

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF OCTOBER 16, 2025**

- A. The Chairman, Mr. Robbie Liner, called the meeting of October 16, 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. Travion Smith 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. Travion Smith. Absent at the time of Roll Call were: Mr. Michael Billiot and Mr. Wayne Thibodeaux. 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. Gold recused himself from Item F.1.*
- D. APPROVAL OF THE MINUTES:
1. Mr. Rogers 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 September 11, 2025.”
- 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. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- The Chairman recognized Councilman Brien Pledger in the audience.*
- Michael Billiot arrived at the meeting at this time – 6:05p.m.*
- F. PUBLIC HEARINGS:
1. The Chairman called to order the application by Ironman Properties of America, LLC requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, on behalf of the applicant, discussed the rezone request.
- b) The Chairman recognized Councilman Brien Pledger, 214 Roselawn Avenue, who spoke on behalf of his constituents that he represents. He expressed the same concerns from the previous meetings of drugs, shootings, overdoses, etc. in the immediate area. He said he had spoken to the applicant but had to still represent his constituents. He discussed other properties in the vicinity that were rezoned due to Restore LA and spot zoning in Mechanicville. He stated he supported rezones if the property owners were going to live at the property and not for rental properties. He stated the Isaac property has a history and asked the Commission for careful consideration of the request.
- c) The Chairman recognized Mr. Gold, applicant, 2131 Bayou Blue Road, who stated the current tenant at the neighboring property, 147 West Street, had been evicted that morning. He stated that he does background checks on his tenants and that he can’t make money if he puts bad people in his rental units. He stated he was local and grew up on the east side.
- d) Discussion was held regarding when both properties were purchased and which unit had the crime history, which unit the evicted tenant was in, starting a neighborhood watch in the area, neighborhood cameras, tenants having family members visit who do drugs, commit crimes, etc.
- e) Mr. Gold stated the property was for sale and he tore down an abandoned house to be able to put nice home on the property.
- f) Councilman Pledger spoke of the type of people who live in rental properties.
- g) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request from R-1 to R-2.

- h) Mr. Soudelier moved, seconded by Mr. McGuire: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision 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. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Gold and Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

1. The Chairman called to order the Planned Building Group application by Start Corporation requesting to place a two-story housing building (containing two apartments) at 440 Magnolia Street.

- a) The Chairman recognized Mr. Greg Gleason, applicant, discussed the planned building group application.
- b) Mr. Pulaski introduced the new Planner, Henri Lucio, and discussed his work experience and that he would read the Staff Report.
- c) Mr. Lucio read the Staff Report and stated Staff recommended approval of the Planned Building Group conditioned upon the applicant satisfying the fence requirement and receiving a variance from the Board of Adjustment for the rear dimension.
- d) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Building Group application for the placement of a two-story housing building (containing two apartments) at 440 Magnolia Street by Start Corporation conditioned upon the applicant satisfying the fence requirement and receiving a variance from the Board of Adjustment for the rear dimension.”

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

- K. 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 6:32 p.m.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. 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 OCTOBER 16, 2025.**

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