

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF MARCH 16, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 16, 2023 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Chairman; 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 Rev. Corion Gray. 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. *None*.
- D. APPROVAL OF THE MINUTES:
1. Mr. Rogers moved, seconded by Ms. Ellender: “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 February 16, 2023.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Mr. Faulk, and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
1. Home Occupation:
The Chairman called to order the Home Occupation application by Mr. Michael Nguyen to establish a tax service business in an R-1 (Single-Family Residential) zoning district at 408 Port Royal Way.
 - a) Mr. Michael Nguyen, applicant, 408 Port Royal Way, discussed his application and stated he would not have any clients in his home and would meet them in the driveway for drop-offs and pick-ups.
 - 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 Home Occupation application.
 - d) Mr. Soudelier moved, seconded by Ms. Ellender: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Home Occupation Application to establish a tax service business in an R-1 (Single-Family Residential) zoning district at 408 Port Royal Way.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Mr. Faulk, and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Preliminary Hearings:
 - a) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Sylvester Warren, Jr. to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 115 King Street, Lot 7, Block D, Mechanicville for Thursday, April 20, 2023 at 6:00 p.m.”

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

- b) Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Danos Properties, L.L.C. to rezone from OL (Open Lane) to I-1 (Light Industrial) 1865 Valhi Boulevard, Tract B of Danos Properties, L.L.C. for Thursday, April 20, 2023 at 6:00 p.m.”

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

G. STAFF REPORT:

1. Discussion was held with regard to the TPCG Code of Ordinances as it pertains to borrow pits and proposed revisions to the code. Discussion ensued regarding extracting dirt from the ponds for levees, etc. and whether the dirt would leave the parish. Mr. Pulaski stated a public hearing needed to be called and that Mr. Mart Black would be available to discuss further at that time.

- a) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for the discussion and possible action with regard to revisions to the TPCG Code of Ordinances as it pertains to borrow pits for Thursday, April 20, 2023 at 6:00 p.m.”

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

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners’ Comments: None.
2. Chairman’s Comments:
- a) Discussion was held regarding the new system in the Council Meeting Room and the option of utilizing the roll call vote feature. The Commission decided they did not wish to use this feature.

I. PUBLIC COMMENTS: None.

- J. Mr. Rogers 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 6:28 p.m.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Mr. Faulk, and Rev. Gray. 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 MARCH 16, 2023.

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