

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 15, 2022

- A. The Chairman, Mr. Ross Burgard, called the meeting of September 15, 2022 of the HTRPC to order at 6:18 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Ms. Ellender.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk and Rev. Corion Gray. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering Division; 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 himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Mr. Burgard: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of August 18, 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the September 15, 2022 invoices and approve the Treasurer’s Report of August 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated September 13, 2022, requesting to table the application for Four Geaux Louisiana, LLC until the next regular meeting of October 20, 2022 [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC until the next regular meeting of October 20, 2022 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated September 13, 2022, requesting to table the application for Warren Carlos until the next regular meeting of October 20, 2022 [See *ATTACHMENT B*].
- a) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts “A” thru “K,” A Redivision of Tract II belonging to Warren C. Carlos until the next regular meeting of October 20, 2022 as per the Developer’s request [See *ATTACHMENT B*].”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc. dated September 14, 2022, requesting to completely withdraw the application for Rennis Roberts from the meeting agenda [See *ATTACHMENT C*].

a) Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC withdraw the application for Process D, Minor Subdivision, for the Division of Lot 14, Block 2 of Van Place Subdivision as per the Developer’s request [See *ATTACHMENT C*].”

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

4. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc. dated September 13, 2022, requesting to table the final application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase B until the next regular meeting of October 20, 2022 as per the Developer’s request [See *ATTACHMENT D*].

a) Mr. Burgard moved, seconded by Mr. Smith: “THAT the HTRPC table the final application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase B until the next regular meeting of October 20, 2022 as per the Developer’s request [See *ATTACHMENT D*].”

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

G. OLD BUSINESS:

Mr. Rogers moved, seconded by Ms. Ellender: “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 Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. *Tabled until the next regular meeting of October 20, 2022 as per the Developer’s request.* Revised Parcel 3-A and Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC [See *ATTACHMENT A*].

2. *Tabled until the next regular meeting of October 20, 2022 as per the Developer’s request.* Tracts “A” thru “K,” A Redivision of Tract II belonging to Warren C. Carlos [See *ATTACHMENT B*].

3. The Chairman called to order the next item under Old Business for the discussion and possible action with regard to Evangeline Oaks Subdivision and the conditional approval regarding the DOTD permit previously considered at the February 17, 2022 HTRPC meeting.

a) David Waitz, David A. Waitz Engineering & Surveying, Inc., stated that the approval was conditioned upon acquiring a LA DOTD permit; however, LA DOTD stated they would not be issuing a permit at this time and is beyond their control.

b) Mr. Pulaski discussed the Staff Report and stated there were still some items on the punch list, but the requirement of the LA DOTD permit would be removed.

c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC grant a motion to amend the engineering approval to remove acquiring a LA DOTD permit as a condition of approval granted at the February 17, 2022 meeting and conditioned upon the Developer complying/resolving all remaining items per TPCG Engineering’s memo dated September 15, 2022 [See *ATTACHMENT E*].”

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

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Brandon & Jeanne-Claire Carrere requesting approval for Process D, Minor Subdivision, for the Redivision of a 3.265 Acre Tract into Tracts A & B on Property belonging to Brandon & Jeanne-Claire Carrere and Ricardo & Melinda Carrere (Formerly Goldsby-Mathews Trust).

- a) Mr. Terral Martin, Providence Engineering & Environmental Group, LLC, discussed the location and division of property.
- b) The Chairman recognized Damon Woodfork, 405 Longdale Drive, who discussed the subdivision covenant restrictions that does not allow for divisions of property and inquired if the covenants were even considered.
- c) Mr. Soudelier moved, seconded by Mr. Burgard: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski stated that the subject property before the Planning Commission is not part of the subdivision and would not be subject to the covenants nor regulated by the Planning Commission. He discussed the Staff Report and stated Staff would recommend conditional approval provided upon the municipal addresses and method of sewerage disposal be depicted on the plat and submittal of all utility letters.
- e) Mr. Woodfork stated this property was located behind his home and the water from that property drains to his property.
- f) Discussion was held regarding to the subject lots not being a part of the subdivision based on the legal description. Discussion ensued regarding proper drainage should be from the rear to front and not altering drainage; Mr. Woodfork stated there was a ridge on the property that forced the water onto his property.
- g) Mr. Martin stated that the roadside ditch does need to be swept and there was a mound on Tract B. Mr. Woodfork stated he contacted the Parish about the roadside ditch, and they said there was nothing they could do.
- h) Mr. Burgard moved, seconded by Mr. Thibodeaux: "THAT the HTRPC table the application for Process D, Redivision of a 3.265 Acre Tract into Tracts A & B on Property belonging to Brandon & Jeanne-Claire Carrere and Ricardo & Melinda Carrere (Formerly Goldsby-Mathews Trust) until the next regular meeting of October 20, 2022 to allow TPCG Engineering Division to re-evaluate the situation of the slope and drainage and make a recommendation on the current situation to say if there is a plan to resolve."

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

2. The Chairman called to order the Public Hearing for an application by A.K.C.C. Holdings, L.L.C. requesting approval for Process D, Minor Subdivision, for Tracts "C-1" & "C-2", A Redivision of Tract "C," Property belonging to A.K.C.C. Holdings, L.L.C.

- a) Mr. Gene Milford, on behalf of Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

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

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the method of sewerage disposal and location and description of at least one permanent type benchmark be depicted on the plat.

e) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts "C-1" & "C-2", A Redivision of Tract "C," Property belonging to A.K.C.C. Holdings, L.L.C. the method of sewerage disposal and 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 Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by C & J Real Estate Holdings, LLC requesting approval for Process D, Minor Subdivision, for Tracts A & B, Division of Property belonging to C & J Real Estate Holdings, LLC.

a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the location and division of property.

b) There was no one present to speak on the matter.

c) Mr. Rogers moved, seconded by Mr. Burgard: "THAT the Public Hearing be closed."

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

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the land use, method of sewerage disposal, and location and description of at least one permanent type benchmark be depicted on the plat.

e) Mr. Burgard moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A & B, Division of Property belonging to C & J Real Estate Holdings, LLC conditioned upon the land use, method of sewerage disposal, and 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 Mr. Burgard. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by Wayne & Tracy Mayon, requesting approval for Process D, Minor Subdivision, for the Division of Tract 1 (Tracts 1-A & 1-B), Property belonging to Wayne A. Mayon & Tracy Lynn Gary Mayon.

a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, discussed the location and division of property. She stated they did not submit the drainage calculations to the TPCG Engineering Division in time for review so they would table the application until the next meeting.

b) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC continue the public hearing and table the consideration of the application for Process D, Minor Subdivision, for Division of Tract 1 (Tracts 1-A & 1-B), Property belonging to Wayne A. Mayon & Tracy Lynn Gary Mayon until the next regular meeting of October 20, 2022 as per the Developer's request."

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

5. *WITHDRAWN*. Division of Lot 14, Block 2 of Van Place Subdivision [See *ATTACHMENT C*].

6. *Tabled until the next regular meeting of October 20, 2022 as per the Developer's request. Imperial Landing Subdivision, Phase B [See ATTACHMENT D].*

I. STAFF REPORT:

1. The Chairman called to order the discussion and possible action with regard to the resolution for parish-wide community sewerage expansion.
 - a) Mr. Thibodeaux discussed the proposed resolution and the \$80 million the Parish received for remediation and stated it was time that Terrebonne Parish gets serious about parish-wide sewer and wastewater collection [See ATTACHMENT F].
 - b) Mr. Thibodeaux moved, seconded unanimously: "THAT the HTRPC send Resolution 2022-001 with regard to expanding community sewer parish-wide to Parish President Dove and the TPCG Council for consideration [See ATTACHMENT F]."
 - c) Discussion was held regarding the updates to the comprehensive plan and the Commission's responsibilities.
 - d) Discussion ensued with regard to Recovery Planning and CSRS, Inc. being the main consultant on the project that will include sub-consultants and a steering committee that will include some Planning Commissioners as well as business representatives, members of the community, etc. The Chairman stated he would like to be on that committee and chose himself, Mr. Burgard, and Mr. Smith as members.
 - e) Mr. Thibodeaux read Resolution 2022-001 into the record [See ATTACHMENT F].

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

2. The Chairman called to order the discussion and possible action with regard to the proposed Travel Reimbursement Policy for Planning Commissioners.
 - a) Mr. Bercegeay discussed the proposed policy [See ATTACHMENT G].
 - b) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC approve and adopt the Travel Reimbursement Policy for Planning Commissioners as written [See ATTACHMENT G]."

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

J. ADMINISTRATIVE APPROVAL(S):

Ms. Ellender moved, seconded by Mr. Soudelier: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6."

1. Division of Property belonging to Kurt Michael Guidry, et ux, or assigns; Section 6, T16S-R16E, Terrebonne Parish, LA (306 North Terrebonne Drive / Councilman John Amedée, District 4)
2. Tracts "A", "B", and "C" into Revised Tracts "A", "B", and "C"; Sections 44, T16S-R17E, Terrebonne Parish, LA (1753, 1757, 1761 Bayou Blue Road / Councilman Steve Trosclair, District 9)
3. Tract 12-A, A Redivision of Tract 12 & Property belonging to Lang Enterprises, Inc.; Sections 17 & 18, T18S-R19E, Terrebonne Parish, LA (4957-A Bayouside Drive / Councilman Dirk Guidry, District 8)
4. Revised Tracts 2 & 3, A Redivision of Property belonging to Lionel Falgout, et ux; Section 10, T17S-R18E, Terrebonne Parish, LA (127 Company Canal Road / Councilman Steve Trosclair, District 9)
5. Revised Lots "A" and "B", A Redivision of Lots "A" and "B", Block Z of Barrios Subdivision; Section 104, T17S-R17E, Terrebonne Parish, LA (1405 Bayou Black Drive / Councilman Danny Babin, District 7)
6. Tract "A-1" and Lot 1-A, A Redivision of Revised Tract "A" and Revised Lot 1 belonging to Paul G. Danos, et al; Section 80, T17S-R16E, Terrebonne Parish, LA (110 & 200 Ellendale Boulevard / Councilman Darrin Guidry, District 6)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.
2. Mr. Pulaski used this time to discuss the credit card that the HTRPC has been trying to obtain and has not been successful as of yet, but he was still working on it.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux stated the state conference was coming up and he wanted to attend.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded by Mr. Soudelier: "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 Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985- 879-2782 (FAX) 985-879-1641

September 13, 2022

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

Att: Mr. Chris Pulaski:

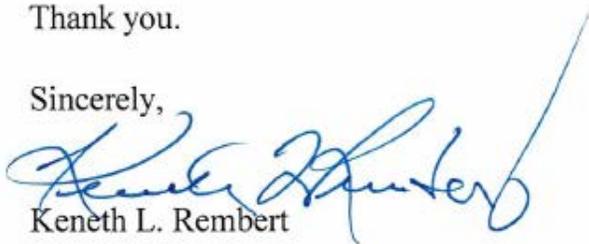
Re: OLD BUSINESS ITEM 1, REVISED parcel 3-A & Lot 55, Property of Four Geaux
Louisiana, L.L.C.

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table and not be considered at the meeting of September 15, 2022. The Board of Health issue has not been resolved yet.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985- 879-2782 (FAX) 985-879-1641

September 13, 2022

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM 2, REDIVISION OF TRACT II PROPERTY OF WARREN
CARLOS

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table and not be considered at the meeting of September 15, 2022. The fire hydrant has not yet been installed.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

September 14, 2022

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361

Re: Agenda Item
H. APPLICATIONS / NEW BUSINESS:

Item #5. a)

Subdivision: Division of Lot 14, Block 2 of Van Place Subdivision
Location: 230 Agnes Street, Terrebonne Parish, LA
Gov. Dist.: Council District 8 /City of Houma Fire Dist.
Developer: Rennis Roberts
Surveyor: Charles L. McDonald Land Surveyor, Inc.

Dear Becky:

Please remove this above referenced Houma Terrebonne Regional Planning Commission Agenda item from the agenda permanently.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,
(agent for Rennis Roberts)

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.

September 13, 2022

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

Attention: Becky M. Becnel,
Minute Clerk - Planning Commission

RE: WITHDRAWAL OF REQUEST FOR FINAL PLAT APPROVAL – **IMPERIAL LANDING SUBDIVISION, PHASE "B"** – LOCATED IN SECTION 77, T15S-R16E, TERREBONNE PARISH, LOUISIANA - DEVELOPER: ONSHORE MATERIALS, L.L.C. – ENGINEER'S PROJECT NO. 2018-099

Dear Becky:

We are hereby requesting that you remove Imperial Landing Subdivision, Phase "B" from the September 15, 2022 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the development is not fully complete and we request that this development be placed on the October 20, 2022 meeting agenda.

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 AND SURVEYING, INC.



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

JAW/dth
Cc: Onshore Materials, L.L.C.
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



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



September 15, 2022
3rd Review

TO: **Christopher M. Pulaski**
FROM: **Joan E. Schexnayder, P.E.** *JES*
SUBJECT: **Evangeline Oaks**
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. DOTD Permit is required for turning lane.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Electric Utility approving the servitudes.
 - b. Department of Health and Hospitals for water and sewer.

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: Jacob Waitz, P.E.
Utilities (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

OFFERED BY:

SECONDED BY:

HTRPC RESOLUTION NO. 2022-001

A Resolution of the Houma-Terrebonne Regional Planning Commission requesting that the Parish President Gordon E. Dove and the Parish Council consider developing a plan to expand community sewer parish-wide and begin obligating funds to do so; and

WHEREAS, one of the biggest challenges to implementing comprehensive land use plans is how to accommodate new development in designated growth areas that do not have public sewers; and

WHEREAS, one of the biggest challenges to implementing comprehensive land use plans is how to accommodate new development in designated growth areas that do not have public sewers; and

WHEREAS, the increased development in the parish requires the expansion of infrastructure especially as new subdivisions and developments occur in more rural areas of the parish; and

WHEREAS, Goals 5 and 6 of the Vision 2030: Terrebonne Parish Comprehensive Master Plan identify the funding of the community sewer master plan and implementation of an expanded wastewater system in order to improve water quality, the environment, and overall quality of life for parish citizens and visitors; and

WHEREAS, decentralized wastewater systems, potential alternatives to parish-wide wastewater system, are much cheaper and reduced the need for miles of large diameter pipe and lift stations and facilitate development in growth areas without increasing tax burden; and

WHEREAS, too many Terrebonne parish subdivisions and rural communities still rely on mechanical plants and septic systems that may not be compliant with Louisiana's office of public health rules; and

WHEREAS, contemporary wastewater issues are the economic and environmental issues that include drinking water quality, deterioration of recreational water resources and other natural systems services, property values, and economic development which the public has a primary interest; and

WHEREAS, the impacts of Hurricane Ida have resulted in a need for more housing and resilient infrastructure which can also be funded thru State and Federal recovery funds and programs;

NOW, THEREFORE, BE IT RESOLVED by the Houma-Terrebonne Regional Planning Commission does hereby request that the Parish President, Hon. Gordon E. Dove, and the Parish Council begin development of a master plan for community sewer expansion and consideration for obligation of the necessary funds for implementation.

THERE WAS RECORDED:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

The Chairman declared this resolution adopted on this, the _____ day of _____, 2022.

ROBBIE LINER, CHAIRMAN
HOUMA-TERREBONNE REGIONAL
PLANNING COMMISSION

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION TRAVEL POLICY

A. Approval

1. Attendance at all out-of-parish conventions, conferences, workshops, etc., must be approved by the Houma-Terrebonne Regional Planning Commission (HTRPC).
2. Commissioners shall make formal notice to the HTRPC minute clerk of their intent to travel within sixty (60) days before scheduled events, when possible.

B. Booking

1. Commissioners shall coordinate with Terrebonne Parish Consolidated Government (TPCG) Finance Department as well as the HTRPC minute clerk to make airplane tickets, lodging, conference/event tickets, and any other purchase that can be made in anticipation of the event. The HTRPC credit card shall be used for the purchase of all items in this section.

C. Reimbursements

1. Commissioners are authorized reimbursements for expenses incurred while performing official duties while traveling to an HTRPC approved event.
2. Once the itemized receipts are submitted to the Finance Department, the Parish will issue a check for reimbursement of the following types of expenses:
 - a. Transportation
 - b. Parking
 - c. Lodging
 - d. Meals
 - e. Miscellaneous (if clearly documented as HTRPC business-related only)
3. The total cost of meals (breakfast/lunch/dinner) for any one (1) day may not exceed sixty-five dollars (\$65.00) and must be accompanied by proper receipts to be considered for reimbursement.
4. All requests for reimbursement for travel expenses must be submitted to TPCG Finance Department for review and to ensure that all proper receipts and other documentation are attached. It shall be the responsibility of the TPCG Finance Department to verify that the expenditures being submitted are reasonable and acceptable according to this section in accordance with applicable state laws. If a question concerning a request for reimbursement arises, it shall be the responsibility of the TPCG Finance Department to investigate the matter.

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EFFECTIVE _____

D. Transportation

1. The option of round-trip air fare or mileage for driving is up to the individual. Reimbursement, however, will be the amount equal to the lesser of the two (2). If the option of mileage is taken, the reimbursement will be for miles driven from the individual's residence to the meeting site and the return only and will not include gasoline or the cost of the rental of the vehicle.
2. A vehicle may be rented, and fuel charged, but the total reimbursable amount must still be equal to or less than round-trip air fare. Individuals using their personal vehicles may be reimbursed at the maximum mileage rate authorized by the Internal Revenue Service.
3. While attending an HTRPC approved event, reimbursement for taxi, bus, or other public transportation is authorized upon submission of the proper receipts.

E. Cancellations

1. If the person attending the meeting must cancel the trip, the individual must notify the HTPRC minute clerk so that an attempt can be made to cancel all reservations and receive a reimbursement and, second, an attempt can be made to allow another commissioner to attend in his/her place.