

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

NOVEMBER 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 October 20, 2022

E. COMMUNICATIONS

F. OLD BUSINESS:

1. Planning Approval:
Establish a church in a C-2 (General Commercial) zoning district; 6903 Alma Street, Lots 1, 2, 3, & 4, Block 2, Garden View Subdivision; Pan de Vida Houma, applicant (*Council District 5 / Bayou Cane 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 October 20, 2022

E. APPROVE REMITTANCE OF PAYMENT FOR THE NOVEMBER 17, 2022 INVOICES, THE TREASURER'S REPORT OF OCTOBER 2022, AND THE AMENDMENT TO THE 2022 BUDGET

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1047 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the required minimum lot size requirements of 60' frontage and 12,000 square footage for Lot 55
d) Consider Approval of Said Application
2. a) Subdivision: Imperial Landing Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Final
Location: 441 Duplantis Street, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, L.L.C.
Engineer: David A. Waitz Engineering & Surveying, Inc.
b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Redivision of Parcels B, D, F, F1, G, H, & I into Gulf South Square, Tract A & Lots 1-9 (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.
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Imperial Landing Subdivision, Phase C
Approval Requested: Process C, Major Subdivision-Engineering
Location: Stack Drive, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, L.L.C.
Engineer: David A. Waitz Engineering & Surveying, Inc.
b) Consider Approval of Said Application
3. a) Subdivision: Summerfield Place Subdivision, Addendum No. 18, Phase B
Approval Requested: Process C, Major Subdivision-Final
Location: Extension of Newsom Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Gadwall Properties, LLC, % Chad Daigle
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Tracts "A" & "B," belonging to KAK Enterprise, LLC; Section 104, T17S-R17E, Terrebonne Parish, LA (*105 Lamar Drive / Councilman Danny Babin, District 7*)
2. Survey of "N," "O," "P," "Q," and Revised Lot "A," Redivision of Property belonging to Carroll P. Naquin, et ux; Section 12, T17S-R18E and Section 2, T18S-R18E, Terrebonne Parish, LA (*Rural Drive & Country Drive / Councilman Steve Trosclair, District 9*)
3. Survey of Tracts "K," "L," "M," Revised Lot "A," and Revised Lot "C," Redivision of Property belonging to Carroll P. Naquin, et ux; Section 12, T17S-R18E and Section 2, T18S-R18E, Terrebonne Parish, LA (*Rural Drive & Country Drive / Councilman Steve Trosclair, District 9*)
4. Revision of Property Lines for Parcel D, Parcel 32R and Parcel E-2 belonging to Leonard C. Chabert and Patty Chabert, L.L.C.; Section 18, 19, & 32, T18S-R18E and Section 48, T18S-R19E, Terrebonne Parish, LA (*200 Leonard J Court / Councilman Dirk Guidry, District 8*)
5. Survey and Re-Division of Lots 1 through 5, Block 3 of Acadian Villa Subdivision, Addendum No. 2, Phase C into Lot 1A; Sections 77 & 80, T15S-R16E, Terrebonne Parish, LA (*303, 309, 315, 321, & 327 Gabreten Lane / Councilman John Amedée, District 4*)
6. Lots 1 & 2, A Redivision of Property belonging to Hodges Rentals, LLC, et al; Section 4, T17S-R17E, Terrebonne Parish, LA (*6408 & 6418 West Park Ave. / Councilwoman Jessica Domangue, District 5*)

7. Revised Lots 4 & 5, A Redivision of Lot 4 & Revised Lot 5, Block 2, Add. No. 1 to Henry's Subdivision; Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA (*132 & 134 Sharlene Street / Councilman John Amedée, District 4*)
8. Revised Tracts "A" and "B" and Revised Tracts 1 and 3 being a Redivision of Property belonging to Samuel J. Rogers, Sr., et al; Section 85, T16S-R17E, Terrebonne Parish, LA (*Lazy R Court / Councilman John Amedée, District 4*)
9. Revised Tract 5 and Revised Tract 6, A Redivision of Property belonging to Lee Anthony Iver and Corey John Bourgeois; Section 58, T16S-R15E, Terrebonne Parish, LA (*2107 Bull Run Road / Councilman Carl Harding, District 2*)

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 OCTOBER 20, 2022

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of October 20, 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 Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Rev. Corion Gray; Mr. Jan Rogers Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Mr. Robbie Liner, Chairman; and Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. Ms. Brandi Becnel assisted for Mrs. Becky Becnel who could not attend the meeting.
- 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.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Faulk: “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 September 15, 2022.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Planned Building Group:**
- a) The Vice-Chairman called to order the Planned Building Group application by Abraham Valle-Santos for the addition of a permanent food truck vendor (previously existed as temporary) on property at 405 Grand Caillou Road.
- (1) Abraham Valle-Santos, 405 Grand Caillou Road, stated he was adding onto his food truck and making the structure permanent.
- (2) There was no one present to speak on the matter.
- (3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval.
- (4) Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Building Group application for the addition of a permanent food truck vendor at 405 Grand Caillou Road.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- (5) Mr. Pulaski stated the Zoning & Land Use Commission may see more of these requests due to the Department of Health cracking down on the temporary food trailers that don’t move and do not have a commissary that they go to daily.
2. **Planning Approval:**
- a) The Vice-Chairman called to order the Planning Approval application by Larry Matthews for a proposed cemetery in an I-1 (Light Industrial) zoning district at 1519, 1525, 1529 Carrane Street, Lots 7-12, Block 2, Deweyville.
- (1) Larry Matthews, 123 Burkwall Street, stated he was buying lots near the existing cemetery for a church he built on Stovall Street, PTR Ministries because there were no more areas around to bury people. He stated his

plans were to expand the existing cemetery and maybe build homes on three of the lots.

- (2) A letter from The Schwab Law Firm was discussed and indicated that Mr. Matthew's had not yet purchased the property and he indicated that he wanted to be sure he got approval to move forward with his plans prior to purchasing.
- (3) No one was present to speak on the matter.
- (4) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided the applicant successfully completes the property purchase from the current owner.
- (5) Mr. Soudelier moved, seconded by Rev. Gray: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application for the proposed cemetery in an I-2 (Heavy Industrial) zoning district at 1519, 1525, 1529 Carrane Street, Lots 7-12, Block 2, Deweyville conditioned upon the applicant successfully completing the property purchase from the current owner."
- (6) Discussion was held with regard to the applicant building homes on three of the lots versus what the application indicated. Mr. Pulaski indicated Planning Approval wasn't required for the homes, but he had approval to put the cemetery for all six lots but didn't necessarily need to use all six for the cemetery.
- (7) Mr. Matthews stated three of the lots would be placed in the church's name and the other three on his and his wife's name to maybe build homes for their children in the future.

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

b) The Vice-Chairman called to order the Planning Approval application by Pan de Vida, to establish a church in a C-2 (General Commercial) zoning district at 6903 Alma Street, Lots 1, 2, 3, & 4, Block 2, Garden View Subdivision.

- (1) No one was present to represent the application.
- (2) Mr. Pulaski stated it was up to the Commission as to whether they wanted to still consider the application or table it since no one showed up.
- (3) Mr. Thibodeaux moved, seconded by Mr. Faulk: "THAT the HTRPC, convening as the Zoning & Land Use Commission, table the Planning Approval application for a church, 3:16 Church, in an R-1 (Single-Family Residential) zoning district at 6741 Alma Street until the next regular meeting of November 17, 2022."

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

1. The Vice-Chairman recognized Melissa Hebert, 333 Garden View, who inquired about the location of the church in the strip center.

J. Ms. Ellender moved, seconded by Mr. Soudelier: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:15 p.m."

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



Jan Rogers, Vice-Chairman
Zoning & Land Use Commission

Becky M. Bechel, 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 OCTOBER 20, 2022.

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

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

ZLU22/17
Dist. 5
BayouCaneFire

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

**Zoning & Land Use Commission
Application**

Name: Pan de Vida Houma
Address: 6903 Alma St. Houma, LA 70364
Phone: (504)-319-4008

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 6903 Alma street in a C-2 Zoning District. The legal description of the property involved in this application is: Lots 1, 2, 3 & 4, Block 2, Garden View Subd.

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

Applicant's interest in the premises affected: Worship Gods name

Approximate cost of work involved: _____

Explanation of property use: Church

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

Ground Floor Plan and Elevations attached: Yes No

Address of adjacent property owners:

1. see attached 2. _____

3. _____

[Signature]
Signature of Applicant or Agent

504-319-4008
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

8-24-22
Date



Pan de Vida Houma

6903 Alma St.

Nicholas & Whitney Leonard
325 Garden View Dr. 70364

Deborah E. Francis Schexnayder
P.O. Box 85 Vacherie LA 70090

Brandie M. Hebert
333 Garden View Dr. 70364

Adrian Troy Anthony & Jasmine Barrow
337 Garden View Dr. 70364

Leonce J. III & Dannie Arceneaux
504 Highland Dr. 70364

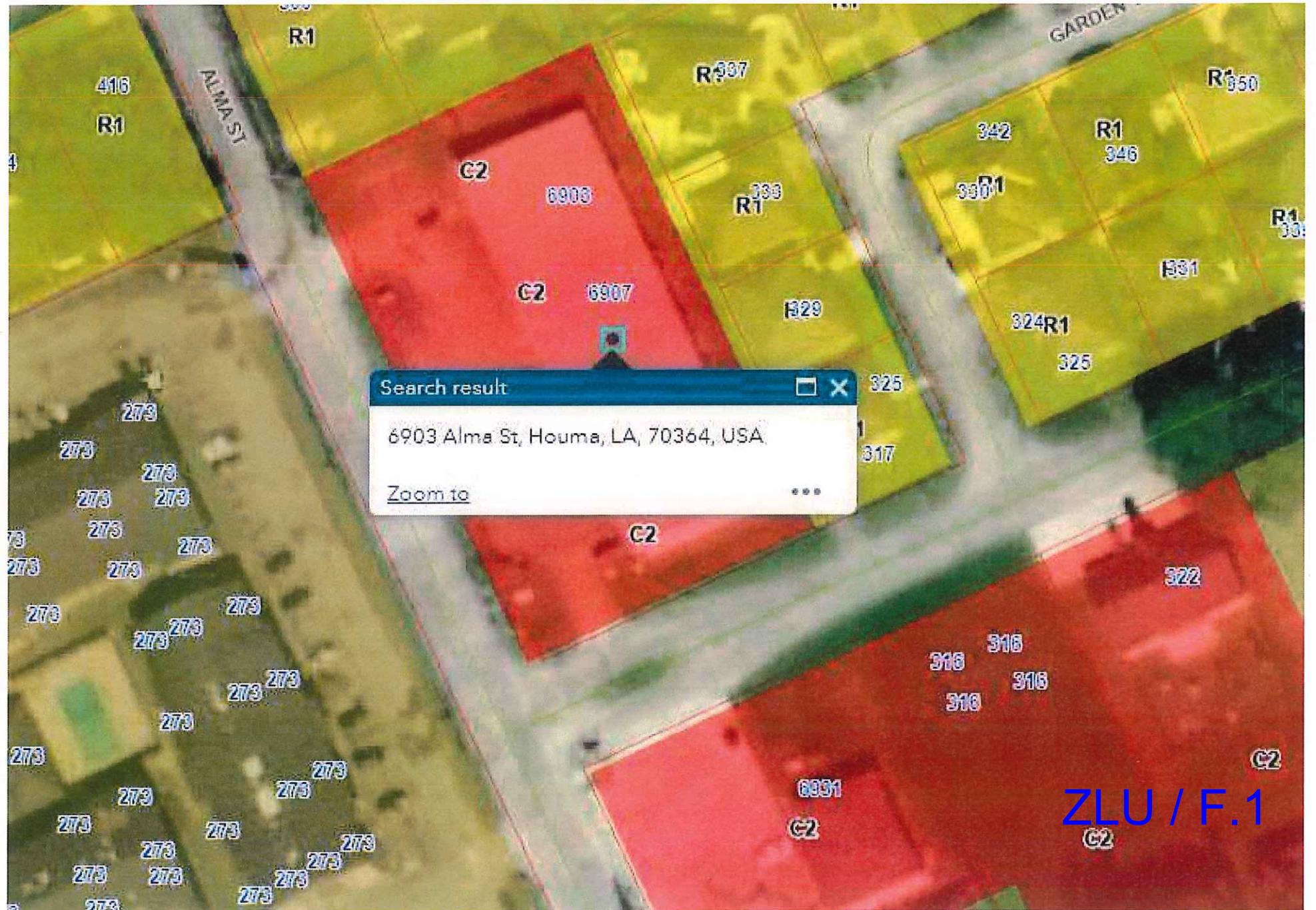
Brenna Ivy
502 Highland Dr. 70364

Allen P. Jr. & Barbara Hebert
500 Highland Dr. 70364



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ROBBIE LINER
Chairman

JAN ROGERS
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

KYLE FAULK

REV. CORION D. GRAY

TRAVION SMITH

BARRY SOUDELIER

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director

BECKY M. BECNEL
Minute Clerk

DERICK BERCEGEAY
Legal Advisor

Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning

Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
htrpcinfo@tpcg.org

October 27, 2022

Pan de Vida Houma
6903 Alma Street
Houma, LA 70360

Re: Planning Approval, Establish a church in an C-2 (General Commercial) zoning district, 6903 Alma Street; Lots 1, 2, 3, & 4, Block 2, Garden View Subdivision

Please be advised that the Houma-Terrebonne Regional Planning Commission, Zoning & Land Use Commission, at its meeting of October 20, 2022, voted to **table** your Planning Approval application for the above referenced property until the next regular meeting of November 17, 2022 due to there being no one in attendance to represent the application.

Should you have any questions concerning this matter, please do not hesitate in contacting our office at (985) 873-6793.

Sincerely yours,

Christopher M. Pulaski, PLA, Director
Terrebonne Parish Consolidated Government
Department of Planning & Zoning

CMP/bmb

cc: Councilwoman Jessica Domangue, *District 5*
Correspondence File

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