

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF JUNE 15, 2023

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of June 15, 2023 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. Thibodeaux and the Pledge of Allegiance led by Ms. Rachael Ellender. The Chairman, Mr. Robbie Liner, was unable to attend the meeting.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Jan Rogers Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Mr. Kyle Faulk; and Mr. Robbie Liner, Chairman. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-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 Mr. Thibodeaux: “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 May 18, 2023.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Burgard, Mr. Faulk, and Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Rev. Corion Gray informing the Commission of his resignation from the Planning Commission [See *ATTACHMENT A*].
- F. **PUBLIC HEARINGS:**
1. The Vice-Chairman called the Public Hearing to order for the application by Leslie Marie requesting to rezone from OL (Open Land) & R-1 (Single-Family Residential) to R-1 (Single-Family Residential) 773 East Woodlawn Ranch Road, Lot 13, Block 2, Woodlawn Ranch Acres, Add. No. 3.
- a) Mr. Leslie Marie, applicant, 4211 Country Drive, discussed his request to rezone his property in order to place his proposed home further back on the property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Ms. Ellender: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Burgard, Mr. Faulk, and Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the rezone application due to the lack of sufficient hardship.
- e) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial of the request to OL (Open Land) & R-1 (Single-Family Residential) to R-1 (Single-Family Residential) 773 East Woodlawn Ranch Road, Lot 13, Block 2, Woodlawn Ranch Acres, Add. No. 3 and forward to the Terrebonne Parish Council for final consideration.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Burgard, Mr. Faulk, and Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**

G. OLD BUSINESS:
Mr. Thibodeaux moved, seconded by Ms. Ellender: "THAT the HTRPC, convening as the Zoning and Land Use Commission, remove Old Business from the table to be considered.

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

1. The Vice-Chairman called the Public Hearing to order for the 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 in order to place a mobile home.

a) Mr. Freddie Johnson, applicant, 212 Ashland Drive, 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. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing."

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the rezone application due to the applicant not meeting the minimum size requirement for a new district. He stated he spoke to Councilman Brien Pledger and that he was in favor of whatever decision the Commission made and that he hoped to have a Town Hall meeting with the neighborhood before the Council's Public Hearing.

e) Mr. Thibodeaux moved, seconded by Mr. Smith: "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) 122 Banks Avenue, Lot 41, Block B, Mechanicville and forward to the Terrebonne Parish Council for final consideration."

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

H. NEW BUSINESS

1. Parking Plan:

The Vice-Chairman called to order the application for Parking Plan Approval for the construction of 97 parking spaces at 1520 Martin Luther King Boulevard for Aldi, Inc.

a) Mr. Ben Chaisson, Duplantis Design Group, PC, representing the applicant, discussed the parking plan request.

b) No one from the public was present to speak on the matter.

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

d) Ms. Ellender moved, seconded by Mr. Smith: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan for the construction of 97 parking spaces at 1520 Martin Luther King Boulevard for Aldi, Inc."

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

I. STAFF REPORT: None.

J. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments: None.

2. Vice-Chairman's Comments: None.

K. PUBLIC COMMENTS: None.

L. Mr. Thibodeaux moved, seconded by Ms. Ellender: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:17 p.m."

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



Jan Rogers, Vice-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 JUNE 15, 2023.

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

Letter of Resignation

Rev. Corion Damon Gray
233 Cherbourg Street
Houma, LA 70363
985-860-5485
pastorcdgray@gmail.com

June 12, 2023

T.P.C.G. Department of Planning and Zoning
8026 West Main Street #202
Houma, LA 70360

Dear Mr. Chairman

Please accept this letter as my formal notice of resignation from the Houma-Terrebonne Regional Planning and Zoning Commission as a Commissioner. Effective June 12, 2023. My immature resignation is due to my relocation of States and being blessed with a Career/Pastoral Promotion. I would kindly like to thank each of you for warm welcome, and for the exciting opportunity to work with each of you serving the citizens of Terrebonne, it has truly been my honor and joy. The kind environment, and associations I've made during my tenure here will truly be memorable. Each of you are stalwart leaders! Continue to strive for a better, stronger Terrebonne. God bless!

Kind regards,

Rev. Corion D. Gray