

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF MAY 20, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of May 20, 2021 of the HTRPC to order at 6:17 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning 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 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. Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 15, 2021.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC remit payment for the May 20, 2021 invoices and approve the Treasurer’s Report of April 2021.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Providence Engineering & Environmental Group, LLC, dated May 20, 2021, requesting to table Item G.1 regarding Gulf South Square and Item G.3 regarding the GLCG, LLC property until the next regular meeting of June 17, 2021 [See *ATTACHMENT A*].
- a) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC table the application by Arthur A. DeFraites and John M. DeFraites 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 June 17, 2021 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- b) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC table the application by Andrée Casey for the Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, LLC until the next regular meeting of June 17, 2021 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

2. Mr. Pulaski read an email from Charles L. McDonald Land Surveyor, Inc. dated May 18, 2021, requesting to withdraw Item G.2 regarding Property belonging to the Estate of W.J. Blanchard, Jr. from any further consideration [See *ATTACHMENT B*].

a) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC withdraw the application by Eartha St. Amant for the Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remaining) as per the Developer’s request [See *ATTACHMENT B*].”

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

3. Mr. Pulaski read a letter from Leonard Chauvin P.E., P.L.S., Inc. dated May 20, 2021, requesting to table Item H.5 regarding Garden Estates Subdivision until the next regular meeting of June 17, 2021 [See *ATTACHMENT C*].

a) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC table the application by CAVLAND Investments, LLC for Garden Estates Subdivision until the next regular meeting of June 17, 2021 as per the Developer’s request [See *ATTACHMENT C*].”

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

4. Mr. Pulaski read an email from Leonard Chauvin P.E., P.L.S., Inc. dated May 20, 2021, requesting to table Item H.6 regarding the conceptual application for Pasture Lane Subdivision until the next regular meeting of June 17, 2021 [See *ATTACHMENT D*].

a) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Cavco Investments, LLC for Pasture Lane Subdivision until the next regular meeting of June 17, 2021 as per the Developer’s request [See *ATTACHMENT D*].”

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

G. OLD BUSINESS:

Dr. Cloutier moved, seconded by Mr. Liner: “That the Old Business be removed from the table and considered at this time.”

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

1. *Tabled until the June 17, 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*]

2. *Withdrawn.* Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remainder). [See *ATTACHMENT B*]

3. *Tabled until the June 17, 2021 meeting.* Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, LLC. [See *ATTACHMENT A*]

4. The Chairman stated the next item under Old Business was the application by Annie 1, LLC for Process D, Minor Subdivision, for Trinity Commercial Park, Addendum No. 3.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the minor subdivision and the changes Mr. Shaw made to reduce the six driveways.

b) The Chairman recognized a Public Speaker Card from Chad Arceneaux, 374 Sugar Plum Street, property owner in the immediate area, expressed concerns of residential in commercial, property purchased based on commercial use, property values, type of homes, children in the streets where many 18-wheelers come and

- go. He also expressed concern of the notification process and there being no sign posted on the property.
- c) Discussion was held regarding the notification process of property owners within 250' of the development and there being a dated photo of the public hearing sign in the file.
 - d) Discussion ensued regarding the property not being zoned and that should the property owners in the area want zoning, they should talk to their councilperson.
 - e) The Chairman recognized a Public Speaker Card from Patti Reeves Floyd, 7847 Main Street, Attorney at Schwab Law Firm, who expressed concerns of the notification process and requested the matter be tabled. She spoke of the savvy Developer who established covenants that would allow him sole power to change as he pleased. She requested Mr. Pulaski to read a letter she previously submitted into the record.
 - f) Mr. Pulaski read a letter from Patricia Reeves Floyd, The Schwab Law Firm, dated May 19, 2021 into public record [See *ATTACHMENT E*].
 - g) The Chairman recognized a Public Speaker Card from Dean Cherie, 222 Trinity Lane, who stated he called the Developer, Mr. Shaw, to ask his intentions and said he was not sure and was less than honest. He questioned the zoning process and the Developer's willingness to upset all of the business owners for this little piece of property.
 - h) Mr. Pulaski further discussed the lengthy zoning process and the Master Plan that allows for zoning with 25% development versus the 50% previously.
 - i) The Chairman recognized Councilman Carl Harding, District 2, and Councilman Darrin Guidry, District 6, who stated they were wanting to address Council and research the Home Rule Charter about zoning and actions they can take. The property is in Councilman Harding's district and a lot of the business owners live in Councilman Guidry's district.
 - j) Discussion was held with regard to the Developer's lack of a master plan for the property as a whole and the process the Developer went through from the beginning with different submittals, subdivision names, and developer business names.
 - k) The Chairman recognized a Public Speaker Card from Billy Cenac, 233 Country Club Drive, who expressed concerns of never purchasing the property had he known there would be residential included and concerns of property values.
 - l) The Chairman recognized a Public Speaker Card from Greg Marie, 2751 Bayou Blue Road, and owning property at 253 Trinity Lane, expressed concerns of what was being developed and adherence to the covenants that he had to abide by for his \$8 million dollar building to include the building façade, grass maintenance, no seafood facilities, etc. He proceeded to discuss kids from the neighboring subdivisions already riding 4-wheelers around their properties.
 - m) The Chairman recognized a Public Speaker Card from Kyle McGee, 203 Cheyenne Drive, who expressed concerns with property owners not receiving letters and that he will not proceed with building on his lot if the development moved forward and that he would have trouble selling his property due to it being next to residential.
 - n) Discussion was held with regard to the lots being sold as residential and if there were any proposed buyers. Mr. Rembert indicated he gave the names and addresses of the adjacent property owners to the Planning Commission Clerk and not sure why anyone would not have received a letter if they were within the required 250' boundary.
 - o) Mr. Pulaski discussed the Staff Report and stated Staff would recommend tabling the matter until the next regular meeting to allow both parties (applicant and those represented by the Schwab Law Firm) time to provide any documentation citing applicable portions of the Subdivision Regulations, abstracts, covenants, conveyances, or other legal means pertaining to the proposed development and what is or is not allowed and submit this information to the HTRPC office no later than close of business on Friday, June 4, 2021.
 - p) Mr. Liner moved, seconded by Dr. Cloutier: "THAT the HTRPC table the application for Process D, Minor Subdivision, Trinity Commercial Park, Addendum No. 3, until the next regular meeting of June 17, 2021."

- q) Discussion was held with regard of tabling the matter for 60 days rather than 30 days. Mr. Bercegeay stated 30 days should suffice.

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

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Benoit Premium Threading, LLC for Process D, Minor Subdivision, Tracts 2-A & 2-B, A Redivision of Tract 2 belonging to Benoit Premium Threading, LLC.

- 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) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE 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 Mr. Liner: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 2-A & 2-B, A Redivision of Tract 2 belonging to Benoit Premium Threading, LLC."

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

2. The Chairman called to order the Public Hearing for an application by DAS Technology Solutions for Process D, Minor Subdivision, Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated issues with a fire hydrant but had a letter from the Fire Chief indicating one did not need to be installed however a variance would need to be requested and adequate public notice was not published. He requested the public hearing be held and that he would table the application afterwards. He also requested guidance on whether the fire hydrant would be required and if the variance would be granted.
- b) There was no one from the public to speak on the matter.
- c) Discussion was held regarding a dry hydrant, 10% distance requirement allowance, and public notice required for variances. Discussion ensued with regard to continuing the public hearing.
- d) Discussion ensued with regard to the differences between a dry hydrant and draft sites and it varies from on fire district to another.
- e) Mr. Thibodeaux moved, seconded by Dr. Cloutier: "THAT the Public Hearing be continued."

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

- f) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the application in order to allow the applicant time to revise the application to include the variance from the minimum fire hydrant distance requirement and to allow time for adequate public notice.

- g) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subdivision until the next regular meeting of June 17, 2021 as per the Developer’s request.”

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

3. The Chairman called to order the Public Hearing for an application by Joseph C. Landry, Jr. for Process D, Minor Subdivision, Revised Tracts 1 and 2, A Redivision of Property belonging to Joseph C. Landry, Jr.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, 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 Mr. Burgard: “THAT the Public Hearing be closed.”

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

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

- e) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Tracts 1 and 2, A Redivision of Property belonging to Joseph C. Landry, Jr.”

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

4. The Chairman called to order the Public Hearing for an application by Earl Cato for Process D, Minor Subdivision, Redivision of Property belonging to Earl H. Cato, et al (Tracts B-1, B-2, 2-E).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division or property. She stated they needed another variance that was not published and would have to table the application.

- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the item to allow for the additional variance for more than one lot fronting on a stub out street to be adequately published.

- c) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Redivision of Property belonging to Earl H. Cato, et al (Tracts B-1, B-2, 2-E) until the next regular meeting of June 17, 2021 and continue the public hearing as per the Developer’s request.”

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

5. *Tabled until the June 17, 2021 meeting.* Garden Estates Subdivision [See ATTACHMENT C]

6. *Tabled until the June 17, 2021 meeting.* Pasture Lane Subdivision [See ATTACHMENT D]

7. The Chairman called to order the Public Hearing for the conceptual and preliminary 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) No one from the Public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conceptual and preliminary approval with no conditions.
- e) Discussion was held with regard to the ingress and egress for the subdivision.
- f) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Benjamin Estates.”
- g) Discussion ensued regarding the lot sizes, one contractor building out the entire subdivision, selling the subdivision as a whole to the contractor who would then sell the individual homes, the homes being from 1,400-2,000 square feet, and the lot layouts mimicking single-family residential setbacks although the property is not zoned.
- h) Discussion ensued regarding traffic, additional improvements made to the roads if necessary and determined at the engineering stage, utilizing the pond as recreational to help aesthetically and with drainage, subsurface drainage, and residential versus commercial street standards.
- i) Mr. Geerts stated the Developer had agreed to the pond being an amenity as to not have a fence surrounding it but working on the proposed maintenance of said pond.

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

8. The Chairman called to order the Public Hearing for an application by Terrebonne Parish Consolidated Government for Process D, Minor Subdivision, for the Division of Tract C into Tract C-1 and Tract C-2 belonging to Briarpatch, Inc.

- a) Mr. Pulaski, on behalf of TPCG, discussed the location and division of property. He stated this property would be to house a police substation made possible by a grant through the Hazard Mitigation Grant Program. He stated this location would be in addition to the existing one in Senator Circle. He discussed an even property swap between the Parish and Briarpatch, Inc. for this property and property designated as Tract J near the Walmart driveway that leads to East Street. He stated the rezoning of this property along with adjacent properties would be going to the Zoning and Land Use Commission and ultimately the Parish Council to rezone from open land to neighborhood commercial.

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Tract C into Tract C-1 and Tract C-2 belonging to Briarpatch, Inc.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING:

Mr. Faulk; ABSENT: None. THE 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) Commissioners requested the new video on Parish Harassment, Discrimination, & Diversity Training that Mr. Brian Rodrigue, TPCG Information Technology, stated would be filmed and released via a flash drive or link. Mr. Pulaski stated he would look into it to see if it has been completed.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-9."

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 Revised Lot 10, Block 4, of South Point Estates Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Revised Lots 3 & 4, A Redivision of Lot 4 and Portions of Lots 3 and 5 of Hollywood Industrial Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
3. Lot Line Revision of Property belonging to Gwen Boquet Rogers, et al, Section 56, T18S-R19E, Terrebonne Parish, LA
4. Lot Line Shift between Property belonging to John & Paulette Jackson and Chester J. LeCompte, Section 2, T16S-R16E, Terrebonne Parish, LA
5. Tracts "A" & "B", A Redivision of Property belonging to Estate of John Gustave Verret, et ux, Section 26, T19S-R16E, Terrebonne Parish, LA
6. Revised Lots 20 & 22, A Redivision of Lots 19 thru 22, Block 1 of Chauvin-Carlos Subdivision, Section 6, T17S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Lot 2, Lot 3, & Lot 4 of Chester Smith Subdivision belonging to the Estate of Eddie J. Lirette, Jr., Section 48, T18S-R19E, Terrebonne Parish, LA
8. Lot Line Shift between Lots 4 & 5 of Block 2, Hotard Subdivision with the Front and Adjacent Portions of Tract "B" of the Redivision of Property belonging to Barbara H. Foret, et al, Section 11, T17S-R18E, Terrebonne Parish, LA
9. Revision of Property Lines between Cavco Investments, LLC and Natchez Joseph Morice, III, Section 79, T15S-R16E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated the committee met on May 13, 2021 to further discuss rear lot drainage and altering of drainage in single family subdivisions.
 - (1) The committee, again, 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 next meeting would be held on Thursday, June 10, 2021 at 3:30 p.m.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux discussed wastewater treatment plan.
 - b) Dr. Cloutier discussed fire hydrant regulations and expressing that his fellow Commissioners use caution if attempt to waive and historically, the Planning Commissioner has never done so.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:02 p.m.”

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

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

From: [Terral Martin, Jr., PLS](#)
To: [Christopher Pulaski](#)
Cc: [Becky Becnel](#)
Subject: Table items
Date: Thursday, May 20, 2021 2:02:41 PM

External Sender

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Chris,

We need to table the Gulfsouth Square re-division and the Buquet Redivision. Both are waiting on Fire Hydrants and sewer.

Terral

Sent from my iPhone

From: [Alisa Champagne](#)
To: [Becky Becnel](#)
Subject: Division of Property Belonging to W.J. Blanchard, JR.
Date: Tuesday, May 18, 2021 3:31:52 PM

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Becky,

At the request of the developer, I ask that you permanently remove Old Business Item No. G (2) The Division of Property Belonging to W.J. Blanchard, JR. from consideration on this month's Planning Commission Agenda and any future Planning Commission Agenda.

Sincerely,

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

627 JACKSON STREET
THIBODAUX, LA. 70301

(985) 449-1376 TEL
(985) 449-1050 FAX

LEONARD CHAUVIN P.E., P.L.S., INC.
Civil Engineer - Land Surveyor

May 20, 2021

Via Email

Terrebonne Parish Consolidated Government
Attn: Christopher Pulaski, Planning Director

***Re: CAVLAND Investments, LLC - Garden Estates Subdivision Located in
Terrebonne Parish, Louisiana***

Chris,

Please table this item until the June planning commission meeting. The waterline and fire hydrants are expected to be installed before the June planning and zoning meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Leonard J. Chauvin III". The signature is fluid and cursive, with a horizontal line at the end.

Leonard J. Chauvin III, PE
Leonard Chauvin PE, PLS Inc.

From: [Tre Chauvin](#)
To: [Christopher Pulaski](#)
Cc: [Becky Becnel](#)
Subject: Pasture Lane Subdivision - Table Request
Date: Thursday, May 20, 2021 10:41:11 AM
Attachments: [image001.png](#)

External Sender

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Chris,

We would like to table this item until the June planning commission meeting. If you have any questions do not hesitate to contact me.

Tre

Sincerely,

Leonard J. Chauvin III, P.E.

Leonard Chauvin P.E., P.L.S., Inc.

627 Jackson St.

Thibodaux, LA 70301

Phone: 985-449-1376

Fax: 985-449-1050

Email: tre@ljcpe.com



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER – LAND SURVEYOR



ATTORNEYS AT LAW

Danna E. Schwab
Patricia Reeves Floyd

7847 Main Street
Houma, Louisiana 70360

(985) 868-1342
(985) 868-1345 (Fax)

May 19, 2021

RUSH – VIA FAX ONLY TO (985) 580-8141-SECOND SEND, NAME ADDED

Houma-Terrebonne Regional Planning Commission
Attn:
Kyle Faulk, Chairman
PO Box 1446
Houma, LA 70361

RE: **Objection to Application for Subdivision of Property**
Agenda : May 20, 2021, Item G 4
Subdivision : Trinity Commercial Park, Addendum No. 3
Approval Requested: Process D, Minor Subdivision
Developer: Annie 1, LLC
Surveyor: Kenneth Rembert

Dear Planning Commission Members:

We are writing this letter on behalf of the owners of commercial land located in the Trinity Commercial Park. These individuals include the following, and we may have additional persons prior to the meeting:

Carroll Angelle
Chad Arceneaux
Jason Becnel
Travis Bergeron
Kent Bonvillian
Drew Boquet
Tate Boudreaux
Bobby Burguières
VJ Caro

(listing continued next page)

dschwab@theschwablawfirm.com • preevesfloyd@theschwablawfirm.com

(Owners, continued):

Billy Cenac
Dean Cheramie
Toby Credeur
David Erickson
Beth Gentry
Alex Gravois
Randy Leboeuf
Greg Marie
Clint Morgan
Harvey Sharp

It has come to their attention that the Developer intends to have the area adjacent to their commercial property declared a minor subdivision. The Restrictive Covenants of Trinity Commercial Park indicate that the property is to be used for Commercial or Industrial Use. These owners would not have purchased this land had they known that the adjacent area would be subdivided for residential use, as they believe that this diminishes the value of their property.

The owners of the property object to the area being anything other than commercial or industrial. They will be present at the meeting on Thursday, May 20, 2021. **They would like this letter read onto the record at that time.**

With kindest regards, I am

Sincerely,

THE SCHWAB LAW FIRM



Patricia Reeves Floyd