

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF AUGUST 18, 2022

- A. The Chairman, Mr. Robbie Liner, called the meeting of August 18, 2022 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 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. Kyle Faulk.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Rev. Corion Gray; and Mr. Barry Soudelier. 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. *Ms. Ellender recused herself from Item F.2, Parkwood Place Subdivision Public Hearing.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Smith moved, seconded by Mr. Faulk: “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 July 21, 2022.”

The Chairman called for a vote on the motion offered by Mr. Smith. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard, Rev. Gray, and Mr. Soudelier. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by Renee Bolden requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 304 Naquin Street, Lot 6, Block “A,” Georgetown Subdivision.
 - a) Mr. Rembert, Keneth L. Rembert Land Surveyors, representing Ms. Bolden, stated they wished to place a double-wide mobile home on the lot along with the adjacent corner lot that was already rezoned to R-2.
 - b) There was no one from the public to speak on the matter.
 - c) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard, Rev. Gray, and Mr. Soudelier. **THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request.
 - e) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 304 Naquin Street, Lot 6, Block “A,” Georgetown Subdivision 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. Smith, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard, Rev. Gray, and Mr. Soudelier. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
 2. The Chairman called to order the Public Hearing for an application by Terrebonne Parish Consolidated Government requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) and R-3 (Multi-Family Residential) portions of Parkwood Place Subdivision (Saints Circle, Brees Drive, Super Bowl Drive, and Fleur De Lis Drive).

a) Mr. Pulaski discussed the rezone request on behalf of TPCG. He stated that due to very few lots sold and then the subsequent aftermath of Hurricane Ida, the storm left many residents of Bayou Towers and Senator Circle without homes. In a partnership between the TPCG Housing and Human Services Department and the current owner of Parkwood Place Subdivision, this rezone will allow for duplexes to be built to house the Bayou Towers' residents and open up the remaining land as R-3 for future single-, double-, or multi-family housing. He stated Staff would recommend approval of the rezone request.

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

c) 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: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Discussion was held with regard to a master plan and spot zoning.

e) Mr. Faulk moved, seconded by Mr. Rogers: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 304 Naquin Street, Lot 6, Block "A," Georgetown Subdivision and forward to the Terrebonne Parish Council for final consideration."

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, & Mr. Smith; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

1. Home Occupation:

a) The Chairman called to order the Home Occupation application by Tabitha Runge requesting to establish a holistic energy healing business at 115 Roy Street in an R-1 zoning district.

b) Ms. Runge stated she was a certified in holistic energy healing and wanted to operate her business out of her home. She stated there was enough off-street parking and had a separate room in her home to perform her service for a limited number of clients.

c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the home occupation application.

d) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval to the Home Occupation application for the applicant to establish a holistic energy healing business out of her home at 115 Roy Street in an R-1 zoning district.

e) Discussion was held with regard to holistic energy healing and its treatments.

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

2. Parking Plan:

a) The Chairman called to order the Parking Plan application by J.E. Boudreaux Services, Inc. requesting to construct 107 parking spaces for a proposed medical clinic at 605 Enterprise Drive.

(1) No one was present to represent the application.

(2) There was no one from the public to speak on the matter.

(3) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval on the condition that the applicant is able to meet Bayou Cane's requirements with regard to the road widths at the time of the building permit approval.

- (4) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the parking plan to construct 107 parking spaces for a proposed medical clinic at 605 Enterprise Drive conditioned upon the applicant meeting Bayou Cane’s road width requirements at the time of building permit application.”

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

- b) The Chairman called to order the Parking Plan application by River Point, LLC requesting to construct 125 parking spaces for a proposed restaurant/entertainment/social venue at 805 Dunn Street.

- (1) Mr. Gene Milford, Milford & Associates, Inc., discussed the parking plan request.

- (2) There was no one from the public to speak on the matter.

- (3) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the parking plan application.

- (4) Mr. Faulk moved, seconded by Ms. Ellender: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the parking plan to construct 125 parking spaces for a proposed restaurant/entertainment/social venue at 805 Dunn Street.”

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

3. Planning Approval:

- a) The Chairman called to order the Planning Approval application by Heritage Baptist Church to establish a church in an R-1 (Single-Family Residential) zoning district at 324 Estate Drive.

- (1) Richard Way, 306 Melody Drive, discussed his desire to place a church at 324 Estate Drive.

- (2) There was no one from the public to speak on the matter.

- (3) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Planning Approval application.

- (4) Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application for a church in an R-1 (Single-Family Residential) zoning district at 324 Estate Drive.

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

4. Preliminary Hearings:

- a) Ms. Ellender moved, seconded by Mr. Rogers & Mr. Faulk: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Erika P. Cruz Vindel to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 220 Agnes Street, Lot 8, Block 2, Van Place Subdivision for Thursday, September 15, 2022 at 6:00 p.m.”

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

J. 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 6:32 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. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. 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 AUGUST 18, 2022.

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