

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF APRIL 20, 2023**

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 20, 2023 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Rev. Corion Gray; and Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning 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. *None*.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Ms. Ellender: “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 16, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called the Public Hearing to order for the application by Mr. Sylvester Warren, Jr. to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 115 King Street, Lot 7, Block D, Mechanicville in order to place a mobile home.
- a) Mr. Sylvester Warren, Jr., applicant, 9117 Main Street, discussed his request to rezone his property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the rezone application.
- e) Discussion was held regarding spot zoning and the lot diagonally behind the lot to be rezoned. Discussion ensued regarding the Council considering a variance from the minimum size requirements as well.
- f) Mr. Thibodeaux moved, seconded by Mr. Faulk: “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-3 (Multi-Family Residential) 115 King Street, Lot 7, Block D, Mechanicville along with granting a variance from the minimum lot size for new districts and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called the Public Hearing to order for the application by Danos Properties, LLC to rezone from OL (Open Land) to I-1 (Light Industrial) 1865 Valhi Boulevard, Tract B.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the applicant, discussed his request to rezone the property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the rezone application.
- e) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from OL (Open Land) to I-1 (Light Industrial) 1865 Valhi Boulevard, Tract B and forward to the Terrebonne Parish Council for final consideration."

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

G. NEW BUSINESS

1. Preliminary Hearings:

- a) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Freddie Johnson to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 122 Banks Avenue, Lot 41, Block B, Mechanicville for Thursday, May 18, 2023 at 6:00 p.m."

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

- b) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by John D. Stevens to rezone from R-1 (Single-Family Residential) to R-3M (Multi-Family Residential, Town House Condominium) 108 & 110 Marcel Lane, Tract A-B-C-D-A for Thursday, April 20, 2023 at 6:00 p.m."

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

H. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the discussion and possible action with regard to the TPCG Code of Ordinances as it pertains to Borrow Pits.

- a) Mr. Mart Black, TPCG Coastal Restoration & Preservation, discussed the proposed changes to the borrow pit ordinance. He stated he and a committee comprised of himself, the Coastal Zone Management Board, TPCG Administration, and the Levee District had been in discussions since July 2022 with regard to the proposed changes.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

Burgard, Rev. Gray, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the proposed changes to the TPCG Code of Ordinances as it pertains to Borrow Pits."
- e) Discussion was held regarding the distance requirements being changed from 150' to 75' and the need for dirt for levees and not being able to shut down borrow pits completely.

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Smith. 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. Faulk: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:38 p.m."

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



Robbie Liner, Chairman  
Zoning & Land Use Commission

Becky M. Beanel, 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 20, 2023.**

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