of the trees to create a buffer between the two subdivisions.
- d) The Chairman recognized Rick Hernandez, 3213 Mathilde Marie Drive, who expressed concerns of drainage and Bayou St. Louis being full of water.
- e) The Chairman recognized Katie Bourgeois, 3221 Mathilde Marie Drive, who expressed concerns of the subdivision.
- f) Mr. Smith moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- g) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- h) Mr. Billiot moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the conceptual & preliminary application for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phases A-D."

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2."

1. Revised Tract 2 and Revised Tract 8, A Redivision of Property belonging to Richard Perera and Colin Baugh; Sections 72 & 83, T15S-R16E, Terrebonne Parish, LA *(124 Main Project Road & 146 Perera Court / Councilman John Amedée, District 4)*
2. Revised Tracts "A" & "B", A Redivision of Tracts "A" & "B" belonging to WS-PK Property, LLC, et al; Section 5, T17S-R17E, Terrebonne Parish, LA *(6868 West Park Ave. / Charles "Kevin" Champagne, District 5)*

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

The Chairman called the Public Hearing to order for the discussion and possible action regarding the proposed RV Park Regulations.

- a) Mr. Pulaski stated the committee was ready to present the final draft of the RV Park Regulations.
- b) Commissioners discussed the regulations as it pertained to clarity of conformance, grammatical errors, and the appeal process.
- c) The Chairman recognized Kevin Belanger, Bourg, who stated he owned an RV Park and expressed concerns of achieving what is on paper and requested the matter be tabled for further review of the regulations.
- d) Mr. Pulaski clarified that the regulations were being submitted as a recommendation to the Terrebonne Parish Council for final review and public hearing and that comments were welcomed.
- e) Mr. Thibodeaux moved, seconded by Mr. Billiot: "THAT the discussion and possible action regarding the proposed RV Park Regulations be Public Hearing for the proposed RV Park Regulations be tabled until the next regular meeting of August 21, 2025."
- f) Discussion was held regarding changes to the regulations and that anyone could submit recommendations and Mr. Pulaski would incorporate them into the draft. He requested the comments be submitted by Monday, August 18, 2025.
- g) The Chairman recognized Rene Hebert, 254 Waterplant Road, who expressed concerns of setbacks from the parks to neighboring residential properties.
- h) Discussion was held regarding the upcoming TPCG Council Public Hearing on the proposed moratorium that would stop permits for more than three travel trailers until the proposed RV Park regulations were adopted. Discussion ensued regarding existing parks being grandfathered in and future expansions would have to meet the new requirements.
- i) The Chairman recognized Connie Bourg, 5953 Alma Street, who expressed concerns of overregulating.

- j) Mr. Thibodeaux offered an amended motion, seconded by Mr. Billiot: “THAT the Public Hearing for the proposed RV Park Regulations be continued until the next regular meeting of August 21, 2025.”

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

- k) It was reiterated that comments could be submitted to Mr. Pulaski by August 18, 2025 for consideration to be included in the draft regulations.

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Thibodeaux inquired about any updates on the disaster recovery plan.

2. Chairman’s Comments: None.

M. PUBLIC COMMENTS:

1. Mr. Billiot gave a presentation 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.

- N. Mr. Smith moved, seconded Mr. Rogers: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 8:32 p.m.”

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



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

Becky Becnel

From: Ty Westerman <twesterman@ddgpc.com>
Sent: Wednesday, July 9, 2025 2:39 PM
To: Becky Becnel
Cc: Matt Rodrigue; Christopher Pulaski
Subject: RE: REVISED: HTRPC Meeting Notice & Agenda, July 17, 2025

All changes have been saved

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

Understood, I agree. Lets just table indefinitely in case something else comes up. We will let you know when we are ready to put back on the agenda.

Thanks,



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