

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF JANUARY 15, 2026

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of January 15, 2026 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Wayne Thibodeaux and the Pledge of Allegiance led by Mrs. Angele Poiencot. *The Chairman, Mr. Robbie Liner, was unable to attend the meeting.*
- B. Upon Roll Call, present were: Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; and Mr. Travion Smith. Also present was Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-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. *No Commissioners had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of December 18, 2025.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Billiot, Mr. Gold, Mr. Liner, and Mr. Smith. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Preliminary Hearing:**
The Vice-Chairman called to order an application by Timothy A. Emerson to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 6634 & 6642 West Main Street.
- a) Mr. McGuire moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for an application by Timothy A. Emerson requesting to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 6634 & 6642 West Main Street for Thursday, February 26, 2026 at 6:30 p.m.”
- The Vice-Chairman called for a vote on the motion offered by Mr. McGuire. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Billiot, Mr. Gold, Mr. Liner, and Mr. Smith. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **STAFF REPORT:**
1. The Vice-Chairman called to order the Public Hearing for the discussion and possible action regarding the placement of modular structures in residential zoning districts.
- a) Mr. Pulaski discussed the definition of a modular home and the proposal to require a special exception from the Board of Adjustment to place the structures in R-1 and R-2 zoning districts and be listed as a permitted use in an R-3 zoning district. He spoke of the Board of Adjustment’s ability to place special conditions on the modular home to match the existing homes in the neighborhoods, such as porches, etc.
- b) The Vice-Chairman recognized Councilman Kevin Champagne, District 5, 8326 Main Street, who stated he had received numerous calls about the modulars placed at Park & Central Avenues and in the Lisa Park Subdivision. He stated he requested new regulations to accommodate these structures and that the one at the corner of Park and Central turned out to be aesthetically nice.
- c) The Vice-Chairman recognized Mrs. Karen Schilling, 511 Wilson Avenue, who spoke of her neighborhood being full of derelict and neglected structures and that she was the one that instigated the modular at Central & Park. She stated it did appear to be measuring up to the other existing law firms in the area.

- d) Mr. Thibodeaux moved, seconded by Mr. McGuire: “THAT the Public Hearing be continued until the next regular meeting of February 26, 2026.”

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

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners’ Comments: None.
2. Vice-Chairman’s Comments: None.

I. PUBLIC COMMENTS: None.

- J. Mrs. Poiencot moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:23 p.m.”

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



Jan Rogers, Vice-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 JANUARY 18, 2026.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**