

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF MAY 16, 2024

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of May 16, 2024 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 Mrs. Angele Poiencot.
- B. Upon Roll Call, present were: Mr. Gold; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: 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. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*
- 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.
1. Mr. Thibodeaux stated he received an adjacent property owner letter for Item H.6 regarding the Evelyn B. Autin property and would abstain from discussing or voting on that matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mrs. Poiencot moved, seconded by Mr. Soudelier: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of April 18, 2024."
- The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Liner and Mr. Smith. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC remit payment for the May 16, 2024 invoices and approve the Treasurer's Report of April 2024."
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Liner and Mr. Smith. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated May 15, 2024, requesting to table Item G.1 [See *ATTACHMENT A*].
- a) Mrs. Poiencot moved, seconded by Mr. Soudelier: "THAT the HTRPC grant a motion to table Process D, Minor Subdivision, for the Survey & Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2 until the next regular meeting of June 20, 2024 as per the Developer's request [See *ATTACHMENT A*]."
- The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Liner and Mr. Smith. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. Mr. Pulaski read a letter from Ken L. Rembert Land Surveyors, dated May 15, 2024, requesting to table Item G.2 until the next regular meeting [See *ATTACHMENT B*].
- a) Mrs. Poiencot moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant a motion to table Process D, Minor Subdivision, for Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al until the next regular meeting of June 20, 2024 as per the Developer's request [See *ATTACHMENT B*]."
- The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Liner and Mr. Smith. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**

3. Mr. Pulaski read an email from Charles L. McDonald Land Surveyor, Inc., dated May 15, 2024, requesting to withdraw the Item G.3 [See *ATTACHMENT C*].

G. OLD BUSINESS:

1. *Tabled until the next regular meeting as per the Developer's request.* Estate of D.C. McIntire, LLC for Process D, Minor Subdivision, for the Survey and Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2 [See *ATTACHMENT A*].
2. *Tabled until the next regular meeting as per the Developer's request.* Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al. [See *ATTACHMENT B*]
3. *WITHDRAWN as per the Developer's request.* Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC [See *ATTACHMENT C*].

H. APPLICATIONS / NEW BUSINESS:

1. The Vice-Chairman called to order the application by Susan Mary Desselle Neil requesting approval of Process D, Minor Subdivision, for the Division of Property belonging to Susan Mary Desselle Neil, et ux (Tracts A & B).

- a) Ms. Susan Neil, applicant, 109 Dupre Lane, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "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. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Division of Property belonging to Susan Mary Desselle Neil, et ux (Tracts A & B)."

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

2. The Vice-Chairman called to order the application by S&A Capital Investments, LLC requesting approval of Process D, Minor Subdivision, for the Survey and Division of Lots 1-A thru 1-C, A Redivision of Lot 1.

- 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) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: "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. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Survey and Division of Lots 1-A thru 1-C, A Redivision of Lot 1, S&A Capital Investments, LLC."

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

3. The Vice-Chairman called to order the application by Perry Martin requesting approval of Process D, Minor Subdivision, for the Survey Lots 3-A & 3-B, A Redivision of Lot 3.
 - 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) Mrs. Poiencot moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
 - e) Mr. Soudelier moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Survey Lots 3-A & 3-B, A Redivision of Lot 3 belonging to Perry J. Martin."

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

4. The Vice-Chairman called to order the application by Pamela Dupont requesting approval of Process D, Minor Subdivision, for Lots 7-A & 7-B, A Redivision of Lot 7, Block 2 of Four Point Subdivision.
 - 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) Mr. Thibodeaux moved, seconded by Mr. McGuire: "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. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
 - e) Mr. McGuire moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Lots 7-A & 7-B, A Redivision of Lot 7, Block 2 of Four Point Subdivision."

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

5. The Vice-Chairman called to order the application by Lee M. & Sarah Luke requesting approval of Process D, Minor Subdivision, for the Survey of Tracts 3-A & 3-B, A Redivision of Property belonging to Lee M. Luke, et ux.
 - 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) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "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. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers;

ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Discussion was held regarding the size of the lot.
- f) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Lots 7-A & 7-B, A Redivision of Lot 7, Block 2 of Four Point Subdivision."

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

6. The Vice-Chairman called to order the application by Lee M. & Sarah Luke requesting approval of Process D, Minor Subdivision, for the Survey of Tracts 3-A & 3-B, A Redivision of Property belonging to Lee M. Luke, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated they were requesting a variance from the fire hydrant distance requirements but was within the 10% allowance.
- b) The Vice-Chairman recognized Ora Lagarde, 3236 West Main Street, who requested information as to why she received a letter regarding this matter.
- c) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

- d) Discussion was held regarding whether the property was already divided into two tracts. Mr. Rembert stated they couldn't find any information through their research and decided to bring the matter to the Commission as a precaution.
- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance request as it was keeping with HTRPC policy and approval of the application with no conditions.
- f) Discussion was held regarding the proposed use as residential and being locked into that use due to the fire hydrant distance being approved for residential and not commercial. If the use would change, a fire hydrant would have to be installed.
- g) Mrs. Poiencot moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Survey of Tracts 3-A & 3-B, A Redivision of Property belonging to Lee M. Luke, et ux with a variance granted from the residential fire hydrant requirements for Tract 1 to be 256' in lieu of the required 250' (within 10% allowance) and conditioned upon municipal addresses being depicted on the plat."

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

I. STAFF REPORT:

- 1. Mr. Pulaski stated a draft Annual Report was given to the Commissioners and to let us know if they had any changes to it prior to the June meeting.

J. ADMINISTRATIVE APPROVAL(S):

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

- 1. Tracts 1-A and 1-B, A Redivision of Tract 1 and a certain Tract belonging to Amanda L. Charpentier, et al; Section 10, T17S-R18E, Terrebonne Parish, LA (111 Swamp Drive & 212 Nate Lane / Councilman Steve Trosclair, District 9)

2. Tracts 2 & 3, A Redivision of Property belonging to Debbie Ventura Yelverton, et al; Section 41, T17S-R18E, Terrebonne Parish, LA (4316 & 4320 Ferry Road / Councilman Steve Trosclair, District 9)
3. Lot Line Adjustment, Property belonging to A.K.C.C. Holdings, L.L.C.; Section 7 & 8, T16S-R17E, Terrebonne Parish, LA (2764 Coteau Road / Councilman John Amedée, District 4)
4. Lot Line Adjustment between Properties belonging to Paulette Chauvin Johnson, formerly the Estate of Paul Chauvin, Sr.; Section 55, T19S-R17E, Terrebonne Parish, LA (1636 Dr. Beatrous Road / Councilman Danny Babin, District 7)
5. Revised Tracts "A" & "B", A Redivision of Property belonging to Terrebonne Concrete, L.L.C.; Sections 39 & 105, T17S-R17E, Terrebonne Parish, LA (1001 Magnolia Avenue / Councilman Brien Pledger, District 1)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS: None.

N. Mr. Soudelier moved, seconded Mrs. Poiencot: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:06 p.m."

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

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

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors



Jacob A. Waitz, P.E., L.S.I.

David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

May (bmb)
~~March~~ 15, 2024

Via: E-Mail: bbecnel@tpcg.org

Houma-Terrebonne Regional Planning Commission
P. O. Box 1446
Houma, LA 70361-1446

Attention: Becky M. Becnel, Minute Clerk

RE: REQUEST TO TABLE SUBDIVISION – SURVEY AND DIVISION OF PROPERTY BELONGING TO ESTATE OF D.C. MCINTIRE, L.L.C. INTO LOT 1 AND LOT 2 (MINOR SUBDIVISION) LOCATED IN SECTION 3, T16S-R14E, TERREBONNE PARISH, LOUISIANA – DEVELOPER: ESTATE OF D.C. MCINTIRE, L.L.C. – ENGINEER'S PROJECT NO. 2024-027

Dear Becky:

This letter is to formally request to Table the above referenced matter which was tabled for the April 18, 2024 meeting of the Planning Commission.

We are awaiting instructions from the Owner as to how he wishes to proceed with this matter. We request that this matter be placed on the agenda for the June 20th meeting of the Planning Commission.

If you should have any questions or require additional information, please advise.

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

James M. Templeton, P.L.S.

JMT/dth
cc: TPCG Engineering Dept.
Estate of D.C. McIntire, L.L.C.
File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7839 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
Mailing Address: P. O. Box 1203 • Thibodaux, Louisiana 70302-1203 • E-mail: dwaitz@waitzengineering.com

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985- 879-2782 email "klrsurveyors@aol.com"

May 15, 2024

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS – Item 2-Lots A Thru I, property of Paul B. Carter et al

Dear Chris:

Please let this letter serve as a request to keep the above item on the table and be considered for approval at the next planning commission meeting. The fire hydrant needed has not yet been installed. In talking to the owner's representative today, the owner plans to have the fire hydrant installed by then.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

From: [Alisa Champagne](#)
To: [Becky Becnel](#)
Subject: Henderson Park Subdivision Division
Date: Wednesday, May 15, 2024 2:42:10 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Becky,

Please allow this email to be a notice to permanently remove item G(3) Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC to be permanently removed from the Planning Commission Agenda.

Please feel free to contact me if you have any questions.

Sincerely,

Alisa Champagne, L.S.I.
Charles L. McDonald,
Land Surveyor, Inc.
(985)876-4412
(985)876-4806 (Fax)