

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF JANUARY 16, 2024

1. The Chairman, Mr. Matt Chatagnier, called the meeting of January 16, 2024, of the Houma Board of Adjustment to order at 5:01 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, present were: Mr. Matt Chatagnier, Chairman, Mr. Willie Newton, Secretary, and Mr. David Tauzin. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman, Ms. Katie Sims, and Mr. Pete Konos. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Brighton "BJ" Schmill, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Tauzin moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of December 19, 2023."

The Chairman called for a vote on the motion offered by Mr. Tauzin. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Newton, and Mr. Chatagnier, NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Konos, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Variance to allow for the placement of a facade sign in excess of 70 square foot on a commercial building on a C-2 zoned lot located in the Overlay District at 1643 Martin Luther King Blvd.

Note: Mr. Joe Harris, Vice Chairman entered the meeting at 5:04 pm.

- 1) The Chairman recognized Mr. Pete Hatcher of 6847 Hillard Drive, Canal Winchester, OH 43110, who stated that the request for the variance is to allow of the placement of a façade sign in excess of 70 square foot on a commercial building on a C-2 zoned lot located in the Overlay District at 1643 Martin Luther King Blvd.

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

- 3) Mr. Tauzin moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Tauzin. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- 4) Mr. Schmill discussed the Staff Report and stated that the variance amount is 12.04 square feet and that the previous sign at this location was already legal non-conforming. He stated that Staff recommends approval of the variance request.

- 5) Mr. Tauzin moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment approve the request for a structure variance to allow for the placement of a façade sign in excess of 70 square foot on a commercial building on a C-2 zoned lot located in the Overlay District at 1643 Martin Luther King Blvd."

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

- B. Structure Variance: Rear yard setback variance from the required 25' to 10' for a proposed meeting room on an R-1 zoned lot located at 501 Kenney Street.

- 1) The Chairman recognized Mr. Joe Boudreaux of J E Boudreaux Services, who stated that the request for the rear yard setback variance from the required 25' to 10' is to

allow for the construction of a meeting room on an R-1 zoned lot located at 501 Kenney Street.

2) The Chairman recognized Mrs. Connie Bourg of 5953 Alma Street who expressed her concerns about adequate drainage.

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

3) Mr. Harris moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the meeting room will have its own entrance on the parking lot side of the building and would not alter the characteristics of the neighborhood. He stated that Staff recommends approval of the variance request on the condition that gutters and downspouts be installed on the rear side of the structure to direct water away from the adjacent property and towards the drainage servitude in the rear or to the street as the site is designed to drain.

5) Ms. Harris moved, seconded by Mr. Tauzin: "THAT the Houma Board of Adjustment approve the request for a rear yard setback variance from the required 25' to 10' for the construction of a meeting room at 501 Kenney Street on the condition that gutters and downspouts be installed on the rear side of the structure to direct water away from the adjacent property and towards the drainage servitude in the rear or to the street as the site is designed to drain."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. 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 Tuesday, February 20, 2024.

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. PUBLIC COMMENT: None

11. Mr. Harris moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:11 p.m."

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



Mr. Willie Newton, Secretary
Houma Board of Adjustment