

Houma-Terrebonne Regional Planning Commission

Subdivision Regulations Review Committee

Committee Members

Ross Burgard
Rachael Ellender
Barry Soudelier

Kyle D. Faulk
HTRPC Chairman

Christopher M. Pulaski, PLA
Planning & Zoning Director

MAY 13, 2021, THURSDAY

3:30 P.M.

**Planning & Zoning Permits Conference Room
Government Tower, 8026 Main Street, 1st Floor**

A • G • E • N • D • A

1. Review minutes from Meeting of April 8, 2020
2. Old Business
 - a) Continuing the discussion of rear lot drainage on single-family subdivisions
3. Adjourn

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Minutes of
April 8, 2021

Meeting started at 3:39 pm in the Terrebonne Parish Permits Division Conference Room on the 1st Floor of the Government Tower. In attendance were Rachael Ellender, Barry Soudelier, Kyle Faulk, Chris Pulaski, Joan Schexnayder, and Becky Becnel.

The minutes from the May 14, 2020 meeting were reviewed.

Mr. Pulaski stated discussions about rear lot drainage started with Ross Burgard, Planning Commissioner and local plumber, who gets requests from his customers to help get the water out of their yards. This led to having further discussions regarding rear lot drainage and how to regulate and enforcing of homebuilders and homeowners who alter the approved subdivision drainage after homes are built. Discussion ensued regarding there already being regulations that discussion ordinance violations if the approved drainage is altered.

Discussions ensued with options to rectify the issues. One option was through the building permit process and requiring grading plans to be submitted with the permit application and have inspections performed prior to issuing the Certificate of Occupancy. This would require current building inspectors or one sole inspector to be trained in order to review the lot grading with special equipment.

Discussion ensued regarding the contractor's signature on the permit that states you will abide by all regulations but the issues with drainage are often discovered much later after the builder is no longer involved. Residents calling councilpersons and the Parish regarding property drainage and flooding from their neighbors occur frequently. Ms. Schexnayder suggested a drainage plan be submitted with the building permit application that shows the elevation of all four property corners on the lot and verify that the elevations remain the same after the house is built. Possible fees could be applied to a reinspection after a failed inspection. Mr. Pulaski stated he would speak to the Chief Building Official to get his input on grading plan inspections.

Another option discussed was changing the Storm Drainage Design Manual to increase the grade of the lot in the rear than is currently required. Typically, the rear of the lot is $\pm 3/10$ higher than the front. Any increase or variation would include drafting the amendments and submitting to the Parish Council for review and approval.

Discussion was held regarding the typical and historical day and time for committee meetings being on Thursdays before the regular monthly Planning Commission meeting at 3:30 p.m. The Committee discussed other possibilities but decided to leave as is. Discussion ensued regarding the number of Commissioners currently on the committee where there is typically three and the meeting time not being feasible for all.

The meeting adjourned at approximately 4:34 p.m.