

**MINUTES**  
**HOUMA BOARD OF ADJUSTMENT**  
**MEETING OF August 19, 2024**

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of August 19, 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. Pete Konos.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, Mr. David Tauzin and Mr. Pete Konos. Absent at the time of Roll Call were: Ms. Katie Sims. 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. Harris moved, seconded by Mr. Tauzin: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of July 15, 2024."  
  
The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos, Mr. Harris and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
  - A. Special Exception: Exception to allow for the placement of a mobile home on R-2 zoned lots located at 235 and 237 Henderson Street.
    - 1) The Chairman recognized Ms. Ashley Billiot of 302 Lower Country Drive, Bourg, who stated that she was representing the applicant and that the request for the special exception was to allow for the placement of a mobile home on R-2 zoned lots located at 235 and 237 Henderson Street.
    - 2) There was no one from the public present to speak on the matter.
    - 3) Mr. Harris moved, seconded by Mr. Tauzin: "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. Tauzin, Mr. Newton and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
    - 4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a mobile home on R-2 zone lots located at 235 and 237 Henderson Street. He stated Staff recommends approval of the request on the condition that the mobile home is a model 2014 or newer.
    - 5) Mr. Harris moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment approve the request for a special exception to allow for the placement of a mobile home on R-2 zoned lots located at 235 and 237 Henderson Street on the condition that the mobile home be a model of 2014 or newer."  
  
The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Harris, Mr. Newton, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  - B. Structure Variance: variance for driveway separation distance from 40' to 12' and a third driveway from 100' to 9' on a C-3 zoned lot located at 859 Bayou Gardens Blvd.

1) The Chairman recognized Mr. Jerome Trosclair of Bayou Gardens Seafood, who stated that the variance is to allow for a driveway separation distance from 40' to 12' and a third driveway from 100' to 9' on a C-3 zoned lot located at 859 Bayou Gardens Blvd.

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

3) Mr. Harris moved, seconded by Mr. Konos: "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. Tauzin, Mr. Newton, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant is opening a drive-thru seafood store at 859 Bayou Gardens Blvd and that the first variance is to allow for an entrance to the drive-thru. He stated that the second variance will be for a third driveway which will allow access to a parking lot which will be used for unloading and customer parking while waiting for orders to be filled versus stacking which may overflow onto Bayou Gardens Blvd. He stated that Staff recommends approval of the request.

5) Mr. Konos recommended that permanent entrance and exit signs be installed to help drivers identify the proper traffic flow.

6) Mr. Konos moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the variance for driveway separation from 40' to 12' and a third driveway from 100' to 9' on a C-3 zoned lot on the condition that the applicant installs permanent entrance and exit signs to help drivers identify the proper traffic flow."

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

6. NEXT MEETING DATE:

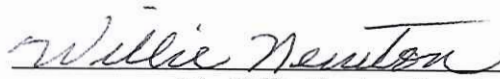
a) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is Monday, September 16, 2024.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Harris moved, seconded by Mr. Tauzin: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:14 p.m."

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

  
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Mr. Willie Newton, Secretary  
Houma Board of Adjustment