

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF AUGUST 18, 2022**

- A. The Chairman, Mr. Jan Rogers, called the meeting of August 18, 2022 of the HTRPC to order at 6:35 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. Rogers.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Rev. Corion Gray; and Mr. Barry Soudelier. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mrs. Brooke Domangue, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- 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 report.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of July 21, 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Thibodeaux: “THAT the HTRPC remit payment for the August 18, 2022 invoices and approve the Treasurer’s Report of July 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the discussion and possible action with regard to selecting a credit card to be used for Commissioners’ pre-travel expenses.
- a) After a review of all types of credit cards, the Ink Business Cash credit card with no annual fee was selected.
- b) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC authorize Finance to proceed with the application for the Ink Business Cash credit card through Chase Bank to be used for Commissioners’ pre-travel expenses.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated August 18, 2022, requesting to table the application for Four Geaux Louisiana, LLC until the next regular meeting of September 15, 2022 [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC until the next regular meeting of September 15, 2022 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:  
Mr. Faulk moved, seconded by Mr. Rogers: "THAT the 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. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. *Tabled until the next regular meeting of September 15, 2022 as per the Developer's request.* Revised Parcel 3-A and Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC [See ATTACHMENT A].

2. The Chairman called to order the Public Hearing for an application by Coastal Commercial Properties, LLC, requesting approval for Process D, Minor Subdivision, for Lots 1 thru 5, Block 1 and Lots 1 thru 4, Block 2 of Coastal Oak subdivision, A Redivision of Tract 1B belonging to Coastal Commercial Properties, LLC.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated this matter was tabled at the previous meeting and that since then, Mr. St. Martin and Mr. Louis Eschete have been in communication to discuss how to maintain the private drainage and pumps.

b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.

c) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1 thru 5, Block 1 and Lots 1 thru 4, Block 2 of Coastal Oak subdivision, A Redivision of Tract 1B belonging to Coastal Commercial Properties, LLC."

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

3. The Chairman called to order the application by RR and DD, LLC requesting conceptual and preliminary approval for Thibodaux South Subdivision.

a) Ms. Heather Klingman, Duplantis Design Group, representing the Developer, discussed the location and division of property. She stated that because of the narrow width of the property, they would like to request a variance for the drainage servitude and to provide only on one side of the ditch but to make it larger on that same side.

b) Discussion was held with regard to the subdivision having family homes and not mobile homes.

c) There was no one from the public to speak on the matter.

d) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

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

e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance along with the conceptual & preliminary approval with no conditions.

f) Mrs. Domangue stated that David Rome, Public Works Director, is in favor of the granting the variance and the Engineering Division was backing him up.

g) Discussion was held with regard to an error on the plat listing Highway 20 when it may be Highway 24.

h) Mr. Rogers moved, seconded by Mr. Thibodaux: "THAT the HTRPC grant approval of the conceptual & preliminary application for Process C, Major Subdivision for Thibodaux South Subdivision with a variance granted from the drainage servitude requirement to allow for a larger servitude on one side of the ditch and none on the other side due to the narrow width of the property."

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

4. The Chairman called to order the application by Richard Development requesting engineering approval for Process C, Major Subdivision, for Cypress Gardens Townhomes.
  - a) Mr. Corbin Hebert, Delta Coast Consultants, LLC, stated they had resubmitted plans to the Engineering Division since the previous meeting in July.
  - b) Mrs. Brooke Domangue, TPCG Division, read a memo dated August 15 2022 with regard to the punch list items for the development [See *ATTACHMENT B*].
  - c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance from the block length to accommodate Bayou Cane Fire District's concern with the turnaround and recommended approval on the condition that the applicant agrees to meet with all the remaining items on the TPCG Engineering Division's punch list [See *ATTACHMENT B*].
  - d) Mr. Hebert requested an exception for Item 8.d. with regard to rear lot drainage and stated they would resolve/comply with all remaining punch list items.
  - e) Mr. Faulk moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the engineering application for Process C, Major Subdivision for Cypress Gardens Townhomes with a variance granted for Item 6 with regard to block length, an exception to Item 8.d. for Blocks 3 & 4 to drain to the rear and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated August 15, 2022."

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

#### H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by James Boquet, requesting approval for Process D, Minor Subdivision, for the Division of Tract 2-1 belonging to James A. Boquet, Jr., et ux.
  - a) Mr. Alisa Champagne, Charles L. McDonald Land Surveyors, discussed the location and division of property. She stated the Developer wants to separate the home from the business.
  - b) There was no one from the public present to speak on the matter.
  - c) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility service availability letters.
- e) Discussion was held regarding the closeness of the home and business and if it would present a problem later on if one of the properties sell. Any improvements would require a building permit and may be required to fire rate if so.
- f) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Tract 2-1 belonging to James A. Boquet, Jr., et ux conditioned upon the submittal of all utility service availability letters."

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

Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Rogers Benoit, Jr. requesting approval for Process D, Minor Subdivision, for a Lot Line Shift between Parcels 3-2 of the Redivision of Parcels 3 & 3-A and Parcel 8 of the Estate of Corbett P. Richard.

- a) Mr. Alisa Champagne, Charles L. McDonald Land Surveyors, discussed the location and division of property. She stated that the application was originally submitted as an Administrative Approval, but the fire hydrant did not meet the required distance. Since then, approval had been granted from the Fire District and Waterworks.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance and conditional approval provided upon submittal of all utility service availability letters.
- e) Discussion was held regarding the fire hydrant being 42' from the required distance.
- f) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for a Lot Line Shift between Parcels 3-2 of the Redivision of Parcels 3 & 3-A and Parcel 8 of the Estate of Corbett P. Richard with a variance granted for the fire hydrant distance requirement for Revised Parcel 8 to be 292' in lieu of the required 250' as per an approval letter from the Schriever Fire Protection District and conditioned upon the submittal of all service availability letters."

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

3. The Chairman called to order the Public Hearing for an application by Susan Yesso Maines requesting approval for Process D, Minor Subdivision, for Lots "A" & "B," A Redivision of Property belonging to Susan Yesso Maines.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Ms. Ellender moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Ms. Ellender moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots "A" & "B," A Redivision of Property belonging to Susan Yesso Maines."

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

4. The Chairman called to order the Public Hearing for an application by Warren C. Carlos, requesting approval for Process D, Minor Subdivision, for Tracts “A” thru “K,” A Redivision of Tract II belonging to Warren C. Carlos.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated he would like to table the application to the next meeting.
- b) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC continue the public hearing and table the consideration of the application for Process D, Minor Subdivision, for Tracts “A” thru “K,” A Redivision of Tract II belonging to Warren C. Carlos.”

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

5. The Chairman called to order the application by Tri-State Land Company requesting engineering approval for Process C, Major Subdivision, for West Manchester Subdivision, Addendum No. 3, Phase B.

- a) Mr. Gene Milford, Milford & Associates, Inc., was present to represent the application.
- b) Mrs. Brooke Domangue, TPCG Engineering Division, read a memo dated August 18, 2022 with regard to the punch list items for the development [See *ATTACHMENT C*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet with all of the comments on the TPCG Engineering Division’s punch list [See *ATTACHMENT C*].
- d) Mr. Milford stated they would resolve/comply with all punch list items and requested to be allowed to work with Engineering on Item 3.b regarding rear lot drainage.
- e) Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for West Manchester Subdivision, Addendum No. 3, Phase 3 conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated August 18, 2022 [See *ATTACHMENT C*].”

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

I. STAFF REPORT:

1. The Chairman called to order the discussion and possible action with regard to the resolution for parish-wide community sewerage expansion.

- a) Mr. Pulaski stated that they were working on a draft resolution to submit to the Parish President and Parish Council, but he did not receive suggested revisions from Mr. Thibodeaux.
- b) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC table the discussion and possible action with regard to the resolution for parish-wide community sewerage expansion until the next regular meeting of September 15, 2022.”

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

2. The Chairman called to order the discussion and possible action with regard to the proposed Travel Reimbursement Policy for Planning Commissioners.

- a) Discussion was held with regard to tabling the matter in order to allow the Commissioners’ time to review.

- b) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC table the discussion and possible action with regard to the proposed Travel Reimbursement Policy for Planning Commissioners until the next regular meeting of September 15, 2022."

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

J. ADMINISTRATIVE APPROVAL(S):

Mr. Faulk moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

1. Revised Lots 2 & 3, A Redivision of Lots 2 & 3, Block 9, Add. No. 3 to Marcel Place Subdivision; Section 105, T17S-R17E, Terrebonne Parish, LA (*301 Agnes Street & 320 Cleveland Street / Councilman Dirk Guidry, District 8*)
2. Revised Tract "A1-C", A Redivision of Revised Tract "A1-C" & Tract "A1-D", Property belonging to Oil States Skagit Smatco, Inc.; Sections 101 & 104, T17S-R17E, Terrebonne Parish, LA (*Mulberry Road / Councilman John Navy, District 1*)
3. Revised Tract "A1-A," A Redivision of Tracts "A1-A," "A2," "A3," and Revised Tract "A1-B", Property belonging to Oil States Skagit Smatco, Inc.; Sections 101 & 104, T17S-R17E, Terrebonne Parish, LA (*Mulberry Road / Councilman John Navy, District 1*)
4. Lot Line Shift between Revised Lots 1 & 2, Block 3 of Addendum No. 1 to Blue Spring Park Subdivision; Section 27, T17S-R18E, Terrebonne Parish, LA (*1103 Coteau Road / Councilman Steve Trosclair, District 9*)
5. Lot Line Shift of Tracts 1 thru 3 into Lots 1A, 1B, & 1C, West Park Shopping Center; Section 5, T17S-R17E, Terrebonne Parish, LA (*6757 & 6785 West Park Avenue / Councilwoman Jessica Domangue, District 5*)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.
2. Mr. Pulaski used this time to discuss the Ida Recovery Planning Meetings that have started that are to help gather ideas from seven of the surrounding communities to help recover from Ida along with how to improve recovery efforts for future disasters. He stated he would forward the schedule to the Commissioners' and encouraged them to attend. The next meeting is August 23, 2022 for the Schriever Community and would be held at the North Terrebonne Library.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments:
  - a) The Chairman discussed procedures with regard to tabling matters and continuing public hearings. Mr. Pulaski stated that those matters should follow Robert's Rule of Order.

M. PUBLIC COMMENTS: None.

- N. Mr. Rogers moved, seconded by Mr. Thibodeaux & Mr. Faulk: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:29 p.m."

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



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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360  
985- 879-2782 (FAX) 985-879-1641

August 18, 2022

Houma-Terrebonne Planning & Zoning  
P. O. Box 1446  
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM 1, REVISED parcel 3-A & Lot 55, Property of Four Geaux  
Louisiana, L.L.C.

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table and not be considered at the meeting of August 18, 2022. The Board of Health issue has not been resolved yet.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr



TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361  
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August 15, 2022  
2<sup>nd</sup> Review  
Item No. G-4

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **Cypress Gardens Townhomes  
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.1.4.6 Architectural drawings are required.
2. Revised Calculations are not stamped and signed.
3. DOTD permit is required.
4. Both street names at the intersections should be listed on the signage plan.
5. Servitude for culvert 126 is not shown on the plat.
6. 24.7.6.3 Block length should not exceed 600 feet in length.
7. 24.5.4.7.8 Plans state the subdivision is located in sections 2 & 4, but is not delineated on the plat.
8. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.3. Finished grade is not shown at the right-of-way on the plan/profile. Finished grade should not be a slope, it should be an elevation.
  - b. V.A.5 Typical Sections are incorrect.
  - c. V.A.6 Block 2 Lots 1,2, and 3 must drain to Rue Cypress.
  - d. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC is authorized to allow that portion of a lot that it deems appropriate to drain to the rear if the drainage is to be perpetually privately maintained, or drainage to the rear already exists or is to be dedicated; however, the percentage may not exceed 60% of the total depth of lots up to 225' deep. Blocks 3 & 4 qualify for this exception.
  - e. V.A.8 Proposed grade is missing from station 22+00 on the cross-sections.
  - f. V.I.6 The fill in the pond servitude creates a slope that is too steep for safe pond maintenance.
  - g. V.II. SWPPP is required.

9. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Electric Utility
  - c. Gas Utility
  - d. Department of Health and Hospitals for water and sewer
  - e. TPCG Pollution Control.

10. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: Benjamin Elliot, P.E. (email)  
Utilities (email)  
Planning Commission (email)  
Engineering Division  
Reading File (electronic)  
Council Reading File (electronic)



TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

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August 18, 2022  
2<sup>nd</sup> Review  
Item No. H-5

TO: **Christopher M. Pulaski**  
FROM: **Jeanne P. Bray** *JPB*  
SUBJECT: **West Manchester Add 3 Phase B  
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.4 Mitigation for increase in volume needs to be provided.
  - b. V.A.8 Existing cross sections need to be shown perpendicular to the road.
  - c. V.A.10 Roadside ditches exceed the maximum depth of 3'-6".
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Department of Health and Hospitals for water.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JPB/bbd

cc: F.E. Milford, III, P.E. (email)  
Utilities (email)  
Planning Commission (email)  
Engineering Division  
Reading File (electronic)  
Council Reading File (electronic)