

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF JULY 17, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of July 17, 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. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Barry Soudelier, Secretary/Treasurer. 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 H.1(b).*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Billiot: “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 June 26, 2025.”
- 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. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- The Chairman recognized Councilman Carl Harding in the audience.*
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARINGS:**
1. 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 deny the matter due to the applicant’s failure to provide adequate public hearing notice on site.
- c) Mr. Thibodeaux moved, seconded by Mr. Billiot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, deny 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 due to the applicant’s failure to provide adequate public hearing notice on site.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
1. The Chairman called to order the reconsideration of the Planned Building Group conditional approval given on May 15, 2025 for the placement of five (5) residential units at 7389, 7393, 7397, & 7401 Park Avenue by Richard Real Estate & Management, LLC.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the applicant had made changes to the site plan and the incorrect plat was inadvertently considered at the May meeting. He stated the site plan was revised but still included five (5) units as previously approved as well as a play area added.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the revised site plan conditioned upon the applicant satisfying the Bayou Cane Fire Protection District’s requirements and placement of a playground area.
- c) Mr. Billiot moved, seconded by Mr. Gold: “THAT the HTRPC, convening as the Zoning & Land Use Commission grant approval of the application for placement 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 and placement of a playground area.”

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

H. NEW BUSINESS:

- 1. Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 127 Samuel Street, Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E, Mechanicville; Iona L. Brown, applicant for Thursday, August 21, 2025 at 6:00 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. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision; Ironman Properties of America, LLC, applicant for Thursday, August 21, 2025 at 6:00 p.m.”

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, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Gold and Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT: None.

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS: None.

- L. Mr. Smith moved, seconded by Mr. Billiot: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:09 p.m.”

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. 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 JULY 17, 2025.

CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT