

# Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Barry Soudelier.....	Secretary/Treasurer
Michael Billiot.....	Member
Terry Gold.....	Member
Clarence McGuire.....	Member
Angele Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member

**OCTOBER 17, 2024, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 September 19, 2024
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
  - 1. Home Occupation:  
Establish a massage therapy business; 405 South Street; Sandra Johnson, applicant
- 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. APPROVAL OF MINUTES:**
  - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of September 19, 2024
- E. APPROVE REMITTANCE OF PAYMENT FOR THE OCTOBER 17, 2024 INVOICES AND THE TREASURER'S REPORT OF SEPTEMBER 2024**
  - 1. Martin & Pellegrin, CPAs to present 2023 Annual Audit for ratification and acceptance
- F. COMMUNICATIONS**
- G. APPLICATIONS / NEW BUSINESS:**
  - 1. a) Subdivision: Tracts 1 & 2, A Redivision of Property belonging to Louis J. Eschete, Jr.  
Approval Requested: Process D, Minor Subdivision  
Location: 3557 & 3559 Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Louis Eschete, Jr.  
Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) Consider Approval of Said Application

**H. STAFF REPORT**

**I. ADMINISTRATIVE APPROVAL(S):**

1. Revised Tracts 1 & 2, A Redivision of Property belonging to Nicholas T. LeBlanc, et al; Section 21, T17S-R16E, Terrebonne Parish, LA (*4266 & 4270 Southdown Mandalay Road / Councilman Danny Babin, District 7*)
2. Redivision of Tract A, Gulf South Square into Tracts A-1 & A-2 on Property belonging to DeFraités Associates, Inc.; Section 105, T17S-R17E, Terrebonne Parish, LA (*991 Grand Caillou Road / Councilwoman Kim Chauvin, District 8*)

**J. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**K. COMMISSION COMMENTS:**

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

**L. PUBLIC COMMENTS**

**M. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF SEPTEMBER 19, 2024**

A. The Chairman, Mr. Robbie Liner, called the meeting of September 19, 2024 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:05 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: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.

*The Chairman acknowledged Councilman Clyde Hamner, District 6 in the audience.*

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 disclose.*

D. **APPROVAL OF THE MINUTES:**

1. Mr. Soudelier moved, seconded by Mr. Rogers: "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 August 15, 2024."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

E. **COMMUNICATIONS:** None.

F. **PUBLIC HEARINGS:**

1. The Chairman called to order the Public Hearing for an application by Sheryl Williams requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 114 Banks Avenue, Lot 45, Block B, Mechanicville.

a) Ms. Sheryl Williams, 266 Ashland Drive, stated she was requesting to rezone the property to R-2 for the placement of a mobile home.

b) No one from the public was present to speak.

c) Mr. Billiot moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, 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 recommended approval of the rezone request.

e) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 114 Banks Avenue and forward to the Terrebonne Parish Council for final consideration."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

f) Mr. Pulaski clarified that this motion was only a recommendation and the TPCG Council would have final consideration.

G. OLD BUSINESS:  
Mr. Soudelier moved, seconded by Mr. Rogers: “THAT 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. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, 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 Old Business item for an application by Walton Jefferson & Jeanette Daisy requesting to rezone from OL (Open Land) to C-2 (General Commercial) 1923 St. Louis Canal Road.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Walton Jefferson & Jeanette Daisy, discussed the rezone request.
- b) The Chairman recognized Patricia Lirette, 6531 Jana Street, inquired about what the property was going to be used for.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommends approval of the rezone request.
- d) Mr. Waitz stated the proposed use for the property would be for a possible metal building to be used for storage and/or a possible sale in the future.
- e) Mr. Smith moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from OL (Open Land) to C-2 (General Commercial) 1923 St. Louis Canal Road and forward to the Terrebonne Parish Council for final consideration.”

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the discussion and possible action regarding an amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services.

- a) Since the previous meeting, Mr. Pulaski stated he researched other parishes and whether they approved dog grooming as home occupations and not many did. He discussed the 2017 legal opinion that ruled it not an acceptable service under a home occupation. He stated Parish President Bergeron was in support of dog grooming as home occupations but had no formal discussion with him since the previous meeting and would suggest continuing the public hearing once more.
- b) Mr. Bercegeay stated that anyone in the audience could speak tonight or at the next meeting or both if it were continued.
- c) The Chairman recognized Councilman Clyde Hamner, District 6, who stated he had sixty-one neighbors in opposition of the proposed ordinance change [*see correspondence file*]. He discussed the multiple reasons why they were opposed which included noise, traffic & parking, odors, waste management, zoning & property values, and health & safety [See *ATTACHMENT A*]. Discussion was held regarding any violations to the covenant restrictions that would be a civil matter.
- d) The Chairman recognized Brooke Loyd, 417 Lake Crescent Circle, who stated she wants to relocate her dog grooming business in New Iberia to here. She stated she would groom dog’s one-on-one, they would be on a leash for dogs to take care of their business, the fur would be placed in garbage bags, and her customers would come to Houma to get their dogs groomed that would lead to more business in the area.
- e) The Chairman recognized Laura Poole, 413 Lake Crescent Circle, who read a letter expressing her opposition [See *ATTACHMENT B*].
- f) Mr. Pulaski clarified to the public that this proposal is for the entire zoning district of Terrebonne Parish and not specific to this particular subdivision. He discussed the Home Occupation application and notification process.
- g) The Chairman recognized Cathy Ritter, 419 Lake Crescent Circle, who expressed concerns of any commercial business in a residential area, traffic, noise, and home depreciation. She brought up the legal opinion from Julius Hebert which was considered a valid opinion.

- h) The Chairman recognized Paula Swindel, 251 Lake Crescent Circle, who discussed the subdivision covenants signed in 1974 and renewed every ten years. Mr. Bercegeay reiterated that subdivision covenants were a civil matter and not regulated or enforced by Terrebonne Parish. Mrs. Swindel also discussed the added burden the business would bring to the existing flooding and sewer issues.
- i) The Chairman recognized Claudette Smith, 242 Lake Crescent Circle, who stated it was wonderful that the Parish President was supportive of small businesses but should not be in residential subdivisions. She discussed the 60+ names in opposition and stated they would not change their mind.
- j) The Chairman recognized Mary Kubala, 603 Cavaness, who stated she did not live in the Lake Crescent area, but she would not want it in her neighborhood either.
- k) Discussion was held regarding everyone in opposition, but that pet waste and noise could come from residents of the neighborhood just as much as a business. Discussion ensued regarding setting a dangerous precedent if approved with dog boarding, etc.
- l) The Chairman mentioned an upcoming project in downtown Houma that would provide small rental spaces for businesses such as this.
- m) The Chairman recognized George Swindel, 251 Lake Crescent Circle, who inquired about the public hearing and notification process. Mr. Pulaski discussed the matter involving the entire zoning district boundaries of the parish with no specific location in order to notify everyone. He stated the notification process is through the newspaper or online. He further stated the discussions typically come to the Zoning and Land Use Commission prior to going to Council. He further stated that an application for a Home Occupation would require notices mailed to property owners sharing a property line with the applicant.
- n) Mr. Gold moved, seconded by Mr. Smith: "THAT the Public Hearing be closed."  
The Chairman called for a vote on the motion offered by Mr. Gold. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- o) Mr. Smith moved, seconded by Mrs. Poiencot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial of the proposed amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services and forward to the Terrebonne Parish Council for final consideration."  
The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.  
*It was later determined that since the proposed amendment was brought to the Zoning and Land Use Commission by Planning & Zoning Department Staff, that the proposal could just die and not have to be brought to the Terrebonne Parish Council.*

I. COMMISSION COMMENTS:

- 1. Zoning & Land Use Commissioners' Comments: None.
- 2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

K. Mr. Rogers 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 7:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Robbie Liner, 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 SEPTEMBER 19, 2024.**

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

**Pet grooming facilities in residential neighborhoods can have several potential downsides:**

1. **Noise:** The sounds of barking dogs and grooming equipment can be disruptive to the peace and quiet of a residential area.
  - What will the facility owner do to insure the mitigation of noise reduction?
  - Will the installation of soundproofing materials in walls and ceilings be required to minimize noise from barking dogs and grooming equipment?
  - How will scheduling of appointments be handled? Will scheduling of grooming appointments during daytime hours to avoid disturbing residents during early morning or late evenings?
2. **Traffic and Parking:** Increased traffic from customers dropping off and picking up their pets can lead to congestion and parking issues.
  - Will a strict appointment system be instituted to stagger customer visits and reduce traffic congestion?
  - Will the facility provide designated parking spaces for customers to prevent parking issues on residential streets?
3. **Odors:** The smell from grooming products and pet waste can be unpleasant for nearby residents.
  - Will proper ventilation systems be in place to disperse odors from grooming products and pet waste?
  - Will the owner of the pet grooming facility maintain a rigorous cleaning schedule to keep the facility odor-free?
4. **Waste Management:** Proper disposal of pet hair, waste, and grooming products is essential to avoid environmental and health issues.
  - What will be the appropriate waste disposal methods for pet hair, waste, and grooming products to prevent environmental contamination?
  - Dogs love to leave their mark...What assurance will there be to the neighbors that dogs will not pee or poo in someone's yard?
5. **Zoning and Property Values:** Some residents may be concerned that a commercial business in a residential area could affect property values and violate zoning regulations.
  - Many subdivisions already have restrictions against home businesses? What takes precedence...the neighborhood covenants or the business?
  - How will the residents get recourse? Civil suit or will parish govern with local zoning regulations and permits?
6. **Health and Safety:** There is a potential risk of spreading diseases if the facility is not properly sanitized.
  - What will be done to ensure the spread of animal disease? What type of training does the facility owner have in hygiene and safety protocols?

Houma-Terrebonne Regional Planning Commission  
Terrebonne Parish Council Meeting Room  
Government Tower – 8026 Main Street 2<sup>nd</sup> Floor  
Houma, La 70360

Dear Commission Members,

I am writing to express my strong opposition to the establishment of dog grooming business at 417 Lake Crescent Circle, Houma, La. 70360 within our residential neighborhood. As a resident Crescent Circle, I am concerned about the negative impact this retail business would have on our community.

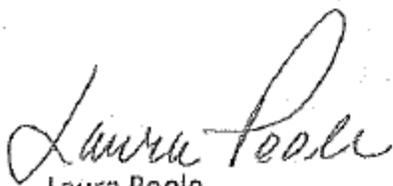
Firstly, introducing a commercial enterprise in a predominantly residential area disrupts the character and tranquility that our neighborhood currently enjoys. The increased traffic, noise, and potential for litter associated with a retail business will significantly diminish the quality of life for residents. Our streets are designed for local traffic, and the influx of customers could lead to congestion and parking issues.

Moreover, the establishment of a retail business in this location may lead to unintended consequences, such as decreased property values and a shift in the neighborhood's atmosphere. The presence of commercial operations can alter the residential character of the area, leading to further encroachments by other businesses and potentially altering the long-term landscape of our community.

Additionally, I am concerned about the impact on local services and infrastructure. Increased foot and vehicle traffic could strain existing resources and lead to potential safety hazards, particularly for children and elderly residents.

I urge you to reconsider the decision to open a dog grooming business at this location and to explore alternative sites that are better suited for commercial activities. Our neighborhood has long valued its peaceful and residential character, and it is crucial to preserve this environment for the well-being of all residents.

Thank you for your attention to this matter. I hope you will take our concerns into account and seek a solution that respects the needs and preferences of the community.



Laura Poole  
413 Lake Crescent Circle  
Houma, La. 70360

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

P.O. Box 1446

Houma, Louisiana 70361-1446

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

**Zoning & Land Use Commission  
Application**

Name: Sandra Johnson, Massage Therapies of LA, Inc.  
Address: 405 South St. Houma LA 70360  
Phone: 985-688-1738

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

The premises affected are situated at 405 South Street in a  
R-1 Zoning District. The legal description of the property involved in this application  
is: Lot 5 Block 15 Add. #1 Barrios Subd #4

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

Applicant's interest in the premises affected: Owner

Approximate cost of work involved: \_\_\_\_\_

Explanation of property use: massage therapy

Plot Plan attached:  Yes \_\_\_\_\_ No Drainage Plan attached: \_\_\_\_\_ Yes  No

Ground Floor Plan and Elevations attached:  Yes \_\_\_\_\_ No

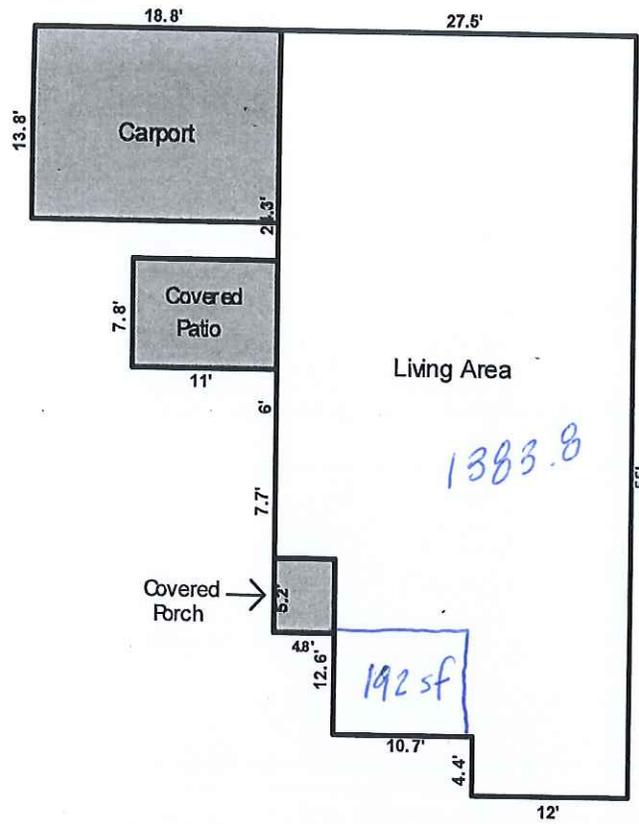
Address of adjacent property owners:

1. Brenita T. Guidry  
113 Rosewood Dr.  
Houma LA 70360
2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sandra Johnson  
Signature of Applicant or Agent  
985-688-1738  
Phone Number

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

Sandra Johnson  
Signature of Applicant or Agent  
10-1-24  
Date



13%

192 sf

1383.8

Summary	Square Ft. Area	Perimeter	Area Calculation Details
<b>Living Area</b>			
First Floor	1,383.8	165.0	<b>First Floor</b> 27.5 x 38.0 = 1,045.0 22.7 x 12.6 = 286.0 12.0 x 4.4 = 52.8 <b>Total = 1,383.8</b>
<b>Porches &amp; Patios</b>			
Covered Porch	25.0	20.0	<b>Covered Porch</b> 4.8 x 5.2 = 24.9 <b>Total = 25.0</b>
Covered Patio	85.8	37.6	<b>Covered Patio</b> 11.0 x 7.8 = 85.8 <b>Total = 85.8</b>
<b>Garage &amp; Carport</b>			
Carport	259.4	65.2	<b>Carport</b> 18.8 x 13.8 = 259.4 <b>Total = 259.4</b>