

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

FEBRUARY 17, 2022, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of January 27, 2022

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Planned Building Group:
Placement of a duplex and 3-unit townhouse; 7422 & 7430 Main Street; Cynthia Moore, applicant
(Council District 2 / City of Houma Fire)
2. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block 2, Barrow Subdivision, 361 Dixie Avenue; Placement of (2) 4-unit apartment buildings; Dream Street Properties, L.L.C., c/o Corey Williams; and call for a Public Hearing on Thursday, March 17, 2022 at 6:00 p.m.
(Council District 1 / City of Houma Fire)

G. STAFF REPORT

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 27, 2022

E. APPROVE REMITTANCE OF PAYMENT FOR THE FEBRUARY 17, 2022 INVOICES AND THE TREASURER'S REPORT OF JANUARY 2022

1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2021 Audit

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Emerson Lakes, Phases 3 & 4
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Emerson Drive, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Pete-Land Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Variance Request: Variance from the required 50' frontage and from the required 6,000 minimum lot size requirement

d) Consider Approval of Said Application
2. a) Subdivision: Tracts 3-A-1 and 3-A-2, A Redivision of Tract 3-A belonging to Millicent B. Bourgeois, et al
Approval Requested: Process D, Minor Subdivision
Location: 5776 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Paris Broussard
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Revised Tract "A", Property belonging to Starkas, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 2340, 2344 Coteau Road, 1511 Bayou Gardens Extension, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Starkas, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
2. a) Subdivision: Evangeline Oaks Subdivision
Approval Requested: Process C, Major Subdivision-Engineering
Location: Rue Des Affaires, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Evangeline Business Park, L.L.C.
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action with regard to the 2022 American Planning Association's National Planning Conference to be held in-person April 30-May 3, 2022 in San Diego, California and online May 18-20, 2022 (Early Registration Deadline – March 31, 2022)

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Retention Pond, A Redivision of Property belonging to Enterprise Retention Pond, L.L.C., et al; Section 5, T17S-R17E, Terrebonne Parish, LA (Near SW Intersection of Emerson Drive & Corporate Drive / Council Districts 2 & 3)
2. Survey of Tract A, A Raw Land Division of Property owned by North Hollywood Plantation, L.L.C. being 26.801 acres; Sections 85 & 86, T17S-R17E, Terrebonne Parish, LA (South of Intersection of Valhi Boulevard & Equity Boulevard / Council District 6)
3. Revised Lot 48, A Redivision of Lots 47 & 48, Block 3 of Belmont Place Subdivision; Section 31, T17S-R17E, Terrebonne Parish, LA (329 & 337 Independence Drive / Council District 2)
4. Lot Ext. 5-6 being a part of Ridgefield Heights Addition to Thibodaux, LA; Section 158, T15S-R16E, Terrebonne Parish, LA (1812 Ridgefield Avenue, Thibodaux / Council District 4)
5. Revision of Property Lines for Lot 12, Block 2 of Al Vilcan Subdivision; Section 57, T16S-R15E, Terrebonne Parish, LA (110 Vilcan Street, Schriever / Council District 2)
6. Redivision of Tract 2B of Property belonging to Jennie H. Frederick into Tract Ext. 2B-1 and Tract Ext. 2B-2; Section 72, T15S-R16E, Terrebonne Parish, LA (218 Hingle Court, Schriever / Council District 4)
7. Property Line Adjustment to Property belonging to Morris P. & Sandra D. Hebert and SDH2, L.L.C.; Section 101, T17S-R17E, Terrebonne Parish, LA (285 & 287 South Hollywood Road / Council District 2)

8. Revised Lot 29-A, Block 7 of Addendum No. 3 to Roberta Grove Subdivision; Sections 2 & 21, T17S-R18E and Sections 9, 10, & 105, T17S-R17E, Terrebonne Parish, LA *(1863-1879 Prospect Boulevard / Council District 8)*
9. Lot Extension LE-1 of the Division of Property belonging to Richard Joseph Bourgeois; Section 81, T1S-R16E, Terrebonne Parish, LA *(Adjacent to 139 Old Hwy. 20, Schriever / Council District 4)*
10. Lot Extension LE-8 of the Division of Property belonging to the Estate of W.J. Blanchard, Jr.; Section 6, T16S-R16E, Terrebonne Parish, LA *(4166 West Main Street, Gray / Council District 4)*
11. Lot Line Adjustment of Properties belonging to Shell Oil Company & Empire Gibson Terminal, LLC; Section 81, T16S-R15E and Section 30, T16S-R15E, Terrebonne Parish, LA *(5317 Bayou Black Drive / Council District 6)*

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Next meeting tentatively scheduled for Thursday, March 10, 2022 @ 3:30 p.m., location to be determined

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF JANUARY 27, 2022

- A. The Chairman, Mr. Robbie Liner, called the meeting of January 27, 2022 of the HTRPC to order at 6:08 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Rogers.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Rev. Corion Gray; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Ms. Joan Schexnayder, TPCG Engineering Division; 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. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of December 16, 2021.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Thibodeaux: “THAT the HTRPC remit payment for the January 20, 2022 invoices and approve the Treasurer’s Report of December 2021.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:** None.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Faulk: “THAT the Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the conceptual & preliminary application by Pete-Land Properties, LLC for Process C, Major Subdivision, for Emerson Lakes, Phases 3 & 4.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated they would like to table the matter until the next meeting in February.
- b) Mr. Faulk moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the conceptual and preliminary application for Process C, Major Subdivision, for Emerson Lakes, Phases 3 & 4 until the next regular meeting of February 17, 2022 as per the Developer’s request.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the application for Process D, Minor Subdivision, for Lots 11-A thru 11-C, A Redivision of Lot 11 of Barrios Subdivision #2.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the matter was tabled in order to property publicize the variance for the fire hydrant distance requirements.

- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions and approval of the variance for the fire hydrant distance due to it being within the 10% allowance per fire code.
- c) Ms. Ellender moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 11-A thru 11-C, A Redivision of Lot 11 of Barrios Subdivision #2 with a variance from the residential fire hydrant requirements, 250.8' in lieu of the required 250' (within 10% allowance).”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the application for Process D, Minor Subdivision, for the Survey and Division of Tract 4 belonging to Seth Louis Cenac Trust, et al into Tract 4A and 4B.

- a) Mr. John Daigle, David A. Waitz Engineering and Surveying, Inc., stated the matter was tabled in order to property publicize the variance for the fire hydrant distance requirements.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions and approval of the variance for the fire hydrant distance due to it being within the 10% allowance per fire code.
- c) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey and Division of Tract 4 belonging to Seth Louis Cenac Trust, et al into Tract 4A and 4B with a variance from the commercial fire hydrant requirements, 162' in lieu of the required 150' (within 10% allowance).”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the Public Hearing for an application by Alexander & Jael Reeber requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Jon Mohon, Sr., or assigns (Tracts A & B).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the municipal addresses are depicted on the plat.
- e) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Jon Mohon, Sr., or assigns (Tracts A & B).”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Paris Broussard for Process D, Minor Subdivision, for Tracts 3-A-1 and 3-A-2, A Redivision of Tract 3-A belonging to Millicent B. Bourgeois, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated that there was not enough time to install the fire hydrant and requested to table the matter after the public hearing.
 - b) There was no one from the public present to speak on the matter.
 - c) Mr. Thibodeaux moved, seconded by Mr. Burgard: "THAT the Public Hearing be continued."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CONTINUED.
 - d) Mr. Thibodeaux moved, seconded by Rev. Gray: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts 3-A-1 and 3-A-2, A Redivision of Tract 3-A belonging to Millicent B. Bourgeois, et al and until the next regular meeting of February 17, 2022."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the Public Hearing for an application by Rickey R. & Maria Legendre and Montegut Dock Empire, LLC for Process D, Minor Subdivision, for Lots 1, 2, & 3 and Boundary Agreement on Property belonging to Montegut Dock Empire, LLC, et al.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated his client is creating three campsites and adjusting a property line.
 - b) There was no one present to speak on the matter.
 - c) Mr. Faulk moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
 - e) Mr. Burgard moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1, 2, & 3 and Boundary Agreement on Property belonging to Montegut Dock Empire, LLC, et al."
- The Chairman called for a vote on the motion offered by Mr. Burgard. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
4. The Chairman called to order the Public Hearing for an application by Richard Landry for Process D, Minor Subdivision, for Tracts 1 thru 5, A Redivision of Property belonging to Richard Landry, et al.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
 - b) There was no one present to speak on the matter.
 - c) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None;

ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Mr. Soudelier moved, seconded by Rev. Gray: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 thru 5, A Redivision of Property belonging to Richard Landry, et al.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Chairman called to order the Public Hearing for a conceptual & preliminary application by PHI, Inc. for Process B, Mobile Home Park, for PHI Mobile Home Park, Phase 3.

- a) Mr. John Daigle, David A. Waitz Engineering & Surveying, Inc., discussed the expansion of the existing mobile home park. He stated Phase 1 had 16 spaces, Phase 2 had 20 spaces, and this phase would have 4 additional spaces.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conceptual and preliminary approval with no conditions.
- e) Mr. Burgard stated he would recuse himself from voting on this matter.
- f) Mr. Faulk moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the conceptual and preliminary application for Process B, Mobile Home Park, for PHI Mobile Home Park, Phase 3.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Burgard and Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 6. The Chairman called to order the engineering application by Bon Villa Mobile Home Park, LLC for Process B, Mobile Home Park, for Bon Villa Mobile Home Park, Phase 2.

- a) Mr. Mark Guidroz, Developer, was present, on behalf of his engineer, Milford & Associates, Inc., for the consideration of his application.
- b) Ms. Joan Schexnayder, TPCG Parish Engineer, read a memo with regard to the punch list items for the mobile home park [See ATTACHMENT A].
- c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conceptual and preliminary approval with no conditions. He discussed an email by Mr. Guidroz and the request of a variance from Item 2 with regard to the requirement for 360' square feet of hard surfacing due to keeping the previous phase and this phase consistent to which he was in favor of granting.
- e) Mr. Guidroz also stated that he would like a variance from Item 1.a with regard to rear lot drainage.

- f) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the engineering application for Process B, Mobile Home Park, for Bon Villa Mobile Home Park, Phase 2 with a variance from Items 1.a and 2 and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division’s memo dated January 27, 2022 [See ATTACHMENT A].”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. Staff reminded the Commissioners that the state ethics and parish harassment training were required annually.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

1. Division of Property belonging to Mark J. Portier, et ux, or assigns; Section 6, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
2. Tracts "A", "B", & "C", A Redivision of Property belonging to the Estate of Suzanne R. Usey, et al; Section 85, T15S-R16E, Terrebonne Parish, LA
3. Revised Tract 6B, A Redivision of Tracts 6-A & 6-B, belonging to Robbie G. Ledet, et al; Sections 85 & 86, T15S-R16E, Terrebonne Parish, LA
4. Lot Line Shift Correction between Tracts A-1-B and Tract A; Section 84, T15S-R16E, Terrebonne Parish, LA
5. Revised Tract A-2-A and Revised Lot 5, A Redivision of Tract A-2-A & Revised Lot 5 belonging to Bradley J. Robinson, et al; Section 56, T16S-R17E, Terrebonne Parish, LA
6. Survey of Property belonging to Paige Harper Hutchinson (Portion of Tract A, 1.050 acres); Sections 56 & 85, T16S-R17E, Terrebonne Parish, LA
7. Redivision of Tract B-6A-1-A and a portion of the remaining property belonging to Rutter Land Company, Inc. into Tract B-6A-1-A-1 and the remaining property; Section 102, T17S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
- a) The Chairman appointed the same members as previously; Ross Burgard, Rachael Ellender, and Barry Soudelier; to serve on the committee.
 - b) The next SRRC meeting would be tentatively scheduled for Thursday, March 10, 2022 at 3:30 p.m. since Mr. Pulaski would not be available on February 10, 2022.

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
- a) Upon questioning by Mr. Thibodeaux, Mr. Pulaski stated the Staff Recommendations would always be given out right before the meeting, but he would start emailing the preliminary review letters that are completed approximately a week prior to the meeting to all Commissioners.
 - b) Mr. Thibodeaux requested council districts and/or physical addresses be included on the agenda for Administrative Approvals.
 - c) Mr. Bercegeay and everyone welcomed Mr. Travion Smith to the Commission.
2. Chairman’s Comments:
- a) The Chairman requested the Commissioners to be cognizant of the microphone controls to request to speak and waiting to be recognized before speaking.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded by Mr. Faulk: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:49 p.m.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



January 27, 2022
3rd Review

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Bon Villa MHP Phase 2
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be perpetually privately maintained.
2. 17-31(b)(8) Each mobile home space within a major mobile home park shall provide a minimum of three hundred sixty (360) square feet of hard-surfaced off-street parking sufficient for two (2) parking spaces.
3. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Department of Health and Hospitals for water and sewer
 - b. TPCG Pollution Control Sewer connection agreement.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: F.E. Milford, III, P.E. (email)
Ernest Brown (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|--|--|
| A. ☐ Raw Land | B. ☐ Mobile Home Park |
| ☐ Re-Subdivision | ☐ Residential Building Park |
| C. ☒ Major Subdivision | ☐ Conceptual/Preliminary |
| ☒ ☐ Conceptual | ☐ Engineering |
| ☒ ☐ Preliminary | ☐ Final |
| ☐ Engineering | D. ☐ Minor Subdivision |
| ☐ Final | |

☒ Variance(s) (detailed description):

lot widths less than 50' to construct townhomes. & less than 6,000 sq. ft. in size.

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: EMERSON LAKES PHASES 3 & 4
PETE-LAND PROPERTIES, LLC
- Developer's Name & Address: 7825 West Main St Houma, LA 70364
*Owner's Name & Address: ENTERPRISE CAPITAL, LLC, 300 Benton Rd. Bossier City, LA 71111
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: EMERSON DRIVE
- Location by Section, Township, Range: SECTIONS 32 & 33, T17S-R17E
- Purpose of Development: TOWN HOMES
- Land Use:
☐ Single-Family Residential
☒ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community (PRIVATE)
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map:
DATE: 8/26/21 SCALE: 1"=30'
- Council District: _____
- Number of Lots: 28
- Filing Fees: _____

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

9/28/21

Date

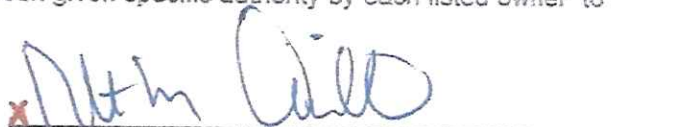

Signature of Applicant or Agent

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ☒ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

ENTERPRISE CAPITAL, LLC

By: Robert M. Aiello

Print Name of Signature


Signature

9/28/21

Date

PC21/ 10 - 9 - 49

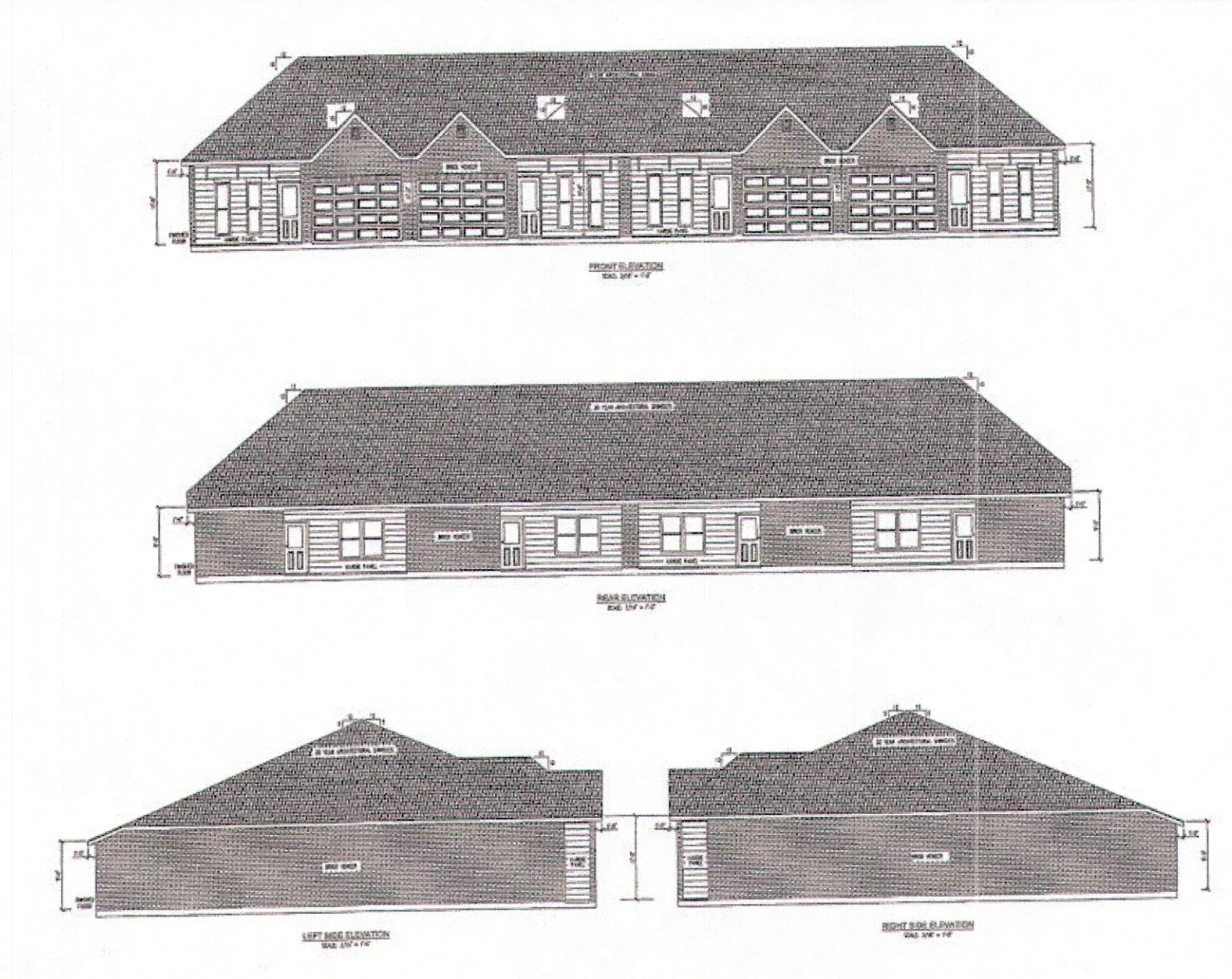
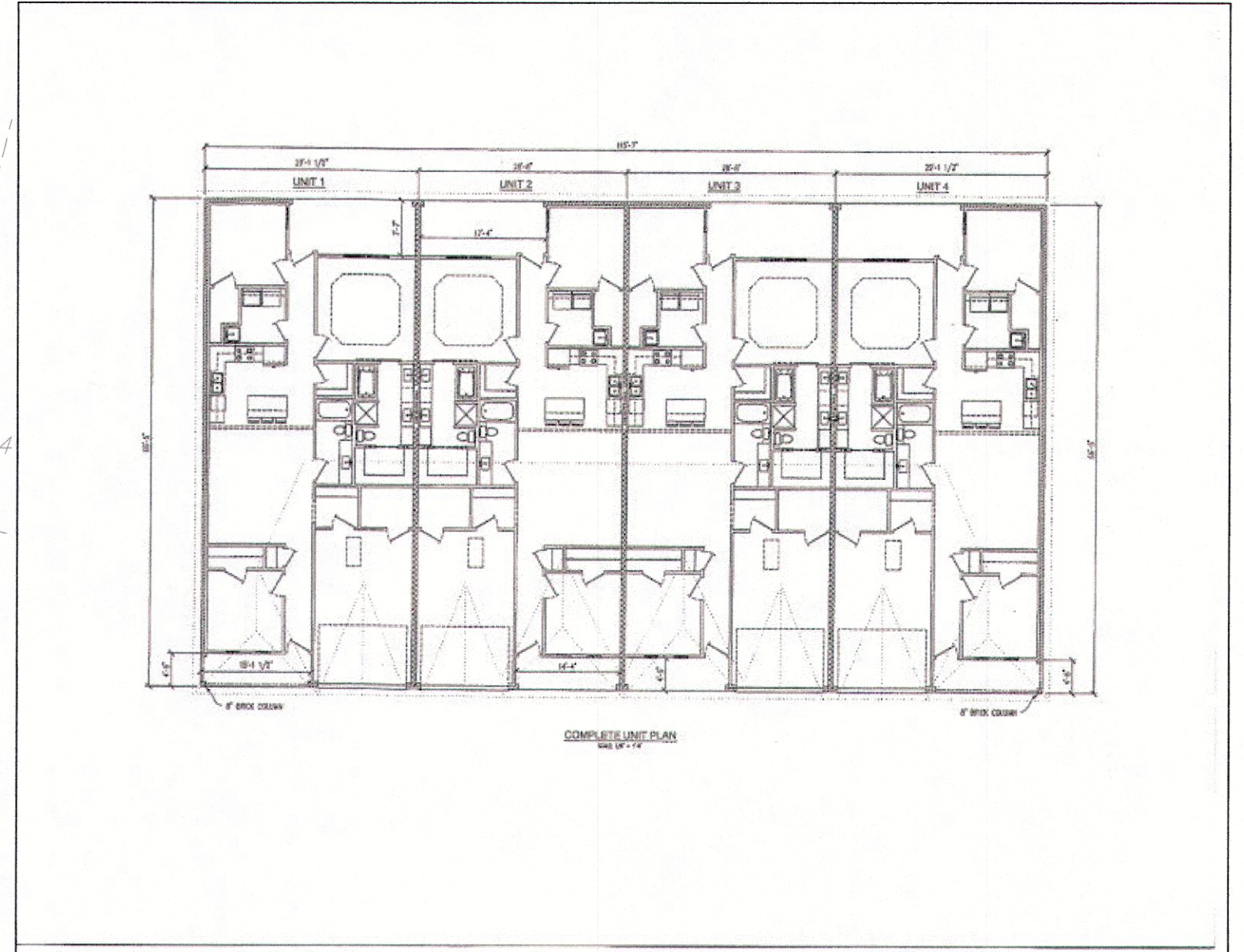
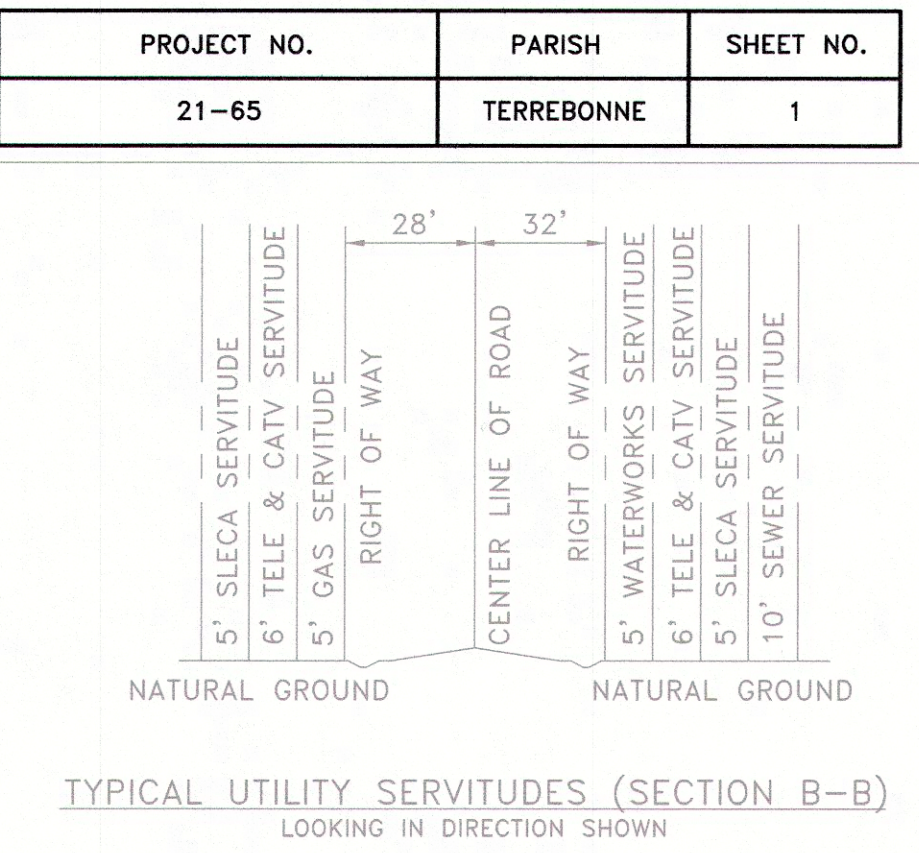
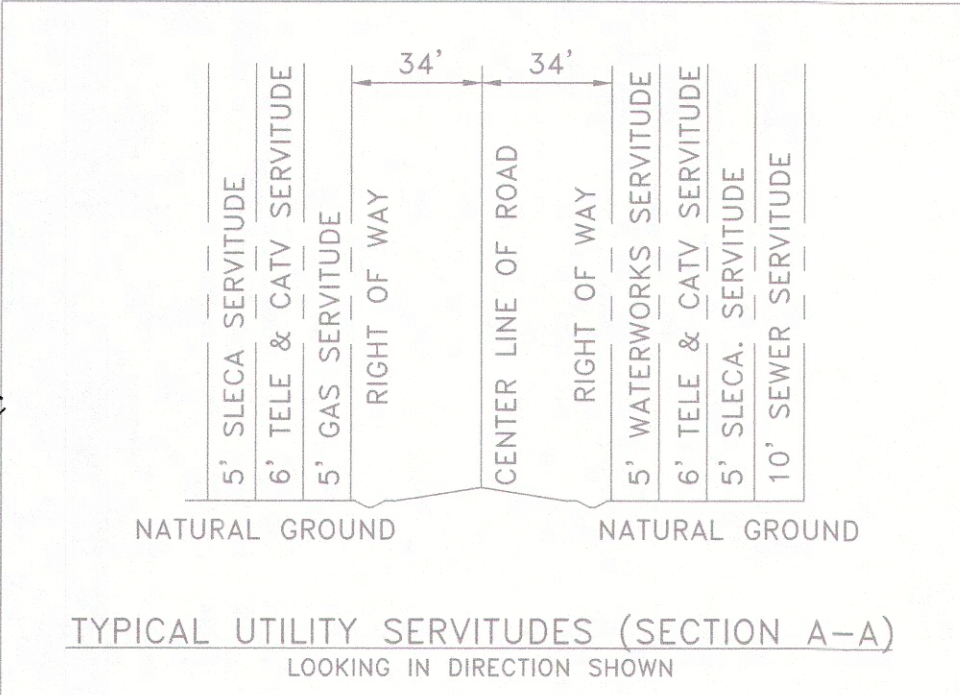
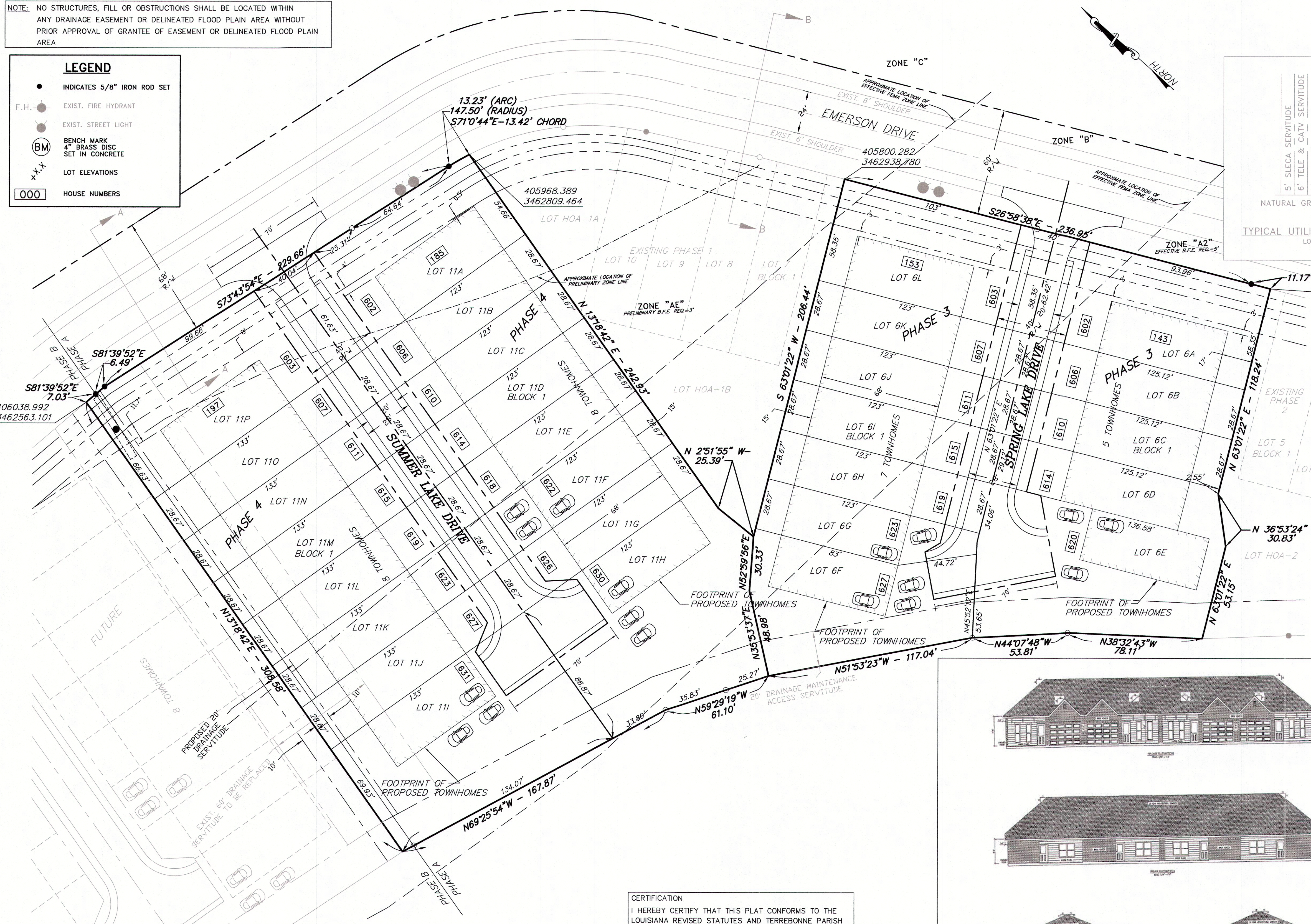
Revised 3-25-2010

RPC / G.1

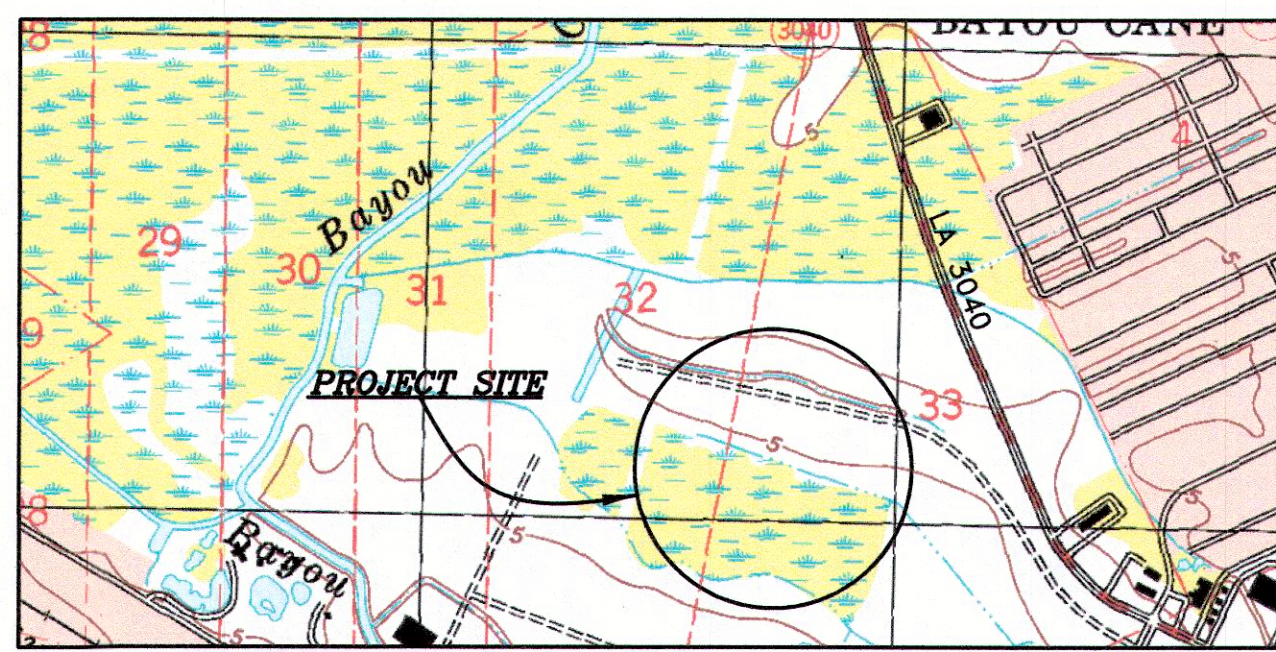
NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA

LEGEND

- INDICATES 5/8" IRON ROD SET
- F.H. ● EXIST. FIRE HYDRANT
- EXIST. STREET LIGHT
- BM ● BENCH MARK 4" BRASS DISC SET IN CONCRETE
- ▲ LOT ELEVATIONS
- 000 HOUSE NUMBERS



COUNCIL DISTRICT 6	
SEWER	PRIVATE COMMUNITY
ELEC.	ENERGY
CABLE	COMCAST
FIRE	BAYOU CANE



CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.
FLOYD E. MILFORD III., P.E.

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
BY: _____ FOR: CONCEPTUAL & PRELIMINARY

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum STANDARDS OF PRACTICE FOR LAND SURVEYORS as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in

30' 15' 0 30' 60'		
SCALE: 1" = 30'		
DATE	REVISION	BY

SURVEY BY KENNETH REMBERT, PLS

PRELIMINARY

This drawing is not to be used for construction, recordation, conveyance, sales. This preliminary drawing has been prepared by F.E. Milford, III, LA #30701

PHASE 3 - 12 LOTS
PHASE 4 - 16 LOTS
TOTAL LOTS - 28

RESIDENTIAL PLANNED UNIT DEVELOPMENT - TOWNHOMES

DRAINAGE: OVERLAND

SEWER: PRIVATE COMMUNITY

CONCEPTUAL & PRELIMINARY

SUBDIVISION PLAN - PHASES 3 & 4

EMERSON LAKES
PHASES 3 & 4
PETE-LAND PROPERTIES, LLC - DEVELOPER
LOCATED IN SECTIONS 32 & 33, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: L.A.T.
	CHK'D: F.E.M. III
APPROVED BY: _____	
JOB # 21-65	CAD # 2165-CP PH 3,4_REMBERT-NEW
FILE #	

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
- C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- D. ☒ Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: TRACTS 3-A-1 & 3-A-2, PROPERTY OF MILLICENT B. BOURGEOIS ET AL
2. Developer's Name & Address: PARIS BROUSSARD, 5757 BAYOU BLACK DR., GIBSON, LA 70356
Owner's Name & Address: MILLICENT B. BOURGEOIS, 5757 BAYOU BLACK DR., GIBSON, LA 70356; KEITH P. BROUSSARD, 5757 BAYOU BLACK DR., GIBSON, LA 70356; KEITH P. BROUSSARD, 5757 BAYOU BLACK DR., GIBSON, LA 70356
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 5776 NORTH BAYOU BLACK DR., GIBSON, LA 70356
5. Location by Section, Township, Range: _____
6. Purpose of Development: _____
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: Y ☐ N ☐
11. Date and Scale of Map: 1/03/2022 SCALE: 1"=100'
12. Council District / Fire Tax Area: 2 Harding / Gibson Fire
13. Number of Lots: 2
14. Filing Fees: \$339.98

CERTIFICATION:

I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

1/03/2022

Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

PARIS BROUSSARD

Print Name of Signature

[See attached]
Signature

1/03/2022

Date

PC22/ 1 - 2 - 2

RPC / G.2

Revised 11/3/2021

Houma-Terrebonne Regional Planning Commission

P.O. Box 11446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-3141 • Email: htrpcinfo@htrpc.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building, Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- D. ☒ Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: TRACTS B-A-1 & B-A-2, PROPERTY OF WILLIAMS B. BOURGEOIS ET AL
2. Developer's Name & Address: PARIS BROUSSARD, 5757 BAYOU BLACK DR., GIBSON, LA 70356
WILLIAMS B. BOURGEOIS, 5757 BAYOU BLACK DR., GIBSON, LA
Owner's Name & Address: 70356: KENNETH P. BROUSSARD, 5757 BAYOU BLACK DR., GIBSON, LA
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENNETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 5776 NOKIA BAYOU BLACK DR., GIBSON, LA 70356
5. Location by Section, Township, Range: _____
6. Purpose of Development: _____
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Drainage:
☒ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
9. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
10. Planned Unit Development: ☒ Y ☐ N ☐ IN ☐
11. Date and Scale of Map: 01/08/2022 SCALE: 1" = 400'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2
14. Filing Fees: \$ 339.88

CERTIFICATION:

- I, KENNETH L. REMBERT, certify this application including the attached data to be true and correct.

KENNETH L. REMBERT

Print Applicant or Agent

11/08/2022

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

PARIS BROUSSARD

Print Name of Signature

11/08/2022

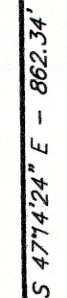
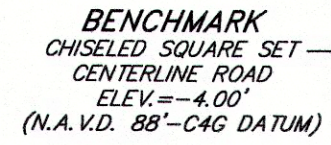
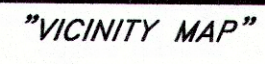
Date

Signature

Revised 11/3/2021

PC22/ 1 - 2 - 2

RPC / G.2



"MINOR SUBDIVISION"
LAND USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: MILLICENT B. BOURGEOIS

Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641

SCALE: 1" = 100'

THIS OFFICE WAS NOT FURNISHING AN ABSTRACT OF THE PROPERTY THEREFORE
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

JOB NO. :	569	FIELD BOOK :	449	SURVEY : BAYOU BLACK	CAD NAME :	PARIS-BROUCCLEN-TRACTS-3-A-183-1-2-2-DIBSON-21-569
DRAWN BY :	BM	PAGES :	31	ADDRESS : "M-LE-RB3"	FOLDER :	BROUCCLEN
					ORD :	PARIS-BROUCCLEN-REV-TRACT 6-B-BAYOU BLACK

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

LEGEND:

- INDICATES IRON ROD SET
- INDICATES IRON ROD FOUND
- ✱ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⌋ EXISTING FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION
(BASED ON NAVD 88-C4G, LSU)
- INDICATES DRAINAGE FLOW
- 100B INDICATES MUNICIPAL ADDRESS

BY _____ FOR _____

Registration Number: 331

1/10/22	BM	MINOR REVISIONS
DATE	BY	DESCRIPTION
REVISIONS		



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- D. ☒ Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: REVISED TRACT "A", PROPERTY BELONGING TO STARKAS, L.L.C.
2. Developer's Name & Address: STARKAS, L.L.C. 516 BAYOU GARDENS DR HOUMA, LA 70364
Owner's Name & Address: STARKAS, L.L.C. 516 BAYOU GARDENS DR HOUMA, LA 70364
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 2340, 2344 COTEAU RD, 1511 BAYOU GARDENS EXT.
5. Location by Section, Township, Range: SECTIONS 56 & 57, T16S-R17E
6. Purpose of Development: REMOVE RAW LAND DESIGNATION
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: Y ☐ N ☐
11. Date and Scale of Map:
DATE: 1/11/22 SCALE: 1"=40'
12. Council District / Fire Tax Area:
4 Amedee / Coteaux
13. Number of Lots: 1
14. Filing Fees: \$161.65

CERTIFICATION:

I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

1/26/22

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

STARKAS, L.L.C.

by: Robert Blanchard

Print Name of Signature

[Signature]
Signature of Applicant or Agent

[Signature]
Signature

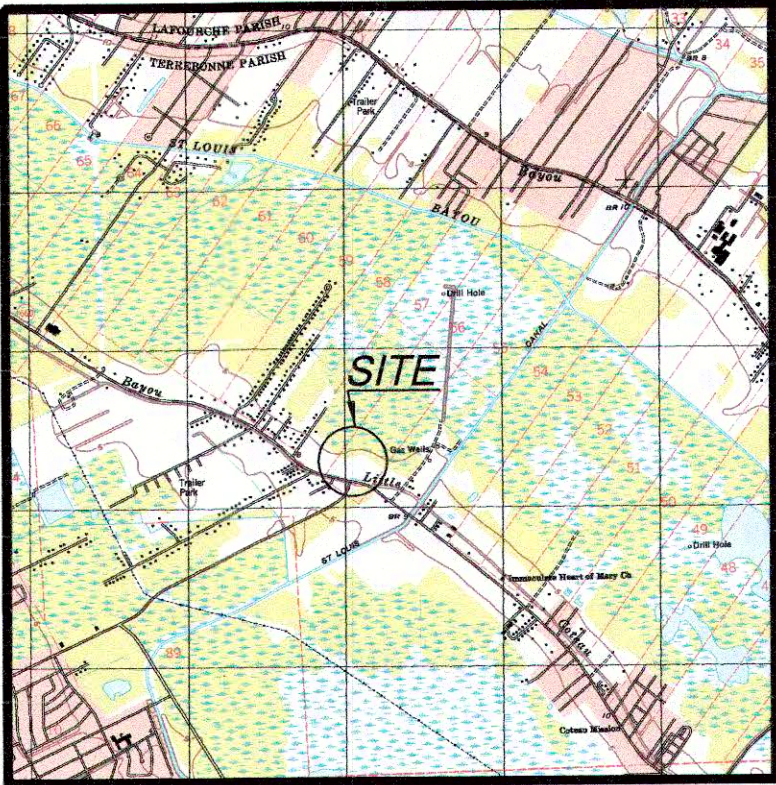
1/26/22

Date

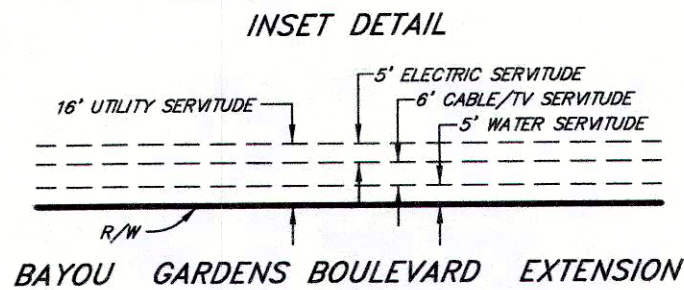
PC22/ 2 - 1 - 7

RPC / H.1

Revised 11/3/2021



VICINITY MAP
NOT TO SCALE



SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA.
COMMUNITY SEWERAGE IS NOT AVAILABLE.

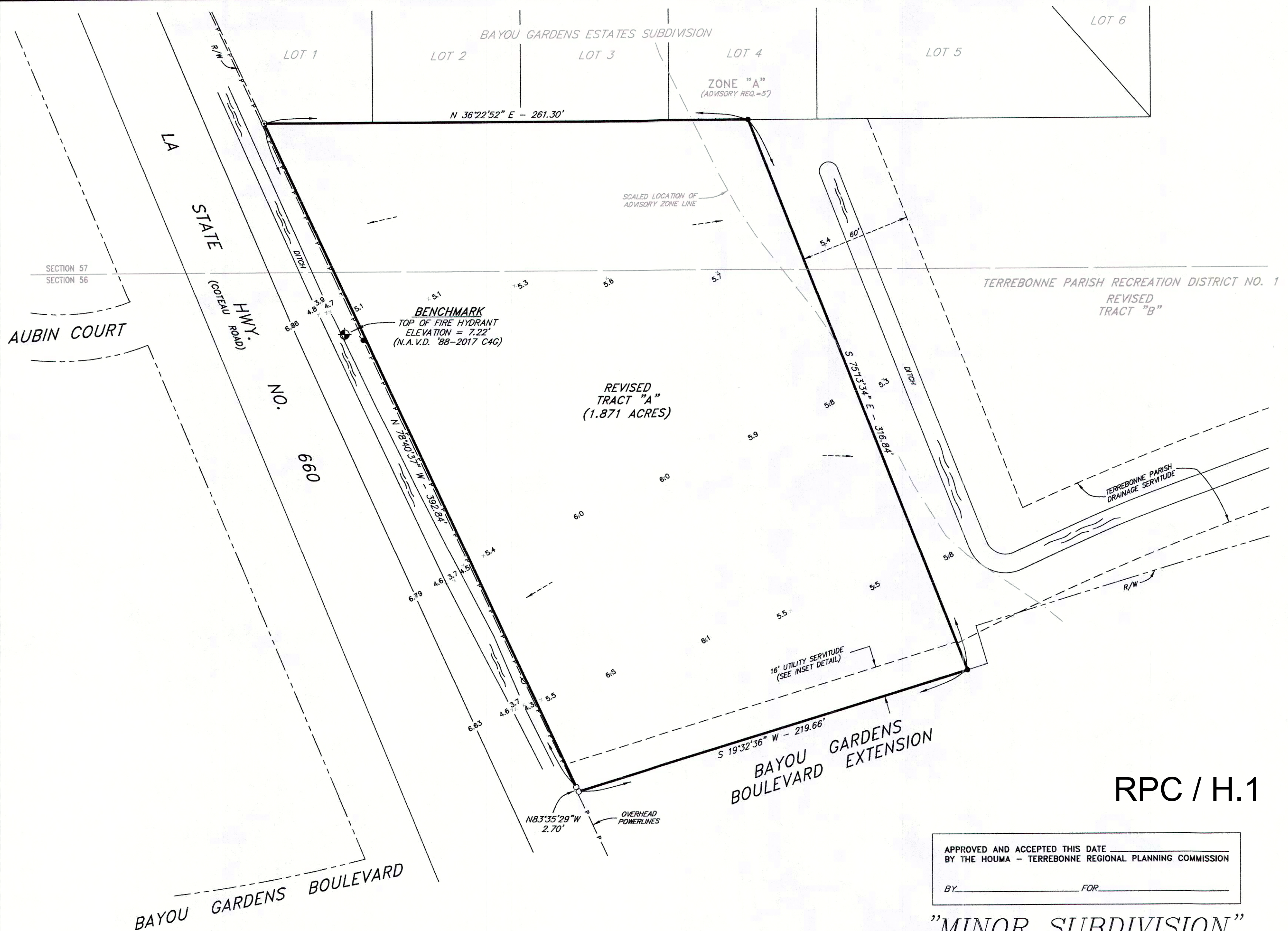
DRAINAGE NOTE:
THIS PROPERTY DRAINS TO ROADSIDE DITCHES, THE DITCH ON THE PROPERTY AND A CANAL IN THE REAR. THE OWNERS OF THESE TRACTS WILL PROVIDE & PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

REFERENCE MAP:
THIS SURVEY BASED ON MAP PREPARED BY CHARLES L. McDONALD, SURVEYOR ENTITLED "MAP SHOWING THE REDIVISION OF REVISED LOT 5-A-5 OF ADD'M NO. 1 TO HENRY'S SUBDIVISION BELONGING TO LL-PAC PROPERTIES, LLC, IN SECTIONS 56 & 57, T16S-R17E, TERREBONNE PARISH, LOUISIANA" DATED 30 JUNE 2017. NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0245, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-5102 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A B.F.E. OF 5'. AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2021 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0115 SUFFIX "E", DOES NOT AFFECT THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

JOB NO. : 015 FIELD BOOK : NONE ADDRESS : COTEAU ROAD CAD NAME : LL-PAC-TRACT-A-RAW-LAND-COTEAU-RD-PC_22-015
DRAWN BY : BM PAGES : NONE SURVEY FILE : "COTEAU-P" FOLDER : PRESTENBACH, ALFRED CRD : LL-PAC PROPERTIES COTEAU RD



RPC / H.1

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

"MINOR SUBDIVISION"

LAND USE: COMMERCIAL
DEVELOPER: STARKAS, L.L.C.

1 - TRACT

PLAT SHOWING REVISED TRACT "A",
PROPERTY BELONGING TO
STARKAS, L.L.C.
LOCATED IN SECTIONS 56 & 57, T16S-R17E,
TERREBONNE PARISH, LOUISIANA



Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 40'

DATE: 11 JAN 22

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature:

Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (NAVD '88, - 2017 C4G DATUM)
 - INDICATES DRAINAGE FLOW

DATE	BY	DESCRIPTION
		REVISIONS

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☒ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☐ Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: EVANGELINE OAKS SUBDIVISION
2. Developer's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., 1055 ST. CHARLES AVENUE, SUITE 120, NEW ORLEANS, LA 70130
Owner's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., 1055 ST. CHARLES AVENUE, SUITE 120, NEW ORLEANS, LA 70130
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTION 7, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: Y ☒ N ☐
11. Date and Scale of Map: SEPTEMBER 28, 2021 1" = 100'
12. Council District / Fire Tax Area: 4 Amedee / Bayou Cane
13. Number of Lots: 235
14. Filing Fees: \$860.00

CERTIFICATION:

I, RONNIE J. THERIOT, MANAGER, certify this application including the attached data to be true and correct.

RONNIE J. THERIOT, MANAGER

Print Applicant or Agent

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

RONNIE J. THERIOT, MANAGER

Print Name of Signature

Date

Signature

PC22/ 2 - 2 - 8

Revised 11/3/2021

RPC / H.2

REFERENCE MAPS & BEARINGS:

1. MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 82 & 69, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: ROBERT R. WRIGHT DATED: OCTOBER 29, 1969

2. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: T. BAKER SMITH & SON, INC. DATED: OCTOBER 4, 2004

3. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: JUNE 30, 2006 ENTRY NO. 1243361

4. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT LOT LINE SHIFT DIVISION OF LOT 3 AND LOT 2-A OF EVANGELINE BUSINESS PARK INTO LOT 3-A AND LOT 2-A-1 LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: MARCH 1, 2007

5. EVANGELINE BUSINESS PARK - PHASE 2 COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: APRIL 30, 2007 ENTRY #1340514 & #1343576

6. DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: DAVID A. WAITZ DATED: FEBRUARY 22, 2017

7. PARK EVANGELINE SUBDIVISION LOCATED IN SECTION 7, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: DAVID A. WAITZ DATED: NOVEMBER 09, 2020

NOTE: REFERENCE BEARING IS N66°21'59"E ALONG THE SOUTHERN R/W OF RUE DES AFFAIRES AS SHOWN ON REFERENCE MAPS.



PROJECT LOCATION

VICINITY MAP
SCALE 1" = 2000'

CURVE	ARC	RADIUS	CHORD
A	98.35'	71.50'	S71°18'51"E - 8.21'
B	57.00'	71.50'	N82°33'24"E - 55.51'
C	33.13'	71.50'	N46°26'32"E - 32.84'
D	42.88'	43.50'	N61°24'33"E - 41.17'
E	42.88'	43.50'	N62°06'26"W - 41.17'
F	57.74'	71.50'	N56°59'53"E - 56.16'
G	22.41'	43.50'	N69°22'18"W - 22.16'
H	42.88'	43.50'	S04°35'41"W - 41.17'
I	15.10'	71.50'	S26°47'07"W - 15.07'
J	29.06'	18.50'	N21°21'10"E - 26.16'
K	29.06'	18.50'	S68°38'50"E - 26.16'
L	18.02'	18.50'	N38°27'05"E - 17.31'
M	62.85'	50.00'	N46°33'38"E - 58.79'
N	34.27'	50.00'	S77°47'30"E - 33.61'
O	32.37'	50.00'	S39°36'35"E - 31.81'
P	32.37'	50.00'	S02°31'11"E - 31.81'
Q	30.00'	50.00'	S33°12'51"W - 29.55'
R	62.62'	50.00'	S86°16'45"W - 58.60'
S	18.02'	18.50'	N85°44'45"W - 17.31'
T	33.75'	58.50'	S58°50'33"W - 33.39'
U	30.00'	58.50'	N65°53'55"W - 29.67'
V	28.14'	58.50'	N37°25'38"W - 27.87'
W	29.06'	18.50'	S68°38'50"E - 26.16'
X	29.06'	18.50'	S21°21'10"W - 26.16'
Y	29.06'	18.50'	S68°38'50"E - 26.16'
Z	29.06'	18.50'	S21°21'10"W - 26.16'
AA	29.06'	18.50'	S68°38'50"E - 26.16'
BB	13.79'	58.50'	N16°53'41"W - 13.78'
CC	30.00'	58.50'	N04°32'57"E - 29.67'
DD	20.02'	18.50'	S07°21'10"W - 19.06'
EE	3.17'	58.50'	N39°54'23"E - 3.17'
FF	25.42'	58.50'	N56°46'42"E - 32.68'
GG	9.04'	18.50'	S52°21'10"W - 9.95'
HH	29.06'	18.50'	N68°38'50"W - 26.16'
II	29.06'	18.50'	S21°21'10"W - 26.16'
JJ	7.55'	58.50'	N70°03'05"E - 7.55'
KK	30.00'	58.50'	N88°26'28"E - 29.67'
LL	28.22'	18.50'	N69°56'56"W - 25.56'
MM	30.00'	58.50'	S62°10'36"E - 29.67'
NN	21.68'	58.50'	S36°52'05"E - 21.56'
OO	18.02'	18.50'	S54°02'07"E - 17.31'
PP	13.47'	50.00'	S74°20'02"E - 13.43'
QQ	53.76'	50.00'	S35°48'36"E - 51.21'
RR	30.00'	50.00'	S12°11'00"W - 29.55'
SS	30.00'	50.00'	S46°33'38"W - 29.55'
TT	30.00'	50.00'	S80°56'17"W - 29.55'
UU	27.54'	50.00'	N66°05'45"W - 27.19'
VV	33.00'	50.00'	N31°24'39"W - 32.40'
WW	36.70'	50.00'	N08°31'28"E - 35.88'
XX	18.02'	18.50'	N01°39'03"E - 17.31'
YY	29.06'	18.50'	N21°21'10"E - 26.16'
ZZ	29.06'	18.50'	N68°38'50"W - 26.16'
AAA	29.06'	18.50'	N21°21'10"E - 26.16'
BBB	21.54'	18.50'	S56°59'53"E - 20.34'
CCC	7.52'	18.50'	S78°00'07"W - 7.47'
DDD	20.47'	43.50'	N37°07'48"W - 20.28'
EEE	19.51'	58.50'	S28°47'48"W - 19.42'

LEGEND

FOUND PROPERTY MARKER

SET 3/4" I.R. (UNLESS NOTED OTHERWISE)

EXISTING WATER LINE

EXISTING GAS LINE

EXISTING SEWER LINE

EXISTING OVERHEAD POWER LINE

EXISTING TELEPHONE LINE

EXISTING FENCE

EXISTING POWER POLE W/ LIGHT

EXISTING POWER POLE

EXISTING ANCHOR

EXISTING TELEPHONE PEDESTAL

EXISTING WATER VALVE

EXISTING FIRE HYDRANT

EXISTING WATER METER

EXISTING GAS VALVE

EXISTING GAS METER

EXISTING SEWER MANHOLE

DRAINAGE FLOW

EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE

EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18)

LAND HOOK

MUNICIPAL ADDRESS

2" DIAMETER BRASS DISK (IN FEET, NAVD 88, GEOID 18) (DATE SET.)

RPC / H.2

CONCEPTUAL/PRELIMINARY PLAT
235 SINGLE FAMILY RESIDENTIAL LOTS
OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C.

EVANGELINE OAKS SUBDIVISION
LOCATED IN SECTIONS 7, 68, 69, & 82
T16S-R17E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

DESIGNED: JAW
CHECKED: JAW
DATE: SEPTEMBER 28, 2021

FILE: F:\DWG\2021\21-064\PLAT.DWG
JOB NO: 2021-064

FEMA FLOOD ZONE AND HAZARDS

THESE LOTS ARE LOCATED IN ZONE C. (AREAS OF MINIMAL FLOODING). FEMA MAP COMMUNITY PANEL NUMBER 225202 0410 C. DATED: APRIL 17, 1985 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-T101 DATED: FEBRUARY 23, 2006. FLOOD ZONE: ZONE A (ZONE A = 5.0' A.B.F.E.) AND AREAS OUTSIDE THE LIMIT OF A.B.F.E.

NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

CERTIFICATIONS

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY COPY:
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: James M. Templeton Reg. No. 5129

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

APPROVE AND ACCEPTED THIS DATE BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: PRELIMINARY COPY:
FOR: THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVALS

RONNIE THERIOT - AGENT
EVANGELINE BUSINESS PARK, L.L.C.

NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.

DEDICATION:

THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL VISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDE IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

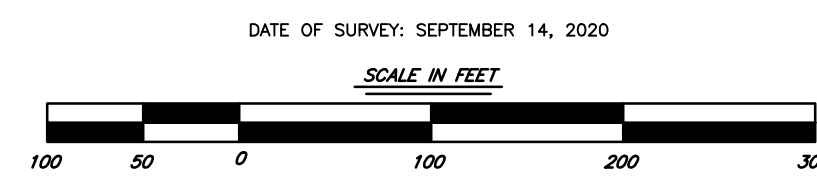
BY: RONNIE THERIOT - AGENT
EVANGELINE BUSINESS PARK, L.L.C.

SECTION A-A

N.T.S.

METHOD OF SEWERAGE DISPOSAL - COMMUNITY SEWER
LAND USE: SINGLE FAMILY RESIDENTIAL

NOTE: THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.



DATE	DESCRIPTION	BY
	REVISION	

General Information | FAQ

National Planning Conference General Information | FAQ

San Diego, California | April 30–May 3, 2022

Online | May 18–20, 2022

NPC22 will be a unique conference experience, with options and experiences to meet everyone's passions, schedule, and budget. The San Diego experience will bring the planning community together in person for the first time in three years to share ideas, experience new ways of learning, and get energized. During the online event, planners from all around the world will connect virtually and learn from experts and their peers — with just a dash of San Diego flavor thrown in.

Frequently Asked Questions

We've pulled together some commonly asked questions to help make your conference experience a breeze.

Event Information

Will NPC22 be an in-person conference in San Diego or is it online?

NPC22 includes two separate, unique events:

- An in-person conference in San Diego April 30–May 3, 2022
- An online conference May 18–20, 2022

Registration

What is included in registration?

There are two registration options: NPC22 All In and NPC22 Online.

[Register](#)

NPC22 ALL IN

Registration rates*: Members \$785 | Student Members \$135 | Non-Members \$1225

- In-person sessions, networking events, exhibit hall, and other conference experiences
- All live online sessions, networking opportunities, and other online conference activities

NPC22 ONLINE

Early registration rates*: Members \$350 | Student Members \$75 | Non-Members \$400

- All live online sessions, networking opportunities, and other online conference activities

*Early registration rates are available through March 31, 2022. See [registration page](#) for full details about registration rates and deadlines.