

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF MAY 15, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of May 15, 2025 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 Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Travion Smith.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Terry Gold. Also present was 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. *Mr. Liner and Mr. McGuire recused themselves from Item F.1.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: “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 April 17, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARINGS:**
1. The Chairman called to order the Public Hearing for an application by Terrebonne Children’s Advocacy Center requesting to rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial) 132 Armour Drive.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the rezone request.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, closed the Public Hearing.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner & Mr. McGuire; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated staff recommended approval of the rezone request.
- e) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from R-3 (Multi-Family Residential) to C-2 (Two-Family Residential) 132 Armour Drive and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner & Mr. McGuire; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing for an application by Lonzo Lavine requesting to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 710 May Street, Lot 6, Block 4, Addendum No. 1, Fairsite Subdivision.
- a) No one was present to represent the application.
- b) Mr. Pulaski stated his recommendation was to table the matter because the applicant did not post the public hearing signage on site.

- c) Mr. Smith moved, seconded by Mr. Billiot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the application to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 710 May Street, Lot 6, Block 4, Addendum No. 1, Fairsite Subdivision until the next regular meeting of June 26, 2025 due to the public hearing signage not being posted on site as required.”

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

G. NEW BUSINESS:

1. Planned Building Group:

- a) The Chairman called to order the Planned Building Group application by Richard Real Estate & Management, LLC requesting to place five (5) residential units at 7389, 7393, 7397, & 7401 Park Avenue.
- b) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the request.
- c) There was no one present from the public to speak on the matter.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the applicant satisfies the Bayou Cane Fire Protection District’s requirements as per their email dated May 9, 2025 [See ATTACHMENT A] and install a play area as per the Planned Building Group requirements.
- e) Discussion was held regarding verification of the requirements when the zoning review is performed at the building permit stage.
- f) Mr. Smith moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Building Group application for the placement of five (5) residential units at 7389, 7393, 7397, & 7401 Park Avenue conditioned upon the applicant satisfying the Bayou Cane Fire Protection District’s requirements as per their email dated May 9, 2025 [See ATTACHMENT A] and install a play area as per the Planned Building Group requirements.”

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

2. Parking Plan:

- a) The Chairman called to order the Parking Plan application by Michael Barker requesting approval for the construction of 248 parking spaces for a car dealership (Barker Kia) at 6290 West Main Street.
- b) Ty Westerman, Duplantis Design Group, PC, discussed the parking plan.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the parking plan application.
- d) Discussion was held regarding the landscaping and the variance request regarding the substitution of more shrubs in the place of trees that was submitted to the Board of Adjustment.
- e) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan application for the construction of 248 parking spaces for a car dealership (Barker Kia) at 6290 West Main Street.”

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

3. Planning Approval:

- a) The Chairman called to order the Planning Approval application by Iglesia Mahaneim, Oscar Cordon, requesting approval for the establishment of a church in a C-2 (General Commercial) zoning district at 301 Howard Avenue.
- b) Mr. Rafael Ortiz, 107 Dolphin Street, who discussed the request.

- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Planning Approval request.
- d) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application for the establishment of a church, Iglesia Mahaneim, in a C-2 (General Commercial) zoning district.”

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

H. STAFF REPORT:

- 1. Mr. Pulaski discussed a possible fee increase from \$10 to \$50 for Planning Approvals due to the costs of certified mail and losing money rather than making enough funds to process the application.

- a) Discussion was held regarding how long the current fees have been in effect and what neighboring parishes charge for such applications.
- b) Discussion ensued regarding all application fees for zoning applications that also could be increased. The action regarding all fees not being on the agenda would require a motion for an add-on.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, add the discussion and possible action regarding a review to increase all zoning application fees accordingly.”

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

- d) Mr. Rogers moved: “THAT the HTRPC, convening as Zoning & Land Use Commission, increase all of the Zoning & Land Use Commission’s application fees accordingly.” *The motion died due to a lack of a second.*
- e) Discussion ensued regarding the discussion of only Planning Approvals and not the rest of the fees and more time needed to come up with a proposal.
- f) Mr. Billiot moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the discussion and possible action regarding a fee increase for Planning Approvals from \$10 to \$50 and add other fee increases as well until the next regular meeting of June 26, 2025.”

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

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS:

- 1. The Chairman asked if there were anyone present to speak Item F.2 regarding the rezoning application at 710 May Street since they failed to do so at the time the matter was addressed. There was no one present and the Public Hearing was continued until the next regular meeting of June 26, 2025.

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

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



Robbie Liner, 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 MAY 15, 2025.**

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

Becky Becnel

From: Christopher Pulaski
Sent: Friday, May 9, 2025 10:24 AM
To: Mike Palmer
Cc: Becky Becnel
Subject: Re: May 15th meeting

Thanks. Feel free to contact the architect or applicant directly. I am also cc'ing Becky so we can get this into the ZLUC files and incorporate it into our staff report.

Christopher Pulaski, PLA
TPCG, Director of Planning and Zoning
(985) 873-6569

From: Mike Palmer <mpalmer@bcfire.org>
Sent: Friday, May 9, 2025 10:08:31 AM
To: Christopher Pulaski <cpulaski@tpcg.org>
Subject: May 15th meeting

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

Item for the May 15th meeting. Zoning and land use Commission.

If we are to early, please let me know.

Reference:

G. NEW BUSINESS:

1. Planned Building Group:

Placement of (5) residential units; 7389, 7393, 7397, & 7401 Park Avenue; Richard Real Estate & Management, LLC, applicant (Council District 2 / Bayou Cane Fire)

Regarding the new access road along St. Louis Canal. Proposed road is 18 feet wide.

NFPA 1:

18.2.3.5.1.1* Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

This access road will also require a new fire hydrant.

NFPA 1:

18.5.1.6 Fire hydrants shall be located not more than 12 ft (3.7 m) from the fire department access road.

I can also reach out to the architect.

Thanks



Mike Palmer NREMT-Advanced
Chief Of Fire Prevention | BAYOU CANE FIRE PROTECTION DISTRICT

Bayou Cane Fire Protection District | 6166 W. Main St. | Houma, LA 70360 | (985) 856-4862

Phone: (985) 856-4862 Email: mpalmer@bcfire.org
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