

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....Chairman
Robbie Liner.....Vice-Chairman
Rachael Ellender.....Secretary/Treasurer
Ross Burgard.....Member
L.A. "Budd" Cloutier, O.D.....Member
Phillip Livas.....Member
Jan Rogers.....Member
Barry Soudelier.....Member
Wayne Thibodeaux.....Member

FEBRUARY 25, 2021, THURSDAY

6:00 P.M.

MUNICIPAL AUDITORIUM
880 Verret Street, Houma, Louisiana
(Temperature Screening and Face Masks Required)

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 21, 2021

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Home Occupation:
Establish a nail shop; 206 Glenwood Drive, Lot 10, Block 5, Sherwood Park; Sierra S. Mebane, applicant
(Council District 8 / 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 21, 2021

E. APPROVE REMITTANCE OF PAYMENT FOR THE FEBRUARY 25, 2021 INVOICES AND THE TREASURER'S REPORT OF JANUARY 2021

1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2020 Audit

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Property being carved from Tract II to create Tract III belonging to Gail Thibodaux, now or formerly being a portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Lot on the southside of 622 Main Project Rd., Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Gail Thibodaux
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a Portion of Lot 172, Honduras Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 991 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Arthur A. DeFraités, Jr. & John M. DeFraités
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 15-A, 15-B, 15-C, 15-D, 15-E, 15-F, 15-G, 15-A1, 15-B1, & 15-C1, Boudreaux Canal Subdivision, Add. No. 1, Property of A. St. Martin Co., Ltd.
Approval Requested: Process D, Minor Subdivision
Location: 6308 Tave Street, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: A. St. Martin Co., Ltd., % Claudia D. Braud
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement for Tracts 15-A1, 15-B1, & 15-C1 (docking & mooring only)
d) Consider Approval of Said Application
4. a) Subdivision: Parc Evangeline Subdivision, Phase A
Approval Requested: Process C, Major Subdivision, Final
Location: Rue des Affaires, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Evangeline Business Park, L.L.C.
Engineer: David A. Waitz Engineering & Surveying, LLC
b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tracts 3-A and 3-B, A Redivision of Tract 3 belonging to Millicent B. Bourgeois, et al
Approval Requested: Process D, Minor Subdivision
Location: 5778 Bayou Black Drive, 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
2. a) Subdivision: Revised Lots 1-A thru 8-A & Revised Tract "A", A Redivision of Revised Tract "A" and Lots 1-A thru 9-A, Property of Poule D'eau Properties, LLC
Approval Requested: Process D, Minor Subdivision
Location: 518 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Poule D'eau Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

3. a) Subdivision: Division of Property belonging to the Estate of Antoine H. Bourg, or Assigns
 Approval Requested: Process D, Minor Subdivision
 Location: 6784 & 6785 Grand Caillou Road, Terrebonne Parish, LA
 Government Districts: Council District 7 / Grand Caillou Fire District
 Developer: Blaine & Wanda Bourg
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Summerfield Place Subdivision, Addendum No. 18, Phase B
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Lancaster Drive, Terrebonne Parish, LA
 Government Districts: Council District 6 / City of Houma Fire District
 Developer: Gadwall Properties, LLC
 Surveyor: Milford & Associates, Inc.
 - b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action with regard to the ratification of the 2020 HTRPC Annual Report
2. Discussion and possible action regarding the American Planning Association's National Planning Conference, NPC21, to be held online May 5-7, 2021

J. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Shift between Lots 7A and 8A of Phase 2 to Shady Forest Subdivision, Section 5, T16S-R17E, Terrebonne Parish, LA
2. Lot Line Shift between Property belonging to Lester P. Boudreaux, Sr. and Lester Paul Boudreaux, Jr., (Tracts B-C-D-E-B & A-B-C-E-F-A) Section 78, T15S-R16E, Terrebonne Parish, LA
3. Lot Line Shift between Property belonging to Glenn R. Walther and John Theriot, et ux, or assigns (Tract G-H-E-F-G), Sections 56, 57, & 11, T16S-R16E, Terrebonne Parish, LA
4. Lot Line Shift between Lots 8, 9, 10, & 11, Block 1 of Addendum No. 5 to Patrick L. LeBlanc Subdivision, Section 72, T16S-R17E, Terrebonne Parish, LA
5. Revised Tracts "A" & "B", A Redivision of Property belonging to David P. Barrilleaux, et ux, Sections 54, 55, 56, & 57, T16S-R14E, Terrebonne Parish, LA
6. Revised Lots A and B, A Redivision of Revised Lots A and B, belonging to Rodney G. Huffaker, et ux, Section 72, T17S-R16E, Terrebonne Parish, LA
7. Revised Lots 4 and 5, Block 1, of Cenac Subdivision belonging to Coastal Outdoor Properties, Section 6, T17S-R17E, Terrebonne Parish, LA
8. Revised Parcels 8 & 10, A Redivision of Parcels 8 & 10 belonging to Four Point Holdings, Inc., Section 22, T20S-R17E, Terrebonne Parish, LA
9. Lot Line Shift between Property belonging to Randy Mathern and Lot 3, Block 4 of Revision No. 3 to Oakwood Terrace Subdivsion, Section 95, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

CONFLICTS DISCLOSURE

I remind 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. Does any Member have anything to so disclose at this time?

**ZLU /
C**

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JANUARY 21, 2021

- A. The Vice-Chairman, Mr. Robbie Liner, called the meeting of January 21, 2021 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:02 p.m. at the Houma-Terrebonne Civic Center with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him. Mr. Kyle Faulk, Chairman, was out due to a work commitment.
- B. Upon Roll Call, present was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Kyle Faulk, Chairman; Mr. Phillip Livas; and Mr. Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mr. Christian St. Martin, outgoing Legal Advisor; and Mr. Derick Bercegeay, incoming Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-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. Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of December 17, 2020.”
- The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Faulk, Mr. Livas, and Mr. Thibodeaux. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Vice-Chairman called to order the Public Hearing for an application by Terre South Investments, Inc. to rezone from C-2 (General Commercial) to R-1 (Single-Family Residential); 841 Valhi Boulevard, Lots 1-10, Blackwater Ridge Subdivision (proposed).
- a) Mr. Rembert, Keneth L. Rembert Land Surveyors, discussed the rezone request for a proposed subdivision that will be residential homes.
- b) No one from the public was present to speak on the matter.
- c) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”
- The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Faulk, Mr. Livas, and Mr. Thibodeaux. **THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the rezone request.
- e) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend Approval of the request to rezone from C-2 (General Commercial) to R-1 (Single-Family Residential); 841 Valhi Boulevard, Lots 1-10, Blackwater Ridge Subdivision (proposed) and forward to the Terrebonne Parish Council for final consideration.”
- The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Faulk, Mr. Livas, and Mr. Thibodeaux. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **STAFF REPORT:** None.
- H. **COMMISSION COMMENTS:**
1. Zoning & Land Use Commissioners’ Comments: None.

2. Vice-Chairman's Comments:

- a) The Vice-Chairman welcomed Mr. Ross Burgard as a new Commissioner.
- b) The Vice-Chairman also thanked Mr. Christian St. Martin for his time working with the Commission and welcomed his replacement, Mr. Derick Bercegeay.

I. PUBLIC COMMENTS: None.

J. Dr. Cloutier moved, seconded by Mr. Rogers: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:08 p.m."

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

Robbie Liner, Vice-Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF JANUARY 21, 2021.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

**Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission**

ZLU 21/1
Dist. 8/COH
Fire

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

**Zoning & Land Use Commission
Application**

Name: Sierra S. Mebane

Address: 204 Glenwood Dr Houma, La 70363

Phone: 985-301-3975

Application For: _____ Planning Approval Home Occupation
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 204 Glenwood Dr Houma, La 70363 in a
R1 Zoning District. The legal description of the property involved in this application
is: Lot 10 Block 5 Sherwood Park

Has any previous application been filed in connection with these premises? _____ Yes No

Applicant's interest in the premises affected: owner

Approximate cost of work involved: _____

Explanation of property use: Nail Shop

Plot Plan attached: _____ Yes _____ No Drainage Plan attached: N/A Yes _____ No

Ground Floor Plan and Elevations attached: N/A Yes _____ No

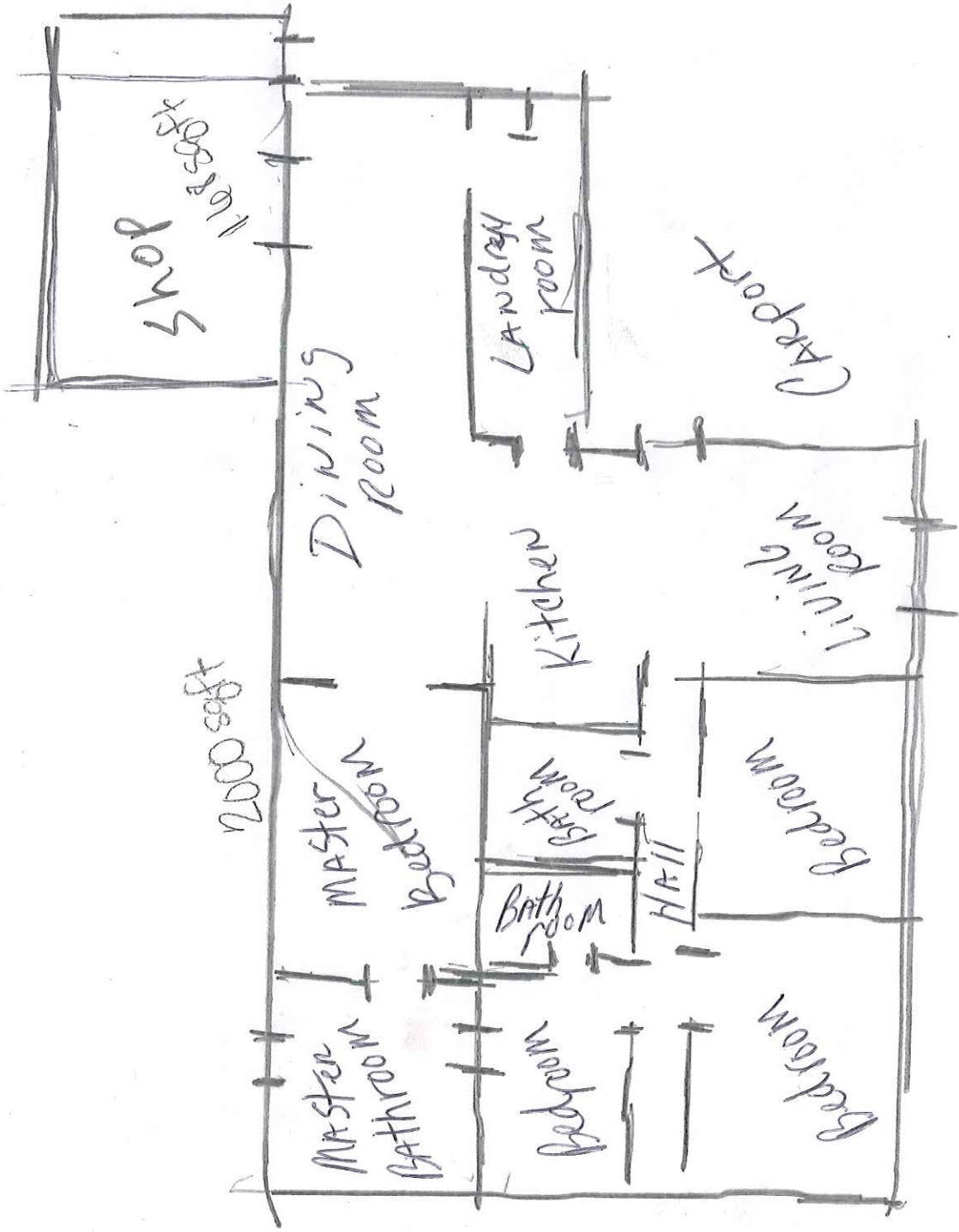
Address of adjacent property owners:

- Kandi & Tillus Verdin
204 Glenwood Dr
Houma, La 70363
- Adam Bourgeois
208 Glenwood Dr
Houma, La 70363

- Claude Geovianna Simmons
209 Melody Dr
Houma, La 70363

**ZLU
/ F.1**

5. Measure
stairs



AWAY