

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF MAY 21, 2026**

- A. The Chairman, Mr. Robbie Liner, called the meeting of May 21, 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 Mr. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Terry Gold; Mr. Robbie Liner, Chairman; 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 and Mr. Travion Smith. 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.
1. Mr. Thibodeaux recused himself from Item F regarding the rezone application for 526 South Hollywood Road because he received an adjacent property owner notice.
- 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 April 16, 2026."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by Terrebonne Parish Consolidated Government requesting to rezone from I-1 (Light Industrial) and OL (Open Land) to I-1 (Light Industrial) 526 South Hollywood Road, Tract A on Map Showing Tracts A & B, Redivision of Property of Marvin Marmande, Jr., et al.
- a) Mr. Lucio discussed the rezone request as well as the Staff Report and stated Staff would recommend approval of the request.
- b) No one from the public was present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. McGuire: "THAT the Public Hearing be closed."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner and Mr. Thibodeaux; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Soudelier moved, seconded by Mr. Gold: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from I-1 (Light Industrial) and OL (Open Land) to I-1 (Light Industrial) 526 South Hollywood Road, Tract A on Map Showing Tracts A & B, Redivision of Property of Marvin Marmande, Jr., et al and forward to the Terrebonne Parish Council for final consideration."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner and Mr. Thibodeaux; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission remove the Old Business from the table for consideration."

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

1. Home Occupation:

The Chairman called to order the Home Occupation application by Mr. David Coffman to establish a notary business at 421 Douglas Drive that was tabled at the previous meeting.

- a) Mr. David Coffman, 421 Douglas Drive, stated he wanted to operate a notary business out of his home and pointed out another approved notary in or near the neighborhood. He stated he had approximately 2-4 people at his home for a normal transaction but never more than six.
- b) The Chairman recognized Marilyn Breaux, 422 Douglas Drive, who stated her testimony from the April meeting was in the record but that she still felt the same and was in opposition of the notary business. She submitted a letter from a neighbor, Dwayne Portier, who could not attend due to an illness [See *ATTACHMENT A*].
- c) The Chairman recognized Bruce Thorpe, 423 Douglas Drive, who stated he lived in the neighborhood for five years and have not had any issues with Mr. Coffman since he moved there [See *ATTACHMENT B*].
- d) The Chairman recognized Connie Bourg, 5953 Alma Street, who inquired about the property being rezoned. It was clarified that it was not being rezoned and only a home occupation was being considered.
- e) The Chairman recognized Russell Guillot, 420 Douglas Drive, who stated there are always residents at Mr. Coffman's house carrying on in the yard with vulgar language.
- f) Ms. Breaux was recognized again and stated the traffic had died down in the last month because Mr. Coffman knew he was coming back for his home occupation approval.
- g) Discussion was held regarding Mr. Coffman owning his home and paying cash for it after he lost his previous home in a fire.
- h) The Chairman recognized Carol Coffman, 204 Connely Street, who accusing the neighbor of stalking.
- i) Mr. Lucio read the Staff Report and stated recommended approval of the Home Occupation request conditioned upon clients parking in driveway only and if more than one (1) vehicle, work elsewhere; stagger appointment times, one (1) at a time; and that there are specific hours for the business (10am-7pm, Monday-Friday).
- j) Discussion was held regarding one letter submitted in opposition, one letter in support and a staff recommendation of conditional approval.
- k) Mr. Gold moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval per Staff and conditioned upon client's parking in the driveway only; stagger appointment times, one (1) at a time; and that hours of operation should be 10am-7pm Monday-Friday."
- l) Discussion ensued regarding not restricting the hours, amending the driveway to fit more vehicles, restricting street parking, dictating who can park in street (clients or friends and family), hours of operation, seven days a week versus Monday through Friday, regulation and enforcement of conditions, revoking the approval if receive too many complaints, and the neighbors calling the sheriff's office if loitering and vulgarity present.
- m) *Motion as amended.* Mr. Gold moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval per Staff and conditioned upon client's parking in the driveway only; stagger appointment times, one (1) at a time; and that hours of operation should be 10am-7pm, 7 days a week."
- n) The Chairman called for a vote on the amended motion offered by Mr. Gold. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: Mrs. Poiencot; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. NEW BUSINESS:

1. Preliminary Hearing:

Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 291 & 295 Pontiff Street, Lots 10 & 11, Block 4, Addendum No. 1, Pontiff Subdivision for Thursday, June 18, 2026 at 6:00 p.m."

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

I. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the discussion and possible action regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts.

a) Mr. Pulaski discussed the history of this matter and discussed the proposed regulations.

b) Mr. Thibodeaux questioned the public hearing; whereas Mr. Pulaski indicated he was the one who motioned to call the Public Hearing at the previous meeting.

c) The Chairman recognized Mr. Richard Marie, 6834 West Park Avenue, who discussed the nature of the business and that there may be little oil leakage but most of that occurs at the accident site. Mr. Pulaski discussed time frames that are difficult to estimate based on investigations, etc.

d) There was no one from the public present to speak on the matter.

e) Mr. Rogers moved, seconded by Mr. McGuire: "THAT the Public Hearing be closed."

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

f) Mr. Soudelier moved, seconded by Mr. Gold: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the proposed regulations regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts and Staff forward to the Terrebonne Parish Council for final consideration."

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

2. The Chairman called to order the Public Hearing for the discussion and possible action regarding notaries as home occupations.

a) Mr. Pulaski read the minutes from the previous meeting that Mr. Smith wanted to hold a Public Hearing to discuss this matter about possibly having a standard set of conditions for notaries as home occupations. Mr. Smith was not present at the meeting for further input.

b) Discussion was held regarding notaries/home occupations being considered on a case by case basis since neighborhood densities vary. Mr. Pulaski stated that notaries are exempt from acquiring occupational licenses from the Sales & Use Tax Office.

c) There was no one from the public to speak on the matter.

d) Mr. Rogers moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

e) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: "THAT the HTRPC, convening as the Zoning & Land Use Commission do nothing about the matter of

notaries as home occupations and continue to consider them on a case by case basis.”

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

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS: None.

L. Mr. Rogers 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 6:56 p.m.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. 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 21, 2026.**

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

Dwayne Portier  
426 Douglas Dr.  
Houma, LA 70364

May 21, 2026

Dear Members of the Planning Commission,

I am writing to respectfully inform you that I was unable to attend the meeting held on May 21, 2026, due to illness.

I had intended to be present and participate, as the matters discussed are important to me. I would like to share my concerns regarding a matter in my neighborhood.


Mr. David Coffman, who resides at 421 Douglas Dr., is currently operating a notary business from his home. This has, at times, created increased traffic and congestion on our street. Additionally, a large sign previously displayed in the front yard appeared out of character with the surrounding residential area.

As a homeowner, I am concerned about maintaining the residential nature and safety of our neighborhood. With school letting out for the summer, there will be more children playing outside, and the added traffic raises safety concerns.

I want to emphasize that this concern is not personal in nature. Mr. Coffman appears to be a good neighbor, and this is not a reflection of his character, but rather a concern about the impact of operating a business in a residential area.

Thank you for your understanding and consideration. I would appreciate any updates or information regarding this matter.

Respectfully,



Dwayne Portier

May 18<sup>th</sup> , 2026

To whom it May Concern,

My name is Bruce W. Thorpe and live at 423 Douglas Dr. Houma, LA. 70364. My Family has lived in this house for decades, as it was my Mother's house before it became mine.

I have come to know Mr. David Coffman. He moved in in December of 2025. We have become friends fast.

I am aware that my Coffman is a Notary and serves his constituency from his home office. Mr. Coffman makes every effort to ensure that he does not cause congestion with a lot of traffic. There are times when there are many cars and trucks at Mr. Coffman's house but those were all social gathers and had nothing to do with Mr. Coffman's Office as a Notary.

I would like to state that I have no problems with Mr. Coffman serving his constituency from his home. We have talked and I told him, as long as they don't block my driveway or pull up in my yard, he can do what he needs to do in order to help his constituents. I ask that this Board Approve Mr. Coffman's request for a home occupational exemption .

Respectfully Yours,



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Bruce W. Thorpe