

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF FEBRUARY 20, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of February 20, 2025 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. Michael Billiot.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mrs. Angele Poiencot. Also present was Mr. Christopher Pulaski, 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.
1. Mr. Thibodeaux stated he had received an adjacent property owner notice for Item F.2 regarding the rezone request for 7401 Park Avenue. Mr. Bercegeay stated it was okay for him to discuss and vote on the matter.
- 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 January 16, 2025."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARINGS:**
1. The Chairman called to order the Public Hearing for an application by Tai Raymond to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 1141 Roussell Street.
- a) Mr. Tai Raymond, 222 Authement Street, discussed his request to rezone his property.
- b) There was no one present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request from R-1 to R-2. He reminded the applicant that prior to the placement of a mobile home, a special exception from the Board of Adjustment would be required.
- e) Mr. Rogers moved, seconded by Mr. Billiot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 1141 Roussell Street 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: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing for an application by Richard Real Estate & Management, LLC to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 7401 Park Avenue.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyor, representing the applicant, discussed the request to rezone the property.
- b) There was no one present 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: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request from R-1 to C-2.
- e) Mr. Soudelier moved, seconded by Mr. Smith: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 7401 Park Avenue and forward to the Terrebonne Parish Council for final consideration."

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

G. NEW BUSINESS:

1. Preliminary Hearing:

- a) Mr. Thibodeaux moved, seconded by Mr. Smith: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 196 Pitre Street for Thursday, March 20, 2025 at 6:00 p.m."

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS:

- 1. The Chairman recognized Mary Kubala, 603 Cavaness Drive, who expressed concerns of tiny homes/RVs in her neighborhood and how they are allowed, tied down, to be rented, devalue of property, deterioration of said structures, and not wanting it in her neighborhood.
 - a) Mr. Pulaski informed the Commission about the property located at 501 Cavaness Drive and that no permit was originally applied for and why the structures were placed on the property. He stated the permits have been applied for and they were in discussions with the homeowner. He stated one structure was for storage and one was intended to be a habitable dwelling. He stated that the permit office and legal department were tracking this property.
 - b) Mr. Pulaski further discussed accessory dwelling units, tiny homes/park model homes that have no category and are not described in the ordinances. He discussed covenant restrictions that the neighbors can look into.
 - c) Discussion ensued regarding the current regulations and modifying them to include such structures as tiny homes.

K. Mr. Rogers moved, seconded by Mr. Smith: "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: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr.

Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Robbie Liner, Chairman
Zoning & Land Use Commission

Becky M. Bechel, 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 FEBRUARY 20, 2025.

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