

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 21, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of October 21, 2021 of the HTRPC to order at 6:05 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 were: Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Rev. Corion Gray; Mr. Jan Rogers; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Ross Burgard; Mr. Robbie Liner, Vice-Chairman; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- The Chairman acknowledged Councilman John Amedée 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. *Mr. Bercegeay stated he received a letter as a neighbor of Williamsburg Subdivision, Phase B.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Dr. Cloutier: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of August 19, 2021.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. **THERE WAS RECORDED: YEAS:** Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Ms. Ellender moved, seconded by Dr. Cloutier: “THAT the HTRPC remit payment for the October 21, 2021 invoices and approve the Treasurer’s Report of August 2021.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. **THERE WAS RECORDED: YEAS:** Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from David A. Waitz Engineering & Surveying, Inc., dated October 21, 2021, requesting to table Item H.5 regarding the conceptual and preliminary application for Process C, Major Subdivision, for Evangeline Oaks Subdivision [See *ATTACHMENT A*].
- a) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC table the conceptual & preliminary application for Process C, Major Subdivision, for Evangeline Oaks Subdivision until the next regular meeting of November 18, 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:** Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated October 20, 2021, requesting to table Items H.7 & H.8 regarding the application for Process D, Minor Subdivision, for Emerson Lakes, Phase 1 and the conceptual & preliminary application Process C, Major Subdivision for Emerson Lakes, Phases 3 & 4 until the next regular meeting of November 18, 2021 as per the Developer’s request [See *ATTACHMENT B*].
- a) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC table the applications for Process D, Minor Subdivision, for Emerson Lakes, Phase 1 and Phases 3 & 4 until the next regular meeting of November 18, 2021 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:** Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr.

Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Dr. Cloutier 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 Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order the application by Gary L. Smith for Process D, Minor Subdivision, for Parcels A thru E, A Redivision of Property belonging to the Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and stated the property was tabled at the last meeting in order to receive approval of the drainage calculations which have since been approved by the Engineering Division.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the submittal of an approval letter from Waterworks.
- c) Mr. Rogers moved, seconded by Rev. Gray: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Parcels A thru E, A Redivision of Property belonging to the Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al conditioned upon the submittal of an approval letter from Waterworks."

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

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Panda Express, Inc. for Process D, Minor Subdivision, for a Tract being a part of Tract A-1 of the Estate of Carol J. Matherne containing 13.308 acres.

- a) Mr. Ray Flake, Civil Engineering Services, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Dr. Cloutier: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the signature block, seal and surveyor statement being depicted on the plat, submittal of all utility letters, name of the developer being depicted on the plat, and including a reference to the property being located in a Major Corridor Overlay District and a reference to Section 28-76 of the Parish Zoning Code being depicted on the plat under Zoning Information.
- e) Dr. Cloutier moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for a Tract being a part of Tract A-1 of the Estate of Carol J. Matherne containing 13.308 acres conditioned upon the signature block, seal and surveyor statement being depicted on the plat, submittal of all utility letters, name of the developer being depicted on the plat, and including a reference to the property being located in a Major Corridor Overlay District and a reference to Section 28-76 of the Parish Zoning Code being depicted on the plat under Zoning Information."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers,

and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for the conceptual & preliminary application by Northpark, LLC for Process C, Major Subdivision, for Northpark, Phase 2.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the submittal of all utility letters.
- e) Dr. Cloutier moved, seconded by Mr. Ellender: "THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Northpark, Phase 2 conditioned upon the submittal of all utility letters."

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

3. The Chairman called to order the Public Hearing for a conceptual & preliminary application by Citiplace, LLC for Process C, Major Subdivision, for Williamsburg, Phase B.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the submittal of all utility letters.
- e) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Williamsburg, Phase B conditioned upon the submittal of all utility letters."

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

4. The Chairman called to order the Public Hearing for a conceptual & preliminary application by Onshore Materials, LLC for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase C.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.

- c) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the submittal of all utility letters.
- e) Mr. Soudelier moved, seconded by Rev. Gray: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase C conditioned upon the submittal of all utility letters.”

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

5. *Tabled until November 18, 2021.* Evangeline Oaks Subdivision. [See *ATTACHMENT A*]
6. The Chairman called to order the Public Hearing for a conceptual & preliminary application by Terrebonne Parish Recreation District No. 1 for Process C, Major Subdivision, for Revised Tract “B”, Property belonging to Terrebonne Parish Recreation District No. 1.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyor, discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the land use (regional park) be depicted on the plat.
- e) Discussion was held regarding the recreational areas being provided to include a pavilion and lagoons that are existing in the area.
- f) Dr. Cloutier moved, seconded by Rev. Gray: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Revised Tract “B”, Property belonging to Terrebonne Recreation District No. 1 conditioned upon the proposed land use (regional park) be depicted on the plat.”

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

7. *Tabled until November 18, 2021.* Emerson Lakes, Phase 1; Lots 7 thru 11, Block 1, A Redivision of Lots 8, 9, 10, 11 &12 of Emerson Subdivision. [See *ATTACHMENT B*]
8. The Chairman called to order the Public Hearing for an application by Pete-Land Properties, L.L.C. for Process D, Minor Subdivision, for Emerson Lakes, Phase 2; Lots 1 thru 5, Block 1, A Redivision of Lot 13 & Revised Lot 12 of Emerson Subdivision, Phase A, Enterprise Capital, L.L.C.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated he wanted to table this matter also, but the letter wasn’t emailed in time for the meeting.
- b) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Emerson Lakes, Phase 2; Lots

1 thru 5, Block 1, A Redivision of Lot 13 & Revised Lot 12 of Emerson Subdivision, Phase A, Enterprise Capital, L.L.C.”

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

9. *Tabled until November 18, 2021.* Emerson Lakes, Phases 3 & 4. [See *ATTACHMENT B*]
10. The Chairman called to order the Public Hearing for an application by Kent Hebert for Process D, Minor Subdivision, for the Division of Tract 1 & Tract 2 of the Joseph F. Daspit Estate.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) The Chairman recognized Jacqueline Trahan Dominic, heir of an adjacent property owner, no address given, stated she was just wanting to know the intention of the property.
- c) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the municipal address being depicted on the plat for Tract 1-B.
- e) Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Tract 1 & Tract 2 of the Joseph F. Daspit Estate conditioned upon the municipal address being depicted on the plat for Tract 1-B.”

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

11. The Chairman called to order the Public Hearing for an application by Charles L. McDonald, Agent for the Applicant, for Process D, Minor Subdivision, for the Redivision of Property belonging to J.B. Cleophas Duplantis, or assigns (Tracts B-1 & B-2).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., 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 Ms. Ellender: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the temporary housing situation currently on the recreation district property with the exception of the portion to be used for the library. He discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to J.B. Cleophas Duplantis, or assigns (Tract B-1 & B-2).”

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

Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

12. The Chairman called to order the engineering application by Travis Buquet Home Builders, Inc. for Process C, Major Subdivision, for Progressive Square Townhomes Subdivision.

- a) Mr. Corbin Hebert, Delta Coast Consultants, LLC, was present to represent the application.
- b) Ms. Joan Schexnayder, TPCG Engineering Division, read a memo dated October 14, 2021, regarding the punch list items for the development [See *ATTACHMENT C*].
- c) Mr. Hebert stated they would comply with all punch list items.
- d) Dr. Cloutier moved, seconded by Mr. Rogers: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Progressive Square Townhomes Subdivision conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering's Memo dated October 14, 2021."

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

I. STAFF REPORT:

1. Staff indicated that the files for the Ethics Training were unavailable at the moment to offer a report as to who completed or not.

J. ADMINISTRATIVE APPROVAL(S):

Dr. Cloutier moved, seconded by Mr. Rogers: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-11."

1. Revised Lots 114 & 115, A Redivision of Lots 114 & 115 of Robinson Canal Camp Sites, Section 84, T20S-R18E, Terrebonne Parish, LA
2. Revised Lot 53, A Redivision of Lots 53 & 54, Phase 2 of Cocodrie Cove Subdivision, Section 86, T21S-R18E, Terrebonne Parish, LA
3. Revised Lots 66, 67, and 68, A Redivision of Lots 66, 67, & 68, Block 3, Waterproof Plantation Estates, Phase 3, Sections 61 & 62, T17S-R16E, Terrebonne Parish, LA
4. Revised Tracts 3-A1 & 2-B2, A Redivision of Tracts 3-A1 & 2-B2 belonging to Boaklyn Properties, LLC, Section 1, T18S-R18E and Section 11, T17S-R18E, Terrebonne Parish, LA
5. Revised Tracts 1 & 2, A Redivision of Tracts 1 & 2 and the Batture Tract belonging to Jesse D. Loescher, et al, Section 9, T17S-R18E, Terrebonne Parish, LA
6. Tracts "A" & "B", Property belonging to the Cannata Corporation, Section 105, T17S-R17E, Terrebonne Parish, LA
7. Raw Land Division of Tract "A" belonging to Polmer Brothers, Ltd., Section 81, T15S-R16E, Terrebonne Parish, LA
8. Raw Land Division, Survey of Tract A-B-C-D-E-F-G-H-I-J-K-L-M-A, A portion of Property belonging to Enterprise Capital, L.L.C., et al, Sections 5, 32, 33, & 101, T17S-R17E, Terrebonne Parish, LA
9. Lots 7, 8, 9, and 10, Block 1, Phase "1" and Revised Lot 12 of Emerson Lakes Subdivision, A Redivision of Lots 8, 9, 10, 11, & 12, Phase A of Emerson Subdivision, Sections 32 & 33, T17S-R17E, Terrebonne Parish, LA WITHDRAWN (Submitted as Process D, Minor Subdivision)
10. Revised Lots 7 & 8, A Redivision of Lots 7 & 8 of Emerson Subdivision, Phases A & B, Sections 32 & 33, T17S-R17E, Terrebonne Parish, LA
11. Division of Property belonging to EMP Investments, Inc., Section 6, T16S-R16E and T16S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Dr. Cloutier asked Staff if there were any grants or monies to clean major drainage arteries. He also requested information on the debris pickup along highways. Mr. Pulaski stated the majority of the trucks were contracted by the Parish and that DOTD was responsible for debris pickup along the state highways.

2. Chairman's Comments:

- a) Mr. Faulk and the Commission again thanked Dr. Cloutier for his service on the Planning Commission and that he will be greatly missed.

- b) Mr. Pulaski expressed condolences for former Commissioner, Mr. Jim Erny, due to his recent passing.

M. PUBLIC COMMENTS: None.

- N. Dr. Cloutier moved, seconded by Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:05 p.m."

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

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

Becky Becnel

Item H.5

From: Jacob Waitz <jacobw@waitzengineering.com>
Sent: Thursday, October 21, 2021 2:40 PM
To: Becky Becnel; Christopher Pulaski
Cc: Joan Schexnayder; Brooke Domangue; Connie Williams; David Waitz
Subject: Evangeline Oaks Subdivision
Attachments: 202110211434.pdf

External Sender

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Becky/Chris,

Evangeline Business Park would like to table their subdivision from tonight's meeting and place on the agenda for the meeting on November 18th.

Sincerely,

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

David A. Waitz Engineering and Surveying, Inc.
Civil Engineers & Professional Land Surveyors
1107 Canal Blvd. / P. O. Box 1203
Thibodaux, LA 70302-1203
Phone: 985-447-4017 Fax: 985-447-1998
E-mail: jacobw@waitzengineering.com

Keneth L. Rembert
LAND SURVEYORS
since 1973
635 SCHOOL ST. HOUMA, LA. 70360
985- 879-2782 (FAX) 985-879-1641

October 20, 2021

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

Att: Mr. Chris Pulaski:

Re: APPLICATIONS- Items 7 and 9 (Emerson Lakes Subdivision Phases 1, 3 & 4)

Dear Chris:

Please let this letter serve as a request to defer any action on the above items at the meeting of October 21, 2021. The developer would like to make revisions to some of the lot dimensions on the maps.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



October 14, 2021
1st Review
Item No. H-12

TO: **Christopher M. Pulaski**

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

SUBJECT: **Progressive Square Townhomes Subdivision
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. LONO is required to tie into the catchbasin on Progressive Drive.
2. The calculations refer this subdivision as Travis B. Subdivision.
3. Dedication Block needs to be on the plat.
4. Ponds with servitudes need to be shown on the plat.
5. 24.7.1.4.6 Architectural drawings must be submitted to the planning commission for approval.
6. 24.7.6.1.10 LADOTD construction standards for the HS-01 need to be provided.
7. 24.7.6.1.7 Note about Street and Traffic signs as per "Louisiana Manual on Uniform Traffic Control Devices" need to be in the plans.
8. 24.7.5.2. Lights and hydrants need to be depicted on the plat.
9. 24.7.6.2.6 Does not conform to the SDDM:
 - a. IV.D Gutter calculations need to be provided.
 - b. V.A.3 Utility servitudes are not shown on the plan/profile.
 - c. V.A.3 Note 3 on sheet 7 is inconsistent with the calculations.
 - d. V.A.3 Pipe number 128 type is inconsistent with the calculations.
 - e. V.A.3 Finished grade needs to be shown at the right-of-way.
 - f. V.A.4 Servitudes and right-of-ways need to be shown on the drainage plan.
 - g. V.A.4 The same roughness coefficient should not be used for the different pipe types.
 - h. V.A.5 The typical sections shows a different distance to the curb on each side of the street.
 - i. V.B.2 The minimum service life of the culverts needs to be noted in the plans.
 - j. V.B.11 Gutter calculations need to be provided.
 - k. VI.A.9 Adequate access needs to be provided around both ponds.
 - l. VI.A.19 A diagram of the outfall control structure needs to be shown.
 - m. VII.A.27 A written restriction needs to be noted on the final plat stating that no structure, fill or obstructions shall be located within any drainage easement or delineated flood plain.
 - n. VII.A.4 A SWPPP needs to be provided.

Progressive Square Townhomes Subdivision
Review of Engineering Approval
JES Memo to CP dated 10/14/2021

10. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. Department of Health and Hospitals for water and sewer
 - e. TPCG Pollution Control
11. 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)
Ernest Brown (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)