

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF FEBRUARY 22, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of February 22, 2024 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. Travion Smith.
- B. Upon Roll Call, present were: Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; 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. 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. Smith: "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 18, 2024."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. 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 Daniel Turner requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 8 & 1-8, Block 1, Catherine Subdivision, 8938 Norman Street.
- a) Mr. Pulaski stated the Public Hearing would have to be continued due to the applicant not posting the required public signage at the property site.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, continue the Public Hearing and table the consideration of the application by Daniel Turner requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 8 & 1-8, Block 1, Catherine Subdivision, 8938 Norman Street until the next regular meeting of March 21, 2024."
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **NEW BUSINESS:**
1. **Planning Approval:**
- a) The Chairman called to order the Planning Approval application by ICP Remanente Escogido to establish a church in a C-2 (General Commercial) zoning district at 6122 West Park Avenue.
- b) Jamie Hernando, representing the applicant, stated they wished to open a church and have been paying rent but delayed due to this process.
- c) No one from the public was present to speak on the matter.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.

- e) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planning Approval to establish a church in a C-2 (General Commercial) zoning district at 6122 West Park Avenue."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. 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 Councilwoman Kim Chauvin, District 8, who discussed issues in Indian Ridge Subdivision and a violation of covenant restrictions when a mobile home was placed amongst camps. She is trying to settle matters within the subdivision and was requesting assistance from the Planning Commission.

- a) Discussion was held regarding covenant restrictions being a civil matter and not regulated or enforced by the Parish or Planning Commission.

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 6:23 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. 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 FEBRUARY 22, 2024.

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