

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 21, 2025

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of August 21, 2025 of the HTRPC to order at 6:33 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Clarence McGuire. *The Chairman was out of town.*
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Terry Gold and Mr. Robbie Liner, Chairman. Also present were Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *Mr. Bercegeay reminded the Commissioners that if anyone owned an RV Park, they should recuse themselves from the discussion of the proposed regulations. There were no conflicts to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of July 17, 2025.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Gold and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Smith: “THAT the HTRPC remit payment for the July 17, 2025 invoices and approve the Treasurer’s Report of June 2025.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Gold and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated August 21, 2025, requesting to withdraw Item G.2 regarding the Norman Billiot property [See *ATTACHMENT A*].
2. Mr. Pulaski read an email from Charles L. McDonald Land Surveyor, dated August 20, 2025 requesting to table Item H.1 regarding KMA Houma Land, LLC until the next regular meeting of September 11, 2025 [See *ATTACHMENT B*].
- G. **OLD BUSINESS:**
- Mr. Smith moved, seconded by Mr. Thibodeaux: “THAT Old Business be removed from the table and be considered at this time.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Gold and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Vice-Chairman called to order the Public Hearing for an application by Sealevel Construction requesting approval for Process D, Minor Subdivision, for Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility).
- a) Mr. Ty Westerman, Duplantis Design Group, PC, discussed the location and division of property. He stated the fire hydrant had finally been installed.
- b) There was no one from the public present to speak on the matter.
- c) Mr. McGuire moved, seconded by Mrs. Poiencot: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the September 7, 2023 FEMA FIRMS be depicted on the plat (currently referencing 1985 maps), municipal address for Lot 1 be depicted on the plat, signature block needs to be corrected, and submittal of an approval letter from the LA Department of Health for the treatment plant.
- e) Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract 1, Raw Land Division of the Neil Subdivision (Eagle II Dry Dock Facility) conditioned upon the September 7, 2023 FEMA FIRMS be depicted on the plat (currently referencing 1985 maps), municipal address for Lot 1 be depicted on the plat, signature block needs to be corrected, and submittal of an approval letter from the LA Department of Health for the treatment plant.”

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

- 2. *WITHDRAWN* Lots 2-A & 2-b, a Redivision of Property belonging to Norman L. Billiot, Jr., et ux [See *ATTACHMENT A*]

H. APPLICATIONS / NEW BUSINESS:

- 1. *TABLED* Redivision of Parcel “E” belonging to KMA Houma Land, LLC [See *ATTACHMENT B*]
- 2. The Vice-Chairman called to order the Public Hearing for an application by Tyler Hebert requesting approval for Process D, Minor Subdivision, for the Subdivision of Property belonging to Tyler Hebert creating “Parcel A” & “Parcel B” being a part of Lot 4A of Ellender Bros. Subdivision.
 - a) Mr. Prosper Touns, Delta Coast Consultants, LLC, discussed the location and division of property. He stated they were requesting a variance from the minimum lot size requirement for a lot to be docking and mooring purposes only.
 - b) There was no one from the public to speak on the matter.
 - c) Mr. Soudelier moved, seconded by Mr. Billiot: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the minimum lot size variance and conditional approval provided the municipal address for Parcel B be depicted on the plat.
- e) Mrs. Poiencot moved, seconded by Mr. Billiot: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Subdivision of Property belonging to Tyler Hebert creating “Parcel A” & “Parcel B” being a part of Lot 4A of Ellender Bros. Subdivision with a variance from the minimum lot size requirement (Parcel B to be 5,523 sf in lieu of the required 6,000 sf; parcel to be used for docking & mooring purposes only) and conditioned the municipal address for Parcel B be depicted on the plat.”

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

I. STAFF REPORT:

1. Mr. Thibodeaux moved, seconded by Mrs. Poiencot: “THAT the HTRPC authorize any member of the Commission to attend the Louisiana Chapter of the American Planning Association’s conference to be held in Lafayette, Louisiana on October 9, 2025 and take care of associated expenses.”

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

2. As discussed at the Zoning & Land Use Commission meeting, Mr. Bercegeay stated that the September meeting date needed to be addressed and voted on but it wasn’t on the agenda.

- a) Mr. Soudelier moved, seconded by Mr. Billiot: “THAT the HTRPC add the matter of the discussion and possible action regarding a possible change to the September meeting date.”

- b) Discussion was held regarding Mr. Pulaski’s schedule conflict with the meeting date of September 18 and that Mr. Schmill was supposed to cover for him but has since left the Parish. Discussion ensued with moving the meeting back one week but the Minute Clerk and a couple of Planning Commissioners were going to be out of town, so they suggested moving the meeting up one week to September 11, 2025 with a new meeting deadline of August 25, 2025.

- c) The Vice-Chairman called the Public Hearing to order. No one from the audience wanted to speak on the matter.

- d) Mr. McGuire moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

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

- e) Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, move the September 18, 2025 meeting date to September 11, 2025.”

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

J. ADMINISTRATIVE APPROVAL(S):

Mr. Billiot moved, seconded by Mrs. Poiencot: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-10.”

1. Survey & Division of Lot 5, Lot 6, and Lot 7 of Hellier Row-Beatyville into Lot 5A and Lot 6-7; Section 3, T16S-R16E, Terrebonne Parish, LA (3592 & 3594 LA Hwy. 316 / Councilman Carl Harding, District 2)
2. Redivision of Lots 1 & 2, Block 2 of Henry Perera Subdivision and Lot 5 of Property belonging to J.F. Brown, III; Section 83, T15S-R16E, Terrebonne Parish, LA (1127 Main Project Road, Schriever / Councilman John Amedée, District 4)
3. Lot Line Shift between Property belonging to Allie Authement, et al, Faith D. Mays Trust, et al, and Elmer J. & Myrtis R. Duplantis Trust, or assigns; Section 4, T16S-R16E/R17E, Terrebonne Parish, LA (138 & 139 Executive Drive / Councilman Carl Harding, District 2)
4. Lot Line Adjustment of Lots 31 & 32, Block 1, Ellendale Subdivision; Section 80, T17S-R16E, Terrebonne Parish, LA (409 & 411 Oak Alley Drive / Councilman Clyde Hamner, District 6)
5. Lot Line Adjustment Survey creating Rev. Lot 5, Rev. Lot 5A, Rev. Lot 6, & Rev. Lot 6A, Block 6, Addendum No. 1 of Ellendale Subdivision, Property belonging to Neal L. Hubbard, et ux; Section 80, T17S-R16E, Terrebonne Parish, LA (406 & 408 Ardoyne Drive / Councilman Clyde Hamner, District 6)

6. A Revision of Lot Lines between Tract B-1 (Raw Land) & Lot Extension B-2 (Raw Land) for Lucky 13 Land Company; Section 63 & 64, T16S-R17E, Terrebonne Parish, LA (*Country Estates Drive / Councilman Charles "Kevin" Champagne, District 5*)
7. Revised Lot 1, Block 10, Mulberry Estates Subdivision, Phase "B" and Revised Lot 37, Block 4, Addendum No. 1 to Mulberry Gardens Subdivision, Phase "A"; Section 104, T17S-R17E, Terrebonne Parish, LA (*307 & 335 Tigerlily Drive / Councilman Danny Babin, District 7*)
8. Survey of Revised Lots 94 & 96, A Redivision of Lots 94, 95, & 96 of Southern Comfort Waterfront Community belonging to Patrick H. Yancey 2010 Family Trust No. 1, et al; Section 37, T20S-R17E, Terrebonne Parish, LA (*122, 126, & 130 Flounder Court / Councilman Danny Babin, District 7*)
9. Survey of Revised Lots 11 and 13, A Redivision of Lots 11, 12, & 13, Block 10 to Jastremski Addition belonging to Wally J. Naquin, et al; Section 6, T17S-R17E, Terrebonne Parish, LA (*402 & 406 Central Ave. / Councilman Charles "Kevin" Champagne, District 5*)
10. Lot Line Adjustment, Lots D1 & D2 belonging to Village East Shopping Center, LLC; Section 2, T17S-R18E, Terrebonne Parish, LA (*9465 E. Park Avenue / Councilman Brien Pledger, District 1*)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

The Vice-Chairman called the Public Hearing to order for the discussion and possible action regarding the proposed RV Park Regulations.

- a) The Vice-Chairman recognized Gene Milford who spoke on behalf of many concerned citizens regarding the proposed RV Park Regulations and gave correspondence to all of the Commissioners and placed in the file.
- b) The Vice-Chairman recognized Councilwomen Kim Chauvin, District 8, who expressed concerns amongst her constituents as it pertained to the number of existing RV parks in the parish, blanket ruling and how it'll affect people and businesses, not getting answers on the regulations, a possible exception for the South Terrebonne Development Zone, costs and necessity of landscaping with saltwater, and signage.
- c) The Vice-Chairman recognized Kevin Belanger, 323 Highway 55, who expressed concerns of the moratorium and critical issues with the regulations.
- d) Clarification was given that the TPCG Council placed the moratorium on the RV Parks and not the Planning Commission.
- e) The Vice-Chairman recognized Tim Fanguy who expressed financial concerns and too many regulations.
- f) The Vice-Chairman recognized Lloyd Poiencot, 103 LeCompte Lane, who stated he had a RV Park in Dularge for 60 years and expressed concerns of the changing of flood maps/elevations, having many workers and contractors that they in his park because they can't sign leases anywhere because they don't know how long they will be in the area, these same people who come to the Parish and spend money on fuel and food, and the cost of his investment.
- g) The Vice-Chairman recognized Connie Foret, 201 Mes Ami Lane, who stated she had RV Parks in Pointe-aux-Chene and Cocodrie. She expressed concerns of displaced residents who are struggling financially and landscaping with saltwater.
- h) The Vice-Chairman recognized Joey Verdin, RV Park Owner, who stated he had travel nurses and people from the North that stayed at his park, express concerns of landscaping and the many trees lost for Hurricane Ida.
- i) The Vice-Chairman recognized Brandon Hebert, 1319 Highway 55, who stated he didn't own an RV Park yet but did own apartment complexes and businesses in Terrebonne Parish and expressed the ridiculous RV Park Regulations being proposed.
- j) Mr. Pulaski clarified that the proposed RV Park Regulations were initially drafted in 2014 and were shelved. He stated that the Planning Commission asked to review the regulations and that process started in March 2025 long before the moratorium

was put in place at the end of July. He stated they reviewed the original draft and have incorporated all suggestions from the public and will return to the Subdivision Regulations Review Committee for further review, then back to the Planning Commission, then ultimately to the TPCG Council for final consideration. He stated the landscaping issues with saltwater was understandable but there were also options for fencing.

- k) The Vice-Chairman recognized Connie Bourg, 5953 Alma Street, who stated there were too many regulations and it needed to be kept simple.
- l) The Vice-Chairman recognized Connie Foret again who expressed concerns of the 180 day permits, trade permits, and reconnects.
- m) Mr. Pulaski clarified the 180 days were rooted within the building code and that if they were road-ready, the permits were good for longer.
- n) The Vice-Chairman recognized Tim Fanguy again, who stated Councilman Steve Trosclair said the Planning Commission wanted the moratorium. Mr. Bercegeay stated the Planning Commission has no authority to issue moratoriums and that those concerned should talk to their councilperson.
- o) Discussion was held regarding the Waterplant Road residents and the former FEMA campsite, possible exclusion of parks in the South Terrebonne Development Zone, possible exemptions from the regulations, existing parks being grandfathered in with only expansions or new parks needing to follow the new regulations if passed.
- p) Mr. Billiot stated he was on the Subdivision Regulations Review Committee and that they hoped to deliver a well-researched plan to the public after hearing their concerns and passion and implementing what is good for the whole parish.
- q) Mr. Billiot moved, seconded by Mr. Soudelier: "THAT the HTRPC continue the Public Hearing until the October 16, 2025 meeting and hold two Subdivision Regulations Review Committee meetings to discuss the proposed RV Park Regulations before that date."
- r) Discussion was held regarding the two committee meeting dates and that the public could follow on the Parish's website as well as give their emails to the Minute Clerk after the meeting to be placed on the Planning Commission's email distribution list.

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

- s) Mr. Bercegeay stated the moratorium was passed July 30th for 90 days (October 30th) or until the draft regulations were approved, whichever came first.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Thibodeaux inquired about any updates on the disaster recovery plan.

2. Vice-Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Billiot moved, seconded Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 8:03 p.m."

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



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

Keneth L. Rembert

LAND SURVEYORS

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August 21, 2025

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

Att: Mr. Chris Pulaski:

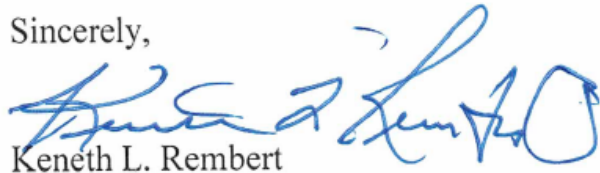
Re: Tabled Old Business- Item G-2 OLD BUSINESS (Norman Billiot property)

Dear Chris:

Please let this letter serve as a request to allow the above item to be removed from further consideration.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

Becky Becnel

From: Alisa Champagne <achampagne@bellsouth.net>
Sent: Wednesday, August 20, 2025 2:48 PM
To: Becky Becnel
Subject: Redivision of Parcel "E" belonging to KMA Houma Land, LLC - Penny Dastugue

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

Becky,

Please allow this email to serve as notice that I am requesting to table item H(1) Redivision of Parcel "E" belonging to KMA Houma Land, LLC on tonight's Planning Commission Agenda until next month's regularly scheduled meeting.

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

Sincerely,

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

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