

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF MAY 21, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of May 21, 2020 of the HTRPC to order at 6:16 p.m. via live Zoom teleconference broadcast from the Terrebonne Parish Consolidated Government's Facebook page with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by Mr. Cehan.
- B. Upon Roll Call, present was: Mr. Joseph "Joey" Cehan, Vice-Chairman; Dr. L.A. "Budd" Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Keith Kurtz; Mr. Robbie Liner; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Laddie Freeman, Legal Advisor, and Ms. Joan Schexnayder, TPCG Engineering Division.
- Per the policy of the certification of the May 21, 2020 Regular Meeting, see the attached certification for the May 21, 2020 Regular Meeting.
- 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.
- D. **ACCEPTANCE OF MINUTES:**
- Ms. Ellender moved, seconded by Mr. Soudelier: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 16, 2020."
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Thibodeaux: "THAT the HTRPC emit payment for the May 21, 2020 invoices and approve the Treasurer's Report of April 2020."
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
- Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated May 19, 2020, requesting to table Item G.1 with regard to Thibodaux By-Pass Commercial Park until the next regular meeting of June 18, 2020 as per the Developer's request [See *ATTACHMENT A*].
    - Mr. Liner moved, seconded by Ms. Ellender: "THAT the HTRPC table the application by Donnes Real Estate, Inc. for Process D, Minor Subdivision for Thibodaux By-Pass Commercial Park until the next regular meeting of June 18, 2020 as per the Developer's request [See *ATTACHMENT A*]."

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  - Mr. Pulaski read an email from Quality Engineering & Surveying, LLC, dated May 20, 2020, requesting to table Item G.2 with regard to the engineering application for Adley Oaks, Phase A until the next regular meeting of July 16, 2020 as per the Developer's request [See *ATTACHMENT B*].
    - Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the HTRPC table the engineering application by Dantin Bruce Development for Process C, Major Subdivision for Adley Oaks, Phase A until the next regular meeting of July 16, 2020 as per the Developer's request [See *ATTACHMENT B*]."

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

ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Dr. Cloutier moved, seconded by Mr. Kurtz: “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. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. Tabled until May 21, 2020. *Thibodeaux By-Pass Commercial Park* [See ATTACHMENT A]
2. The Chairman called to order the Public Hearing for an application by Michael X. St. Martin requesting approval for Process D, Minor Subdivision, for Tracts 1 thru 6, Mandalay Oaks Subdivision.
  - a) Mr. Ken L. Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and stated the fire hydrants were installed.
  - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
  - c) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 thru 6, Mandalay Oaks Subdivision.”

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

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Roger Owen Jr. & Jennifer Davis requesting approval for Process D, Minor Subdivision, for the Survey and Redivision of Revised Lot 8 of Paul Gros Subdivision belonging to Roger Owen Davis and Jennifer Davis, creating Lot 8-A and Lot 8-B.
  - a) Mr. James Templeton, David A Waitz Engineering & Surveying, Inc., discussed the location and division of property.
  - b) Discussion was held with regard to a typo on the application stating it was a commercial subdivision.
  - c) There was no one from the public to speak on the matter.
  - d) 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. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters including Department of Health, all property corners are monumented and flagged, and the location and description of at least one permanent type benchmark be depicted on the plat.
  - f) Ms. Ellender moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey and Redivision of Revised Lot 8 of Paul Gros Subdivision belonging to Roger Owen Davis and Jennifer Davis, creating Lot 8-A and Lot 8-B conditioned upon the submittal of all utility service availability letters including Department of Health, all property corners are monumented and flagged, and the location and description of at least one permanent type benchmark be depicted on the plat.”

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

Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Lionel & Velma Williams requesting approval for Process D, Minor Subdivision, for Lots "A" and "B", Property belonging to Lionel Williams, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated he needed to request two variances but only one was listed on the application.
- b) Discussion was held with regard to there probably being two separate sewer taps for the properties.
- c) There was no one from the public to speak on the matter.
- d) Mr. Cehan moved, seconded by Dr. Cloutier: "THAT the Public Hearing be closed."

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

- e) Mr. Pulaski discussed the variances whereas only one was published and Mr. Freeman stated the variance needs to be on the application and agenda to be considered. Mr. Pulaski discussed the Staff Report and stated Staff would recommend tabling the matter to allow time for the variance requests to be properly advertised.
- f) Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots "A" and "B", Property belonging to Lionel Williams, et ux until the next regular meeting of June 18, 2020."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. *Mr. Kurtz reappeared and Mr. Liner disappeared from the teleconference.* THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by Carey J. Naquin requesting approval for Process D, Minor Subdivision, for Tracts 1-A & 1-B, A Redivision of Tract 1 belonging to Carey J. Naquin, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) Discussion was held with regard to no buildings allowed on the batture although it is a right-of-way. Mr. Rembert indicated he would note it on the plat.
- c) There was no one from the public to speak on the matter.
- d) Mr. Cehan moved, seconded by Mr. Kurtz: "THAT the Public Hearing be closed."

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the municipal address for Tract 1-B be shown on the plat, placement of a note identifying DOTD right-of-way, and a note indicating nothing to be built on Tract 1-B before coming back to the Planning Commission.
- f) Dr. Cloutier moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1-A & 1-B, A Redivision of Tract 1 belonging to Carey J. Naquin, et ux conditioned upon the municipal address for Tract 1-B be shown on the plat, placement of a

note identifying DOTD right-of-way, and a note indicating nothing to be built on Tract 1-B before coming back to the Planning Commission.”

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

4. The Chairman called to order the Public Hearing for an application by Filemon & Hortencia S. Saldana requesting approval for Process D, Minor Subdivision, for Stone Creek Subdivision.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property. He requested conditional approval provided upon the fire hydrant and sewer lines being installed.
- b) There was no one from the public to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended denying the variance request because it wasn't a valid hardship and recommended conditional approval provided upon the installation of the fire hydrant and sewer line as per the approved plans and submittal of a utility service availability letter from Waterworks.
- e) Discussion was held with regard to the subdivision having both curb and gutter and open ditches and the number of driveways off of Grand Caillou Road that would ultimately require permits from DOTD. Discussion ensued with regard to historically tabling matters that required installation of infrastructure.
- f) The Engineer withdrew the variance request.
- g) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Stone Creek Subdivision until the next regular meeting of June 18, 2020.”

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

5. The Chairman called to order the Public Hearing for an application by Enterprise Capital, LLC requesting conceptual & preliminary approval for Process C, Major Subdivision, for Emerson Subdivision, Phases C & D.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property. He requested conditional approval provided upon the fire hydrant and sewer lines being installed.
- b) Discussion was held with regard to the lots being residential and commercial and building the road to the appropriate standards.
- c) There was no one from the public to speak on the matter.
- d) Mr. Thibodeaux moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service letters.

- f) Discussion was held with regard to the road's design standards and the right of way being 60' and the details being worked out at the engineering stage.
- g) Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for Emerson Subdivision, Phases C & D conditioned upon the submittal of all utility service letters."

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

*The Chairman relinquished the chair to the Vice-Chairman at this time - 7:17 p.m.*

- 6. The Vice-Chairman called to order the Public Hearing for an application by Wade P. Lirette requesting approval for Process D, Minor Subdivision, for Tracts "A" and "B", A Redivision of Property belonging to Wade P. and Esther E. Lirette Asset Trust.

- a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the location and division of property.
- b) Discussion was held with regard to the Board of Adjustment granting a variance in April for the subject property.
- c) There was no one from the public to speak on the matter.
- d) Dr. Cloutier moved, seconded by Mr. Kurtz: "THAT the Public Hearing be closed."

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters.
- f) Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts "A" and "B", A Redivision of Property belonging to Wade P. and Esther E. Lirette Asset Trust conditioned upon the submittal of all utility service letters."

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

- 7. The Vice-Chairman called to order the Public Hearing for an application by Ryan Marmande requesting approval for Process D, Minor Subdivision, for the Redivision of Tract 1A-2 belonging to Ryan Marmande to create Tracts 1A-2A and 1A-2B.

- a) Mr. Tre Chauvin, Leonard Chauvin P.E., P.L.S, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Soudelier moved, seconded by Dr. Cloutier: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the property corners being monumented and flagged, municipal addresses being depicted on the plat, and submittal of all utility service availability letters.
- e) Ms. Ellender moved, seconded by Dr. Cloutier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Tract 1A-2 belonging to Ryan Marmande to create Tracts 1A-2A and 1A-2B

conditioned upon the property corners being monumented and flagged, municipal addresses being depicted on the plat, and submittal of all utility service availability letters.”

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

8. Tabled until July 16, 2020. *Adley Oaks, Phase A (Engineering)* [See ATTACHMENT B]

I. STAFF REPORT:

1. Due to the Covid-19 pandemic, the 2020 American Planning Association’s National Planning Conference was cancelled and replaced with NPC20 @ Home and was held April 29-May 1, 2020 via Zoom Teleconferencing. Staff requested another motion to approve the registration fees for the teleconference. He indicated that Becky Becnel registered but was unaware if there were any Commissioners who registered.

a) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC agree to reimburse registration fees for Becky Becnel and up to four (4) Planning Commissioners who may have registered for the NPC20 @ Home Teleconference April 29-May 1, 2020.”

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

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

1. Revised Lots D & E, A Redivision of Lots D & E of Broadmoor Heights Commercial Place, Section 2, T17S-R17E, Terrebonne Parish, LA
2. Raw Land Tract "B", Property belonging to Thomas E. Wright, et ux, Section 82, T16S-R17E, Terrebonne Parish, LA
3. Lot "A" and the Remainder of Lot 3 being a Redivision of Tract A-D-E-F-A and a portion of Lot 3, Block 1, Revision No. 2 to Development No. 1 Westside Plaza Subdivision, Section 4, T17S-R17E, Terrebonne Parish, LA
4. Lot Line Adjustment between Lots in Eagle Landing Subdivision, Block 1 transforming smaller lots into larger lots, Section 37, T20S-R17E, Terrebonne Parish, LA
5. Lot Line Adjustment between Lots in Eagle Landing Subdivision, Block 2 transforming smaller lots into larger lots, Section 37, T20S-R17E, Terrebonne Parish, LA
6. Lot Line Shift between Lot 5-A-2 and Lot 5-B-2 of Block 2, Four Point Estates Subdivision, Section 22, T20S-R17E, Terrebonne Parish, LA
7. Redivision of Property belonging to Stacy Gagneaux and Regina Ann Martinolich Legendre, et al, into Lot 1 and Lot 2, Section 78, T15S-R16E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

a) Mr. Freeman indicated that the Planning Commission needed to ratify the Chairman’s three (3) Commissioners he appointed to the Subdivision Regulations Review Committee.

(1) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC add the ratification of the Chairman’s three (3) selections to the Subdivision Regulations Review Committee to the agenda and open to the public for comment.”

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

- (2) There was no one from the public to speak on the matter.
- (3) 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: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk, Mr. Liner, and Mr. Livas. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- (4) Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC ratify the Chairman's three (3) selections of Mr. Joey Cehan, Ms. Rachel Ellender, and Mr. Barry Soudelier to serve on the Subdivision Regulations Review Committee."

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

- b) Mr. Pulaski discussed the meeting held on May 14 with regard to neighbors' concerns in the Schriever area concerning exemption of mobile home parks or more appropriate regulations to prevent negative impacts to communities.
  - (1) Discussion was held with regard to considering changes to the mobile home park regulations to include a combination of setbacks, buffers, and fire hydrant placement.
  - (2) Mr. Pulaski stated he would draft a proposal and present to the Commission in June to call for a public hearing for July.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
  - a) Mr. Thibodeaux discussed package plants.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

- N. Mr. Thibodeaux moved, seconded Mr. Soudelier: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:46 p.m."

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk, Mr. Liner, and Mr. Livas. 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

Hem G.1

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

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

James M. Templeton, P.L.S.

May 19, 2020

Via: E-Mail: [bbecnel@tpcg.org](mailto:bbecnel@tpcg.org)

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

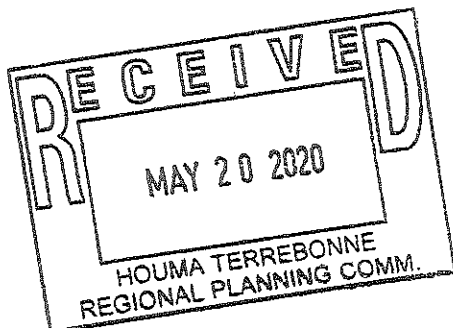
Attention: Becky M. Becnel,  
Planning Commission Secretary

RE: REQUEST TO TABLE ITEM – THIBODAUX BY-PASS COMMERCIAL PARK  
LOCATED IN SECTIONS 64 & 81, T15S-R16E, TERREBONNE PARISH, LOUISIANA –  
DEVELOPER: DONNES REAL ESTATE, INC. – ENGINEER'S PROJECT NO. 2019-  
067

Dear Becky:

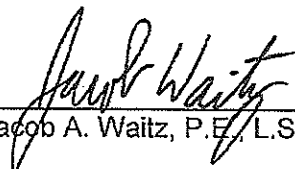
We are hereby requesting that you table the Thibodaux By-Pass Commercial Park which is on the May 21, 2020 agenda of the Houma-Terrebonne Regional Planning Commission meeting until the next regular meeting on June 18, 2020. At this time we are awaiting approval by the Water District and installation of service by Entergy in the development.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions or require any additional information, please do not hesitate to contact our office.



Sincerely,

DAVID A. WAITZ  
ENGINEERING & SURVEYING, INC.

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

JAW/dth

Cc: Thibodaux By-Pass Commercial Park  
File & Reading 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](mailto:dwaitz@waitzengineering.com)



Becky Becnel

Hem H. B

**From:** Joseph Labbe [JLabbe@gesla.com]  
**Sent:** Wednesday, May 20, 2020 3:45 PM  
**To:** Christopher Pulaski; Becky Becnel  
**Cc:** Ross Bruce; Brian Dantin; Deric Murphy; William Purser; Jeff Diamond  
**Subject:** RE: Adley Oaks - Phase A (Agenda Removal Request)

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Yes sir, that is correct.

Thanks,

Joe Labbé, PLA, CLARB

**From:** Christopher Pulaski <cpulaski@tpcg.org>  
**Sent:** Wednesday, May 20, 2020 3:43 PM  
**To:** Joseph Labbe <JLabbe@gesla.com>; Becky Becnel <bbecnel@tpcg.org>  
**Cc:** Ross Bruce <ross@dantinbruce.com>; Brian Dantin <brian@dantinbruce.com>; Deric Murphy <DMurphy@gesla.com>; William Purser <WPurser@gesla.com>; Jeff Diamond <JDiamond@gesla.com>  
**Subject:** [EXT]RE: Adley Oaks - Phase A (Agenda Removal Request)

You would like for the item to be tabled until the regular meeting in July correct?

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:** Joseph Labbe [mailto:JLabbe@gesla.com]  
**Sent:** Wednesday, May 20, 2020 3:36 PM  
**To:** Christopher Pulaski; Becky Becnel  
**Cc:** Ross Bruce; Brian Dantin; Deric Murphy; William Purser; Jeff Diamond  
**Subject:** Adley Oaks - Phase A (Agenda Removal Request)

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Chris,

As discussed earlier, we would like to pull the above mentioned item from tomorrow nights meeting agenda. We would like to be placed on the agenda for the July 16<sup>th</sup> meeting and based on our conversation we would need to submit any updated plans by the June 22<sup>nd</sup> deadline in order to make the July meeting.

If there are any questions or if you need anything from us please let me know.

Thanks,

Joe Labbé, PLA, CLARB  
Landscape Achitecture | Planning Manager

**QUALITY**  
Engineering & Surveying, LLC



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