

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF APRIL 18, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 18, 2024 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:03 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Travion Smith.
- B. Upon Roll Call, present were: Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Terry Gold and Mrs. Angele Poiencot. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*
- 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. Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of March 21, 2024."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Pulaski discussed the technical difficulties in the meeting room and the lack of the PowerPoint presentation because of it.
- F. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by Southland Dodge, Chrysler, Jeep, LLC requesting to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) Lots 6 through 9, Block 4, Crescent Park Addition, 509 Sunset Avenue.
 - a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the applicant's request to rezone the property.
 - b) The Chairman recognized Ms. Ruth, on behalf of the Frank Bolden Estate, 619 Dupont Street, who was opposed of the rezone request.
 - c) The Chairman recognized Ms. Kellie Haddad, 500 Sunset Avenue, who was opposed of the rezone request due to the dumpsters and commercial facilities in a residential neighborhood.
 - d) The Chairman recognized Mr. Frank Teuton, applicant, 278 Destiny Place, who stated their commercial establishment was existing in that location for over 55 years prior to zoning.
 - e) The Chairman recognized Ms. Lisa Robichaux, 508 Sunset Avenue, who opposed of the rezone request due to dumpsters, loud cars, paint overspray, and the lack of safety to walk or ride bikes in the neighborhood.
 - f) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

 - g) Mr. Pulaski discussed the Staff Report and stated the business was legal, non-conforming and could exist indefinitely regardless of the rezone request. He stated Staff would recommend approval of the rezone request.

- h) Discussion was held regarding the legal, non-conforming use, the proposed sale of property and benefit of rezoning as a conforming use for sale purposes, the existence of the business prior to the property being zoned, and the public hearing signage.
- i) Mr. Thibodeaux moved, seconded by Mr. McGuire: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial of the request to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) Lots 6 through 9, Block 4, Crescent Park Addition, 509 Sunset Avenue and forward to the TPCG Council for final consideration.”
- j) Discussion ensued regarding if the property sells, another business with the same use could still occupy the space.

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

- 2. The Chairman called to order the Public Hearing for an application by Edgewood Holdings, LLC requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lot 35, Block 2 and Lot 36, Block 3, Henderson Park Subdivision, 237 Henderson Street.

- a) Mr. Juan Clara Gomez, 126 Henderson Street, discussed his request to rezone the property to R-2 like the rest of the street.
- b) The Chairman recognized Dolores Dubois, 141 LeCompte Lane, who owns property at the end of Henderson Street and was opposed of the rezone request. She stated they didn’t need a trailer park and Henderson Street was accessed one way in and out.
- c) The Chairman recognized Ms. Adriana Bravo, 234 Henderson Street, who was purchasing the property from Ms. Dubois and opposed of the rezone request due to the trailers lowering their property values and would disturb their peaceful neighborhood.
- d) Mr. Gomez stated he owns 9 properties on Henderson Street, that he grew up on Henderson Street, and now resides on Henderson Street. He stated he was not placing a mobile home park and the entire street was already zoned R-2.
- e) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

- f) Discussion was held regarding an application on the Planning Commission agenda to divide the property. Mr. Pulaski stated the division of property can still happen regardless of the rezone application.
- g) Mr. Pulaski discussed the Staff Report and stated the applicant would still need to go to the Board of Adjustment for a Special Exception to place mobile home(s) on the property in an R-2 zoning district and a mobile home park is not allowed to be accessed through a residential street. He stated the most he can have is a total of 3 mobile homes, one per lot, assuming the redivision of property gets approved. He stated Staff would recommend approval of the rezone request.
- h) Mr. Smith moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lot 35, Block 2 and Lot 36, Block 3, Henderson Park Subdivision, 237 Henderson Street and forward to the TPCG Council for final consideration.”
- i) The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

1. Home Occupation:

The Chairman called to order the application for a Home Occupation at 408 Buquet Street for a proposed barbershop.

- a) Ms. Deborah Authement, 408 Buquet Street, stated she had a shop on South Van Avenue that she sold because she couldn't keep employees and it was too expensive to keep up.
- b) There was no one from the public to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommends approval of the home occupation application.
- d) Mr. Soudelier moved, seconded by Mr. Smith: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Home Occupation application by Deborah Authement for a proposed barbershop at 408 Buquet Street."

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

2. Planning Approval:

The Chairman called to order the application for Planning Approval at 960D Grand Caillou Road to establish a church in a C-3 (Neighborhood Commercial) zoning district.

- a) Mr. Jose Gonzalez' daughter, 1505 Lacroix Drive, discussed the application on behalf of her father who could not speak English.
- b) There was no one present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the request.
- d) Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application by Jose Marquez Gonzalez to establish a church in a C-3 (Neighborhood Commercial) zoning district at 960D Grand Caillou Road."

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

3. Preliminary Hearing:

- a) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to for the request to Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) North Portion of Lot 17, Block D, Mechanicville Subdivision, 135A King Street; Ernest Davis, applicant and call a Public Hearing on said matter for Thursday, May 16, 2024 at 6:00 p.m."

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

- b) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to for the request to Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lot 13, Block 1, Richard Subdivision; Shanita Watkins, applicant and call a Public Hearing on said matter for Thursday, May 16, 2024 at 6:00 p.m."

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

H. STAFF REPORT:

1. Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for the discussion and possible action regarding the proposed overlay district for the Houma Restoration District on Thursday, May 16, 2024 at 6:00 p.m."

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

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments: None.
2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

- K. Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:54 p.m."

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



Robbie Liner, Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF APRIL 18, 2024.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**