

Houma-Terrebonne Regional Planning Commission
Special Meeting of October 8, 2025

There was no quorum present. Commissioners present, Robbie Liner, Chairman; Jan Rogers, Vice-Chairman; Michael Billiot; and Barry Soudelier; continued as the Subdivision Regulations Review Committee meeting. Christopher Pulaski, P&Z Department Director and Derick Bercegeay, Legal Advisor were also present.

The Commissioners started reviewing the regulations where they had left off from the September 25, 2025 meeting, Section 17-08(e).

Section 17-08(e) Setbacks from Approved Subdivisions

- 1) Connie Bourg, 5953 Alma Street, questioned “approved subdivision” and what would that be classified as.
- 2) Kevin Belanger, 323 Highway 55, stated he felt like 1,000' was unrealistic for the bayou communities with long elongated highways and bayous.
- 3) Craig Luke, 103 Georgi Girl, discussed having regulations to help make RV Parks more aesthetically pleasing. Discussion was held regarding existing parks being grandfathered in and the possibly of having some regulations for areas in the South Terrebonne Development Zone for these reasons.
- 4) Lloyd Poiencot, 103 LeCompte Lane, who discussed his requirement of trailers being “road-ready” in his park [Section 17-08(a) Restrictions on Use]. Discussion ensued regarding having some regulations in place for the South Terrebonne Development Zone area and having a definition of what it means for trailers to be “road-ready.”
- 5) Jesse Billiot, 610 Beatrice Street, Pointe-Au-Chien Indian Tribe, who presented a resolution that the Tribal Council approved in 2022. He spoke of the damage done down the bayous regarding RV Parks with no regulations and wanted to know how to fix the bad areas and have it looking like a third world country. Discussion ensued regarding Nuisance Abatement and Permit enforcement of said parks.
- 6) Mr. Pulaski stated that if there is no Occupational License on file for any existing RV Parks, they will not be considered “grandfathered in” and will have to meet the new regulations.
- 7) Mr. Poiencot reiterated that if a RV/travel trailer doesn't have a license plate and not able to be road-ready, he doesn't allow them in his park.
- 8) This section would be changed to be 500' with 6' fence and/or vegetation and refer to “Section 17-07(e) Landscape Buffer Requirements” and that an “approved subdivision” would consist of ten (10) lots or more.

Section 17-08(f) Minimum Lot Size

- 1) Mrs. Bourg stated she researched RV Park Regulations from all over the country and minimum lot size of five (5) acres was the smallest allowed for a park. Mr. Liner suggested three (3) acres.
- 2) Brandon Hebert, 1319 Highway 55, who suggested there be no minimum for lot size in the South Terrebonne Development Zone.
- 3) Discussion was held regarding the South Terrebonne Development Zone and what it was and why is it being used to distinguish one area of the parish from another. After discussion of using a boundary that is not arbitrary and capricious and possibly using the Morganza Levee as a boundary line and a fair line to use. Mr. Bercegeay stated this would have to be changed in Section 17-02 Scope.

Section 17-09(a-b) Application procedure and approval process.

No changes

Section 17-10(a-b) Violations.

No changes

Section 17-11(a-c) Variances.

- 1) Section 17-11(b), change "..., a departure can be made without damaging the ~~intent~~ purpose of these regulations..."

Section 17-12(a-b) Application procedure and approval process.

Jesse Billiot spoke of having stricter requirements, rebuilding the community, and not wanting a two-tiered system of regulations (i.e. North and South Terrebonne).