

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

- A. The Chairman, Mr. Robbie Liner, called the meeting of July 18, 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. Terry Gold.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: 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.
- 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 June 20, 2024.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. 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 Kirby Bonvillain requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lots 21 & 22, Square 4, Barrowtown Subdivision, 2606 & 2608 Larry Street.
- a) Mr. Clark Nixon, 2606 Larry Street, stated he was purchasing the property from Mr. Bonvillain and was wanting to place a mobile home on the property.
- b) The Chairman recognized Ms. Ada Parker, 2621 Larry Street, who expressed concerns over the condition of the lot, and it not being fit for a mobile home. She stated the property needed to be cleaned up.
- c) Mr. Nixon stated he was working on cleaning up the property.
- d) The Chairman recognized Ms. Kelly Lagard, 2605 Larry Street, who questioned whether her property tax would be going up by putting in the mobile home.
- 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. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARNG CLOSED.
- f) Mr. Pulaski stated Councilman Pledger was aware of the property’s condition and had concerns as well. He stated the matter needed to be addressed through Nuisance Abatement and not the Planning Commission.
- g) Mr. Bercegeay stated his office could not answer the questions regarding property value, but they could contact the Assessor’s office.
- h) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request.
- i) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: “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) Lots 21 & 22, Square 4, Barrowtown Subdivision, 2606 & 2608 Larry Street 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: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Gem Builders, LLC requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lots 1-27, Block 1; Lots 1-9, Block 2; Lots 1-39, Block 3; and Lots 1-19, Block 4, Parkwood Place Subdivision.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Gem Builders, LLC, discussed the rezone request.
- 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: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARNG CLOSED.

- d) Discussion was held concerning the "change in conditions" and that it was the best selection for the application.
- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request.
- f) Mr. Thibodeaux 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) Lots 1-27, Block 1; Lots 1-9, Block 2; Lots 1-39, Block 3; and Lots 1-19, Block 4, Parkwood Place Subdivision 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: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

The Chairman recognized Councilmen Brien Pledger and Carl Harding in the audience.

G. NEW BUSINESS:

1. Preliminary Hearings:

- a) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 148 Square Wolfe Lane; Karen Harris, applicant and call a Public Hearing on said matter for Thursday, August 15, 2024 at 6:00 p.m."

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

- b) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for the request to rezone from OL (Open Land) to C-2 (General Commercial) 1923 St. Louis Canal Road; Walton Jefferson & Jeanette Daisy, applicant and call a Public Hearing on said matter for Thursday, August 15, 2024 at 6:00 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, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

1. The Chairman called to order the discussion and possible action regarding an amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services.

a) Mr. Pulaski discussed the history of pet grooming services as a home occupation which ultimately led to a legal opinion that ruled it not an acceptable service under a home occupation. He stated the request for home occupations for pet grooming services has started to be an increasing desire and wanted to get some thoughts on including it as such.

b) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing regarding an amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services for Thursday, August 15, 2024 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: 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. Thibodeaux: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:27 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, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. 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 JULY 18, 2024.

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