

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

JUNE 16, 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 May 19, 2022

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Planning Approval:
Establish a church in a C-3 (Neighborhood Commercial) zoning district; 960 Grand Caillou Road, Suite C; Houma Muslim Association, c/o Maruan Muhawesh (*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 May 19, 2022

E. APPROVE REMITTANCE OF PAYMENT FOR THE JUNE 16, 2022 INVOICES AND THE TREASURER'S REPORT OF MAY 2022

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: The New Isle, Phase 1
Approval Requested: Process C, Major Subdivision-Final
Location: 2170 West Main Street, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 & 4 / Schriever Fire District
Developer: Louisiana Land Trust
Engineer: CSRS, Inc.
b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tracts "A-1-A" & "A-1-B", A Redivision of "Tract "A-1" belonging to Lawrence J. Boquet, et ux
Approval Requested: Process D, Minor Subdivision
Location: 6583 & 6585 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Lawrence & Sandra Boquet
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the residential fire hydrant requirements for Tract A-1-B, 275' in lieu of the required 250' (within 10% allowance)
d) Consider Approval of Said Application
2. a) Subdivision: Subdivision of Property belonging to Lynette A. Gautreaux into Tract "A" and Tract "B"
Approval Requested: Process D, Minor Subdivision
Location: 4555 Highway 24, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Lynette Gautreaux
Surveyor: Delta Coast Consultants, LLC
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: West Manchester Subdivision, Addendum No. 3, Phase B
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: End of Exeter Run, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Tri-State Land Company
Surveyor: Milford & Associates, Inc.
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Layne Mobile Home Park
Approval Requested: Process B, Mobile Home Park-Engineering
Location: 1281 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: Louisiana Realty Development, LLC; c/o Steve R. Layne
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2021 HTRPC Annual Report

J. ADMINISTRATIVE APPROVAL(S):

1. Boundary Line Shift between Little Bayou Black, LLC & T.P.C.G.; Sections 12 & 13, T16-R16E, Terrebonne Parish, LA (North of 2779 Highway 311, Schriever / Councilman Carl Harding, District 2 & Councilman John Amedée, District 4)
2. Survey of Tract "A-1", A Redivision of Tracts A, B, C, 3 & 4 of Mandalay Oaks Subdivision; Sections 63, 64, 65, & 104, T17S-R17E, Terrebonne Parish, LA (Bayou Black Drive / Councilman Danny Babin, District 7)
3. Revision of Property Lines for Darcey's Trailer Park, L.L.C. to create Tract 1 and Tract 2; Section 105, T17S-R17E, Terrebonne Parish, LA (1460 Ellender Street / Councilwoman Jessica Domangue, District 5)
4. Redivision of Parcel A of Map showing the Redivision of Property belonging to Corbett Richard, et al and Tract A, Tract B, & Tract C of the Map showing the Partition of a Certain Tract of Land belonging to Johnny McIntyre, et al into Revised Parcel A, Rev (412 & 414 Back Project Road, Schriever / Councilman John Amedée, District 4)
5. Raw Land Subdivision of Evergreen Plantation West into Evergreen Plantation West Lot 1; Section 1, T16S-R16E, Terrebonne Parish, LA (2170 West Main Street / Councilman Carl Harding, District 2)

6. Redivision of Lot 1 & Tract A-B-C-D-E-F-G-H-I-A belonging to Investments by Welch, L.L.C. into Lot 2-A and Tract A-1; Section 102, T17S-R17E, Terrebonne Parish, LA (*1316 St. Charles Street / Councilman Darrin Guidry, District 6*)
7. Revised Parcel E, A Redivision of Parcel belonging to The Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al; Section 11, T17S-R18E, Terrebonne Parish, LA (*Nelo Street & Rec Five Street / Councilman Steve Trosclair, District 9*)
8. Lot 6"B" of Lot Line Shift between Lot 7 & Lot 6"A" belonging to Herman J. LeBlanc, Sr., et al, or assigns & Lot 6 belonging to Chad M. Eschete, et al, or assigns; Section 8, T15S-R16E, Terrebonne Parish, LA (*1850/1836 Bull Run Road / Councilman Carl Harding, District 2*)
9. Lot Line Shift between Lot 4-B2 & 4-B3 into Lot 4-B2"A" of the Minor Subdivision of Property belonging to Mary Frederick; Section 65, T19S-R17E, Terrebonne Parish, LA (*1794A & 1796 Dr. Beatrous Road / Councilman Danny Babin, District 7*)
10. Tracts 1-A & 1-B, A Redivision of Tracts "A-1", 5 and 6, Mandalay Oaks Subdivision; Sections 63, 64, 65, and 104, T17S-R17E, Terrebonne Parish, LA (*Bayou Black Drive / Councilman Danny Babin, District 7*)
11. Tract 1, Tract 3, & Tract 4, Rouse Holdings, LLC into Tracts 1-A, 1-B, & 1-C; Sections 9 & 90, T16S-R17E, Terrebonne Parish, LA (*2233 Martin Luther King Blvd. / Councilman Gerald Michel, District 3*)
12. Revised Lots 44 & 46, A Redivision of Lots 44 thru 46, Block 3 of Belmont Place Subdivision; Section 31, T17-R17E, Terrebonne Parish, LA (*345 & 351 Independence Drive / Councilman Darrin Guidry, District 6*)
13. Lot Line Shift of Lot 13, Block 1 of Matherne Subdivision; Sections 5 & 101, T17S-R17E, Terrebonne Parish, LA (*605 Enterprise Drive / Councilman Carl Harding, District 2*)
14. Revised Tract "D", A Redivision of Property belonging to Ryan L. Rodrigue, et al; Section 31, T17S-R18E, Terrebonne Parish, LA (*739 Bayou Blue Road / Councilman Steve Trosclair, District 9*)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF MAY 19, 2022

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of May 19, 2022 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Rev. Corion Gray and the Pledge of Allegiance led by Mr. Soudelier. *The Chairman, Mr. Robbie Liner, did not make the meeting.*
- B. Upon Roll Call, present were: Mr. Ross Burgard; Rev. Corion Gray; Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, 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. Mr. Soudelier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of April 21, 2022.”

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Ms. Ellender, Mr. Faulk, Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **OLD BUSINESS:**
1. The Vice-Chairman called to order the application by Dream Street Properties, LLC, Corey Williams, requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block 2, Barrow Subdivision, 361 Dixie Avenue, for placement of (1) 4-unit apartment building.
 2. Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, representing Mr. Williams, stated she made changes to the site plan for the proposed apartment complex that satisfied Mr. Pulaski’s comments from the last meeting, but a variance from the Board of Adjustment would be needed.
 3. Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant receive approval for the rear yard setback variance from the Board of Adjustment prior to the matter being forwarded to the Council.
 4. Mr. Soudelier moved, seconded by Mr. Smith: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block 2, Barrow Subdivision, 361 Dixie Avenue, for placement of (1) 4-unit apartment building conditioned upon approval for the rear yard setback variance from the Board of Adjustment and then forward to the Terrebonne Parish Council for final consideration.”

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Ms. Ellender, Mr. Faulk, Mr. Liner. **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: None.
- I. **PUBLIC COMMENTS:** None.
- J. Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:10 p.m.”

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

Jan Rogers, 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 MAY 19, 2022.

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

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

ZLU22/6
Dist 8/COH

P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

**Zoning & Land Use Commission
Application**

Name: Marwan Muhawesh - Houma Muslim Asso.
Address: 501 Mary Hughes Dr. Houma, LA 70363
Phone: 985-226-0802

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

The premises affected are situated at 960 Grand Caillou Rd. Suite C in a C-3 Zoning District. The legal description of the property involved in this application is: Lot 130'x550' more or less on South Side of Bayou Grand Caillou Public Road carved out of Lot 178, Honduras Plantation Subd.

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

Applicant's interest in the premises affected: tenant

Approximate cost of work involved: none

Explanation of property use: religious services

Plot Plan attached: Yes No Drainage Plan attached: Yes No

Ground Floor Plan and Elevations attached: Yes No

Address of adjacent property owners:

- O'Reilly Automotive, Inc.
P.O. Box 9167
Springfield, MO 65801-9167
- The Cannata Corp.
6289 W. Park Ave, Ste. 5
Houma, LA 70364

- Beautiful Zion Baptist Church
120 Hialeah Ave.
Houma, LA 70363

- Yiu Ming Chung
102 Myrick Dr.
Houma, LA 70360

[Signature]
Signature of Applicant or Agent

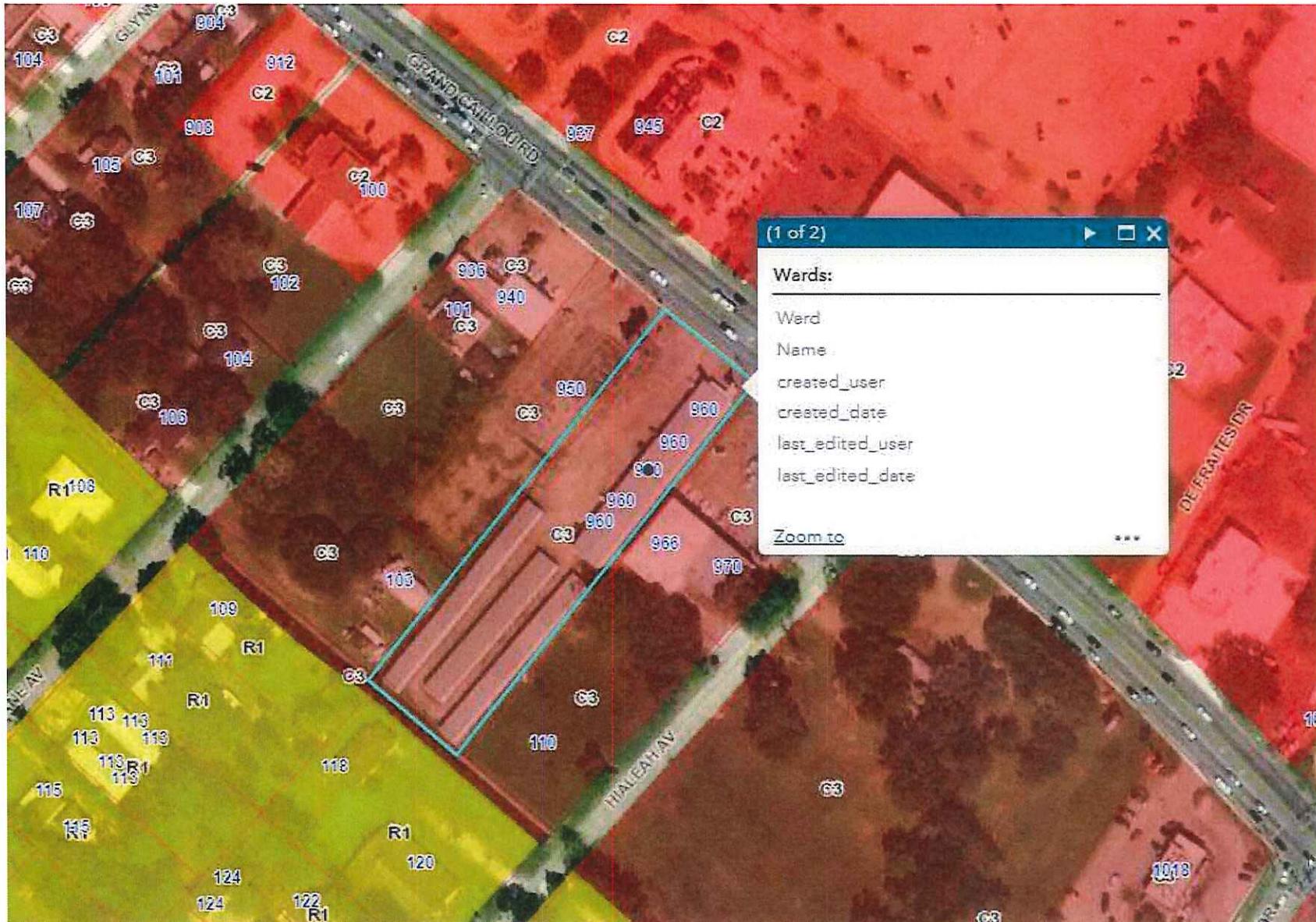
985-226-0802
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

[Signature]
Signature of Applicant or Agent

5/13/22
Date

960 Grand Caillou Road, Suite C
Planning Approval – Proposed Church in a C-3
Houma Muslim Association, Maruan Muhawesh



960 Grand Caillou Road, Suite C
Planning Approval – Proposed Church in a C-3
Houma Muslim Association, Maruan Muhawesh



ZLU / F.1