

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF APRIL 15, 2021**

- A. The Vice-Chairman, Mr. Robbie Liner, called the meeting of April 15, 2021 of the HTRPC to order at 6:07 p.m. at the Municipal Auditorium with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him. The Chairman, Mr. Kyle Faulk, 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. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk, Chairman and Mr. Barry Soudelier. Also present was 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 him or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **ACCEPTANCE OF MINUTES:**
1. Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 18, 2021.”  
  
The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Faulk and Mr. Soudelier. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Ms. Ellender moved, seconded by Dr. Cloutier: “THAT the HTRPC remit payment for the April 15, 2021 invoices and approve the Treasurer’s Report of March 2021.”  
  
The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Faulk and Mr. Soudelier. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Providence Engineering & Environmental Group, LLC, dated April 15, 2021, requesting to table Item G.1 regarding Gulf South Square until the next regular meeting of May 20, 2021 [See *ATTACHMENT A*].
    - a) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the HTRPC table the application by Arthur A. DeFraités and John M. DeFraités for the 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 until the next regular meeting of May 20, 2021 as per the Developer’s request [See *ATTACHMENT A*].”  
  
The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Faulk and Mr. Soudelier. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
  2. Mr. Pulaski read an email from Providence Engineering & Environmental Group, LLC, dated April 13, 2021, requesting to table Item H.5 regarding Property belonging to GLCB, LLC until the next regular meeting of May 20, 2021 [See *ATTACHMENT B*].
    - a) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC table the application by Andree Casey for the Redivision of Two Tracts into Tract A, B, and C on Property belonging to GLCB, LLC until the next regular meeting of May 20, 2021 as per the Developer’s request [See *ATTACHMENT B*].”  
  
The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Faulk and Mr. Soudelier. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**

G. OLD BUSINESS:

1. *Tabled until the May 20, 2021 meeting.* Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1-10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision. [See ATTACHMENT A]

H. APPLICATIONS / NEW BUSINESS:

1. The Vice-Chairman called to order the Public Hearing for an application by Daniel A. Brien for Process D, Minor Subdivision, Division of Property belonging to Daniel A. Brien, or assigns and Bonnie Brien Caro, or Assigns (Tracts A & B).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division or property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Dr. Cloutier: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of property belonging to Daniel A. Brien, or assigns and Bonnie Brien Caro, or assigns."

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

2. The Vice-Chairman called to order the Public Hearing for an application by Eartha St. Amant for Process D, Minor Subdivision, Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remainder).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division or property. She stated a fire hydrant needed to be installed and would request the matter be tabled until the next regular meeting but to hold the public hearing first.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the HTRPC table the application for Process D, Minor Subdivision, for the Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remainder) until the next regular meeting of May 20, 2021 as per the Developer's request."
- e) Mr. Pulaski discussed Blanchard Court being private and access for Lot 9. He requested a note be placed on the plat that Lot 9 be granted access by Blanchard Court.

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

3. The Vice-Chairman called to order the Public Hearing for an application by Corey Williams for Process D, Minor Subdivision, Division of Lot 18, Block 2 of Barrow Street.
  - a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division or property.
  - b) There was no one from the public to speak on the matter.
  - c) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
  - e) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Lot 18, Block 2 of Barrow Subdivision.”

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

4. The Vice-Chairman called to order the conceptual application by Duplantis Properties, LLC for Process C, Major Subdivision, Benjamin Estates.
  - a) Mr. Evan Geerts, Duplantis Design Group, discussed the location and division or property.
  - b) Discussion was held with regard to breaking up the size of the pond and use as recreational purposes.
  - c) Mr. Pulaski discussed the Staff Report and stated Staff recommended conceptual approval with no conditions.
  - d) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC grant conceptual approval of the application for Process C, Major Subdivision, for Benjamin Estates.”

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

5. *Tabled until the May 20, 2021 meeting.* Redivision of Two Tracts into Tracts A, B, and C on Property belonging to GLCB, L.L.C. [See *ATTACHMENT B*]

6. The Vice-Chairman called to order the Public Hearing for an application by Philip J. Duplantis & Gloria B. Duplantis Revocable Living Trust for Process D, Minor Subdivision, for Tract “L”, Property belonging to the Philip J. Duplantis & Gloria B. Duplantis Revocable Living Trust.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division or property. He stated the only utility letter he was missing was Entergy after two requests.
  - b) There was no one from the public to speak on the matter.
  - c) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses being depicted on the plat and submittal of all utility letters.
- e) Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract “L”, Property belonging to the Philip J. Duplantis & Gloria B. Duplantis Revocable Living Trust conditioned upon municipal addresses being depicted on the plat and submittal of all utility availability letters.”

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

7. The Vice-Chairman called to order the Public Hearing for an application by Annie 1, LLC for Process D, Minor Subdivision, Trinity Commercial Park, Addendum No. 3.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division or property. He stated there was a problem with drainage and a swale needed to be dug. He requested the matter be tabled after the public hearing was held.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

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

- d) Discussion was held with regard to six driveways coming from 150' and not good planning. Discussion ensued regarding the t-turnaround would be allowed as a cul-de-sac would be and that the property is not zoned so the property could be sold as residential or commercial regardless.
- e) Discussion ensued regarding residential and commercial fire codes and setbacks as well as the health, safety, and welfare of the residents.
- f) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, Trinity Commercial Park, Addendum No. 3 until the next regular meeting of May 20, 2021 as per the Developer’s request.”
- g) It was strongly suggested that the Surveyor relay the message to the Developer that the Commission would like to see a different plan, as to not see six driveways, be submitted at the next meeting.

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

8. The Vice-Chairman called to order the Public Hearing for an application by Travis Buquet Home Builders, Inc. requesting conceptual & preliminary approval for Process C, Major Subdivision, Progressive Square Townhomes Subdivision.

- a) Mr. Kevin Rizzo, Delta Coast Consultants, LLC, discussed the location and division or property. He stated the project would be a Planned Unit Development and requested conceptual and preliminary approval provided he submit all the utility availability letters.
- b) The Vice-Chairman recognized Michelle Parfait, 222 Rue d’Iberville, who expressed concerns of access and the extension of Rue d’Iberville being extended that would not allow her kids to continue to play at the end of the street.
- c) Discussion was held regarding the extension of the street at the existing t-turnaround that is similar to other subdivisions when done in phases with this subdivision taking a longer period of time for expansion. Discussion ensued with the street becoming a shortcut to motorists avoiding the traffic light at Polk Street

and possibly looking into a more in-depth review of the average daily traffic counts.

- d) Discussion ensued regarding to reviewing the architectural renderings at the engineering phase.
- e) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “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, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- f) Mr. Pulaski discussed the Staff Report and stated Staff recommended conceptual and preliminary approval provided upon the submittal of all utility availability letters. He read an email into the record from Ms. Phyllis A. Folse, 219 Rue d’Iberville, expressing concerns of traffic, safety, and noise [See *ATTACHMENT C*].
- g) Discussion was held regarding the two subdivisions functioning independently but not aesthetically pleasing, a more extensive traffic study being performed, and architectural renderings needing to be submitted at conceptual and preliminary rather than at engineering.
- h) Mr. Thibodeaux moved: “THAT the HTRPC table the conceptual and preliminary application for Process C, Major Subdivision, Progressive Square Townhomes Subdivision until the next regular meeting of May 20, 2021.” *The motion died to the lack of a second.*
- i) Discussion ensued regarding other existing townhomes and apartments in the area; installation of traffic devices to discourage cut throughs; other existing streets, i.e. Ramey Road & Melissa, that could also be used as a cut through; and labeling all the other roads on the plat to see connectivity and such.
- j) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant conceptual and preliminary approval for Process C, Major Subdivision, for Progressive Square Townhomes Subdivision conditioned upon the submittal of all utility service availability letters.”

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

- 9. The Vice-Chairman called to order the Public Hearing for an application by Terrebonne Parish Consolidated Government requesting approval for Process A, Raw Land Division, for the Division of Batture Tracts belonging to Michael J. Samanie, Garret & Becky Hohensee, and an Existing Batture Tract belonging to Summerfield Properties, LLC to be acquired by TPCG for the Hollywood Road Bridge Construction.

- a) Mr. Greg Plaisance, GIS Engineering, LLC, discussed the location and division or property.
- b) The Vice-Chairman recognized Sadeq Gubren, 3411 Bayou Black Drive, who expressed concerns of the bridge being directly across from his home and worried about the safety of his kids and lights shining towards his home.
- c) Discussion was held regarding the installation of a three-way stop or a signalized traffic device at the intersection.
- d) The Vice-Chairman recognized Kenneth Johnson, 3395 Bayou Black Drive, who expressed concerns of tonnage of the bridge and sugar cane trucks.
- e) Mr. Mart Black, TPCG Coastal Restoration and Preservation Director, discussed LA DOTD’s plans and studies of traffic and adequate traffic controls that would be placed on Highway 182.
- f) Discussion ensued with regard to the possibility of highway being safer due to traffic slowing to turn onto the bridge and traffic control devices, tonnage and the bridge being built to highway standards, existing stop signs on Southdown Mandalay Road, and speed limits.

- g) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

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

- h) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance from the minimum lot size requirement and approval of the division with no conditions.

- i) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process A, Raw Land Division, Division of Batture Tracts belonging to Michael J. Samanie, Garret & Becky Hohensee, and an Existing Batture Tract belonging to Summerfield Properties, LLC to be acquired by TPCG for the Hollywood Road Bridge Construction with a variance granted from the minimum lot size requirement.”

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

I. STAFF REPORT:

- 1. Staff indicated that Dr. Cloutier, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux had completed the required Ethics Training as of today.

- a) Mr. Pulaski stated that all Commissioners also had to complete the Parish Harassment, Discrimination, & Diversity Training annually. Mr. Brian Rodrigue, TPCG Information Technology stated that a new video would be filmed in the next week and Staff would get the video out to the Commissioners via a flash drive or link.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC acknowledge for the record the following Administrative Approval.”

- 1. Revised Lot 4, A Redivision of Revised Lot 4, Block 4, Phase 2 of Mulberry Gardens Subdivision and Revised Lot 10, A Redivision of Reviserd Lot 10, Block 4, of South Point Estates Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee:

- a) Mr. Pulaski stated the committee met on April 8, 2021 to discuss rear lot drainage and altering of drainage in single family subdivisions.

- (1) The committee discussed addressing the rear lot drainage issues through the permit office with grading plans being required and inspections before certificates of occupancy are issued or by changing the regulations to increase the grade of lot rear than currently required.

- b) Mr. Pulaski stated the initial members appointed to the SRRC in May 2020 were Ms. Ellender and Mr. Soudelier. New members appointed in March 2021 were Mr. Liner and Mr. Ross Burgard which created a four-member committee. Due to work commitments, normal committee meeting times, and the typical three-member committee, Mr. Liner stepped down.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments: None.
- 2. Vice-Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.

N. Dr. Cloutier moved, seconded by Mr. Rogers: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:33 p.m.”

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

*Becky M. Becnel, Minute Clerk  
Houma-Terrebonne Regional Planning Commission*

**From:** Terral Martin, Jr., PLS <terralmartin@providenceeng.com>  
**Sent:** Thursday, April 15, 2021 12:49 PM  
**To:** Christopher Pulaski  
**Cc:** Becky Becnel  
**Subject:** Re: [E] RE: Gulf South Square - DeFraites - Table to February 18th

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Chris,

We need to table this item again. Still waiting to install fire hydrant and provide sewer service to lot 10.

Terral

Sent from my iPhone

On Apr 15, 2021, at 11:54 AM, Christopher Pulaski <cpulaski@tpcg.org> wrote:

Terral,

For official proceedings and record purposes, I need you to formally request to table the item. Your previous email just says "we will probably need to table again" which I'm certain will not suffice for our Legal Counsel. Please reply to all so Becky is cc'd.

Thanks,

Christopher M. Pulaski, PLA  
 Terrebonne Parish Planning & Zoning  
 (985) 873-6569  
[cpulaski@tpcg.org](mailto:cpulaski@tpcg.org)  
*"Saltwater Fishing Capital of the World"*

**From:** Terral Martin, Jr., PLS <terralmartin@providenceeng.com>  
**Sent:** Wednesday, April 7, 2021 5:25 PM  
**To:** Christopher Pulaski <cpulaski@tpcg.org>  
**Subject:** Re: [E] RE: Gulf South Square - DeFraites - Table to February 18th

**External Sender**

**From:** Terral Martin, Jr., PLS <terralmartin@providenceeng.com>  
**Sent:** Tuesday, April 13, 2021 11:13 AM  
**To:** Becky Becnel  
**Cc:** Christopher Pulaski  
**Subject:** Buquet Realty  
**Attachments:** Providence Hydrant 6475 West Main.pdf

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Becky,

We will table the Buquet Realty Re-division to the May meeting. Bayou Cane Fire Department will be installing a fire hydrant across the street from our development next month. This will allow Tract C to be within the minimum 150' distance from a fire hydrant.

Thank you,

Terral

**Terral J. Martin, Jr., PLS**

Professional Land Surveyor

[terralmartin@providenceeng.com](mailto:terralmartin@providenceeng.com)

Main: 985-876-6380

Cell: 985-226-4785

Fax: 985-876-0621

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Providence Engineering and Environmental Group LLC

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PROVIDENCE

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**Christopher Pulaski**

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**From:** Christopher Pulaski  
**Sent:** Wednesday, April 14, 2021 9:05 AM  
**To:** Phyllis Folse  
**Cc:** Becky Becnel  
**Subject:** RE: Planning agenda for Thursday April 15

Ms. Folse,

I appreciate you sending me your comments. Regarding the difference of the map on the letter versus the Assessor map, I would imagine that the difference is that the map on the letter shows the proposed lots and how the property would be subdivided whereas the Assessor map just shows it as one large tract which is how it is currently.

You can see a larger version of the proposed subdivision and the application by clicking on the link below which will take you to the Planning Commission online agenda. [RPC MtgPckt Apr 15 2021.pdf \(tpcg.org\)](#)

I will be sure and convey your comments to the Planning Commission during the public hearing portion of that item at tomorrow night's meeting.

Thanks,

Christopher M. Pulaski, PLA  
Terrebonne Parish Planning & Zoning  
(985) 873-6569  
[cpulaski@tpcg.org](mailto:cpulaski@tpcg.org)  
*"Saltwater Fishing Capital of the World"*

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**From:** Phyllis Folse <[findfilis@msn.com](mailto:findfilis@msn.com)>  
**Sent:** Tuesday, April 13, 2021 5:46 PM  
**To:** Christopher Pulaski <[cpulaski@tpcg.org](mailto:cpulaski@tpcg.org)>  
**Subject:** Planning agenda for Thursday April 15

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Phyllis A. Folse  
219 Rue D Iberville  
Houma, La 70360  
[findfilis@msn.com](mailto:findfilis@msn.com)

April 13, 2021

Mr. Christopher M. Pulaski, PLA  
Director  
Houma-Terrebonne Regional Planning Commission  
P.O. Box 1446  
Houma, La 70360

Dear Mr. Christopher M. Pulaski, PLA:

I am contacting you concerning the letter I received concerning the preliminary division of property for Progressive Square Townhomes Subdivision, which is being discussed at Thursday's meeting. I am unable to attend the meeting due to a family obligation but still want my concerns to be heard.

When looking for my new home, I did not want to be in a crowded or busy subdivision with lots of traffic. I was looking for a small quiet neighborhood where I would feel safe. When I found Rue D Iberville, I knew this is where I wanted to be, it had what I was looking for. I continued to visit this quiet neighborhood until Sept 2015 when this home became available for purchase.

As I understand, they are wanting to extend Rue D Iberville for access to these Townhomes. The proposed route will have an extended amount of traffic to be used to get to "Progressive Square Townhomes Subdivision" and will also invite nonresident vehicles seeking shortcuts to avoid the traffic signal at Polk and Tunnel Blvd. Rue D Iberville as it exists, is not designed to take on another couple hundred cars per day. This would in fact be putting a burden upon our safe, quite neighborhood and street.

My home here is my sanctuary, my safe place and feel like this would be taken away from me; there are 2 entrances to Progressive Blvd from Tunnel Blvd, Rue D Iberville AKA The Oaks Townhomes Subdivision should be completely separated from Progressive Square Townhomes Subdivision without having access to/from Rue D Iberville.

Also, please be advised that the map on the back side of the letter does not agree with the map on the Assessor's site.

Thanking you in advance for your consideration!

*Phyllis A Folsie*

God Bless!