

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF AUGUST 21, 2014

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of August 21, 2014 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Wayne Thibodeaux.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Jeremy Kelley. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.

C. APPROVAL OF THE MINUTES:

1. Mr. Schouest moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of July 17, 2014.”

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

Mr. Erny arrived at the meeting at this time – 6:02 pm

D. COMMUNICATIONS: None.

E. NEW BUSINESS:

1. Parking Plan:

- a) The Chairman stated the next item on the agenda was a Parking Plan application for the creation of 131 parking spaces for an office building with a detached warehouse at 668 Hollywood Road, Baywater Drilling, applicant.

- (1) Mr. Matt Newchurch, representing the applicant, discussed the parking plan.
- (2) Discussion was held with regard to a possible boulevard cut in the median along Hollywood Road which was unlikely, large trucks parking on the road, and handicapped parking.
- (3) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Parking Plan request.
- (4) Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the parking plan application for the creation of 131 parking spaces for an office building with a detached warehouse at 668 Hollywood Road.”
- (5) Ms. Schexnayder stated it wasn’t a good policy to require median cuts at every driveway along a roadway.
- (6) Discussion ensued with regard to traffic.
- (7) The Chairman recognized Mr. Mike White, Vice-President of Baywater, who stated they have 35 employees with 45 offices. He stated 131 parking spaces are what is required for their development and was designed for trucks to drive thru the property rather than having to park on the road.

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

- b) The Chairman stated the next item on the agenda was a Planned Building Group application for the placement of two (2) buildings (office building and detached warehouse) at 668 Hollywood Road, Baywater Drilling, applicant.

- (1) Mr. Matt Newchurch, representing the applicant, discussed the planned building group application.

- (2) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the planned building group request. He stated that the applicant has submitted to the State Fire Marshal and they would also follow up on the handicapped parking requirements.
- (3) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planned building group application for the placement of two (2) buildings (office building and detached warehouse) at 668 Hollywood Road.”

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

2. Preliminary Hearings:

- a) Mr. Kurtz moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District); 6522 West Main Street, Lot 1 & North ½ of Lot 3, Block 1, Luby Subdivision; Katherine Scanio, for Thursday, September 18, 2014 at 6:00 p.m.

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

- b) Mr. Thibodeaux moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District); 404 Bayou Gardens Boulevard, Lots 1, 2, & 3, Block 1, Southland Woods Subdivision; Wa Kuen & Yun Lau, applicant, for Thursday, September 18, 2014 at 6:00 p.m.

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

- c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from C-3 (Neighborhood Commercial District) to R-1 (Single-Family Residential District); Lots 2-30, Crescent Place Subdivision (proposed); T.P.C.G., applicant, for Thursday, September 18, 2014 at 6:00 p.m.

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

F. STAFF REPORT:

1. Mr. Pulaski requested to add four (4) items to the agenda concerning a proposal from South Central Planning & Development Commission for consultant services related to the expansion of parish zoning districts, a proposed revision to the Parish Zoning Ordinance to increase the maximum width of driveways from 30 to 36' on corner lots in R-1 districts, a proposed revision to the Parish Zoning Ordinance to increase the required setback from 15' to 20' on corner lots in R-1 districts, and the creation of a new open land zoning district (OL-2) for environmentally sensitive areas.

- a) There was no public comment on any of the items.

- (1) Mr. Kurtz moved, seconded by Mr. Schouest: “THAT the public comment period be closed.”

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

- (2) Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC place all four (4) matters on the agenda for discussion and possible action as per Mr. Pulaski’s request.”
- (3) Discussion was held with regard to the possible controversy with regard to the OL-2 zoning district and possibly call for a public hearing at the next meeting.
- (4) Mr. Freeman suggested the Commission take individual votes on each item as whether to add it to the agenda or not and reminded them that the votes had to be unanimous.
- (5) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC place the proposal from South Central Planning & Development Commission for consultant services related to the expansion of parish zoning districts on the agenda for discussion and possible action.”

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

- (6) Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC place the proposed revision to the Parish Zoning Ordinance to increase the maximum width of driveways from 30 to 36’ on corner lots in R -1 districts on the agenda for discussion and possible action.”

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

- (7) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC place the proposed revision to the Parish Zoning Ordinance to increase the required setback from 15 to 20’ on corner lots in R-1 districts on the agenda for discussion and possible action.”

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

- (8) Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC place the creation of a new open land zoning district (OL-2) for environmentally sensitive areas on the agenda for discussion and possible action.”

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

G. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Kurtz stated the previous motions to not place all of the items on the agenda were the way to go.

2. Chairman’s Comments: None.

H. PUBLIC COMMENTS: None.

- I. Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:34 p.m.”

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

L.A. “Budd” Cloutier, O.D., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE
ZONING AND LAND USE COMMISSION MEETING OF AUGUST 21, 2014.**

**PATRICK GORDON, DIRECTOR
PLANNING & ZONING DEPARTMENT**