

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF NOVEMBER 21, 2022

1. The Chairman, Mr. David Tauzin, called the meeting of November 21, 2022, of the Houma Board of Adjustment to order at 5:00 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, present were: Mr. David Tauzin, Chairman; Mr. Joe Harris, Vice Chairman; Mr. Willie Newton, Secretary; Mr. Matthew Chatagnier, Mr. Pete Konos and Reverend Corion Gray. Absent at the time of Roll Call were: None. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and, Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of October 17, 2022."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, Mr. Chatagnier and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Front yard setback variance from the required 25' to 23' and rear yard setback variance from the required 30' to 12' for the placement of a mobile home in an R-3 zoned district located at 512 Saadi Street.
 - 1) The Chairman recognized Mrs. Laurie Billiot of 128 Oak Forest Drive, Gibson who stated the variance is for the placement of a new mobile home in an R-3 zoned area.
 - 2) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a front yard setback variance from the required 25' to 23' and rear yard setback variance from the required 30' to 12' for the placement of a mobile home in an R-3 zoned district located at 512 Saadi Street.
 - 3) Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment grant approval of the request for the front yard variance from the required 25' to 23' and rear yard setback variance from the required 30' to 12' for the placement of a mobile home in an R-3 zoned district located at 512 Saadi Street."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Chatagnier, Mr. Konos & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: variance from the minimum building site area, building height limit and parking requirements for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd.
 - 1) The Chairman recognized Mr. Chris Clements of HRI Communities, LLC who stated that the request for variance from the minimum building site area, building height limit and parking requirements is for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd.
 - 2) The Chairman recognized Ms. Kellie Cunningham, TPCG Director of Housing & Human Services Department who stated that there is a need for additional housing in the area and she was in favor of the development.
 - 3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a variance from the minimum building site area, building height limit and parking requirements is for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd.

4) Mr. Chatagnier moved, seconded by Mr. Harris: “THAT the Houma Board of Adjustment grant approval of the request for a variance from the minimum building site area, building height limit and parking requirements for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd.”

The Chairman called for a vote on the motion offered by Mr. Chatagnier. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, Mr. Konos & Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin; and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

C. Special Exception: Exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue.

1) The Chairman recognized Mr. Prosper Toups of Delta Coast Consultants, LLC who stated that the exception is to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue.

2) The Chairman recognized Ms. Dorothy Murry, building owner at Carlos Street and Park Avenue, who stated that she feels the placement of a self-storage facility isn't the right fit for the area and objects this request.

3) The Chairman recognized Ms. Pamela Rhodes of Bayouside Drive, who questioned why a special exception was needed for this type of development in a C-3 zoned area and where she could find this information in the Terrebonne Parish Codes.

4) The Chairman recognized Ms. Ann Dufrene of 7131 Park Avenue who expressed her concerns of a sight obstruction and after further discussion, objected to the special exception.

5) The Chairman recognized Mr. Mitch Brien, applicant, who stated that security cameras and additional lighting would be added to the storage building to help with making the area safer.

6) Discussion continued between the Board Members and Public.

7) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a special exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue.

8) Discussion continued about C-3 zoned districts and what's allowed in the district.

9) Mr. Chatagnier moved, “THAT the Houma Board of Adjustment grant approval of the special exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue.” Motion died due to the lack of a second.

10) Mr. Newton moved, seconded by Mr. Chatagnier: “THAT the Houma Board of Adjustment grant approval of the special exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue conditioned that the facility be reduced from 11 units to 10 and that a fence be installed and tied into the corners of the self-storage facility.

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Chatagnier & Mr. Tauzin; NAYS: Mr. Konos; ABSTAINING: Mr. Harris; and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. Administrative Review: Review concerning the placement of a mobile home in an R-1 zoned area located at 207 Marcel Lane.

1) The Chairman recognized Mr. Allen Courteau, Jr., applicant for the administrative review who stated that the review is to allow for the placement of a mobile home in an R-1 zoned area located at 207 Marcel Lane.

2) The Chairman recognized Mrs. Jessica Domangue, Councilwoman District 5 who supports the placement of a mobile home at 207 Marcel Lane.

3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request conditioned that the applicant removes their mobile home should all the mobile homes on the properties along Marcel Lane be removed.

4) Mr. Chatagnier moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment grant approval of the request to place a mobile home at 207 Marcel Lane conditioned that the applicant removes their mobile home should all the mobile homes on the properties along Marcel Lane be removed."

The Chairman called for a vote on the motion offered by Mr. Chatagnier. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, Mr. Konos & Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin; and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. NEXT MEETING DATE:

A. The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is December 20, 2022.

8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None

10. Mr. Harris moved, seconded by Mr. Chatagnier: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 6:02 p.m."

The Chairman called for a vote on the motion offered by Mr. Chatagnier THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, Mr. Konos & Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Mr. Willie Newton, Secretary
Houma Board of Adjustment*