

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF FEBRUARY 16, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of January 19, 2023 of the HTRPC to order at 6:08 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Ms. Ellender.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Mr. Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk; 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.
- The Chairman recognized Councilman Danny Babin, District 7 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 report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Ms. Ellender: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of January 19, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the February 16, 2023 invoices and approve the Treasurer’s Report of January 2023.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Quality Engineering & Surveying, LLC dated February 7, 2023, requesting to table the final application for Adley Oaks Subdivision, Phase B until the next regular meeting of March 16, 2023 [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC table the final application for Process C, Major Subdivision, for Adley Oaks Subdivision, Phase B until the next regular meeting of March 16, 2023 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: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the Public Hearing for an application by Paris Broussard requesting approval for Process D, Minor Subdivision, for Revised Tract 3-A-1 & Tract 3-C, A Redivision of Tract 3-A-1 belonging to Millicent B. Bourgeois, et al.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) 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: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith,

and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, 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.
- e) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Tract 3-A-1 & Tract 3-C, A Redivision of Tract 3-A-1 belonging to Millicent B. Bourgeois, et al.”

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

2. The Chairman called to order an application by Ciera Development Company, Inc. requesting engineering approval for Process C, Major Subdivision, for Mandalay Pass Subdivision.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the application.
- b) The Chairman recognized Councilman Danny Babin, District 7, who stated he had no objection to the subdivision but discussed the adjacent Lirette Street that was in a forced drainage area and flooding in the area.
- c) Mr. Waitz stated the water from Mandalay Pass would be gravity fed and would not go to Lirette Street.
- d) Ms. Joan Schexnayder, TPCG Engineer, read a memo dated February 9, 2023 with regard to the punch list items for the development [See *ATTACHMENT B*].
- e) Mr. Waitz stated that they had resubmitted, and all items were addressed with the exception of Item 1 pertaining to access on an arterial, major, or collector street; 5.g pertaining to rear lot drainage; and 5.k pertaining to pond fencing. He stated they would comply with the remaining items as indicated on the punch list.
- f) Discussion was held with regard to the lot access along an arterial, major, or collector street and that it was missed during the conceptual and preliminary phase and options of either granting a variance or to combine Lots 1 & 2 and return to the Planning Commission for a minor subdivision.
- g) Discussion ensued with regard to granting a variance for the lot access due to there being no other way to configure the lot, granting an exception for the rear lot drainage, and declaring the pond an amenity so the fencing would not be required.
- h) Discussion ensued with regard to altering of lots after approval that interferes with drainage.
- i) Mr. Burgard moved, seconded by Mr. Rogers: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Mandalay Pass Subdivision with a variance for Item 1 regarding access on an arterial, major, or collector street; an exception for Item 5.g regarding rear lot drainage; declaration of the pond being a recreational amenity; and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division’s memo dated February 9, 2023.”

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

3. The Chairman called to order the application by Dantin Bruce Development, LLC requesting engineering approval for Process C, Major Subdivision, for Adley Oaks Subdivision, Phase C.

- a) Mr. Jeff Diamond, Quality Engineering & Surveying, LLC, discussed the application.
- b) Ms. Joan Schexnayder, TPCG Engineer, read a memo dated February 13, 2023 with regard to the punch list items for the development [See *ATTACHMENT C*].

- c) Mr. Pulaski discussed the Staff Report and stated Staff could recommend conditional approval provided the Developer agrees to meet all items on the TPCG Engineering Division's punch list.
- d) Mr. Diamond requested an exception for Item 2.a with regard to rear lot drainage and stated the drainage would flow onto common areas maintained by the Homeowner's Association.
- e) Ms. Schexnayder stated the same exception was granted for Phase B.
- f) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Adley Oaks Subdivision, Phase C with an exception for Item 2.a regarding rear lot drainage provided drainage is to be perpetually privately maintained and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated February 13, 2023."

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

- 4. *Tabled until the next regular meeting of March 16, 2023 as per the Developer's request. Adley Oaks Subdivision, Phase B [See ATTACHMENT A].*

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4."

- 1. Resubdivision of Raw Land Tracts A & W-1 into Raw Land Tracts A-1, A-2 & TPCG-1; Sections 1, 2, 15, 40, & 41, T18S-R17E and Sections 59 & 79, T18S-R18E, Terrebonne Parish, LA *(2876 Grand Caillou Road / Councilman Danny Babin, District 7)*
- 2. Revised Tract 3 and Revised Parcel 2, A Redivision of Property belonging to Iver Consulting Services, LLC and Charles John Bourgeois; Section 58, T16S-R15E, Terrebonne Parish, LA *(2111 Bull Run Road / Councilman Carl Harding, District 2)*
- 3. Proposed Lot Line Shift being Lot 4, Block 1 of Bourg Subdivision; Section 8, T17S-R17E, Terrebonne Parish, LA *(112 Louise Street / Councilwoman Jessica Domangue, District 5)*
- 4. Tracts "B-1," "B-2," & "B-3," A Redivision of Property belonging to Arlen A. Charpentier, Jr., et ux; Sections 3, 4, & 15, T18S-R18E and Sections 2 & 3, T18S-R19E, Terrebonne Parish, LA *(252, 254, & 256 Lower Country Drive / Councilman Steve Trosclair, District 9)*

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

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:
 - a) Mr. Burgard spoke of previous Subdivision Regulations Review Committee meetings about drainage issues like were addressed at tonight's meeting. Discussion ensued regarding possible regulations through the building permit stage and requiring a grading plans to be submitted.
 - b) Mr. Thibodeaux discussed concerns of sewer/septic tanks and money the parish received to go towards parish-wide sewer.
- 2. Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Rogers moved, seconded Mr. Burgard: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:11 p.m."

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



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