

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF MARCH 17, 2022**

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 17, 2022 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 Rev. Corion Gray and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Rev. Corion Gray; 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 were: Mr. Ross Burgard and Mr. Kyle Faulk. 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. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Thibodeaux moved, seconded by Mr. Rogers: “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 17, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. 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 Dream Street Properties, LLC, requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block 2, Barrow Subdivision, 361 Dixie Avenue, for placement of (2) 4-unit apartment buildings.
- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyors, representing Mr. Williams, discussed the request to rezone the property.
- b) The Chairman recognized Corey Williams, Dream Street Properties, LLC, 901 Beaumont Drive, Gonzales, who discussed what he wanted to do with the property.
- c) The Chairman recognized Mr. Ronald Robert, 358 Dixie Avenue, who expressed concerns of only providing ten parking spaces for eight apartments and placing 8 apartments on a lot that is supposed to house 1 dwelling and has always been that way.
- d) Mr. Thibodeaux moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend the matter be tabled in order for the applicant to allow for the site development plan to be revised.
- f) Mr. Soudelier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block 2, Barrow Subdivision, 361 Dixie Avenue, for placement of (2) 4-unit apartment buildings until the next regular meeting of April 21, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

1. Home Occupation:

The Chairman called to order the Home Occupation application by Ms. Roxanne Brunet, to establish a beauty salon out of her home at 308 Patterson Street.

- a) Mrs. Roxanne Brunet, 308 Patterson Street, stated she was semi-retired and wanted to have a little shop at her home. She stated she had enough off-street parking and would stagger appointments.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Home Occupation application with no conditions.
- d) Mr. Rogers moved, seconded by Rev. Gray: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant to approval of the Home Occupation Application for a beauty salon at 308 Patterson Street."

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

2. Planned Unit Development:

The Chairman called to order the Planned Unit Development application by Richard Development for the placement of 52 townhomes (Proposed Cypress Gardens Townhomes) at 6190 West Main Street.

- a) Mr. Kevin Rizzo, Delta Coast Consultants, LLC, representing Mr. Richard, stated he was developing a townhouse development off of Main Street.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Planned Unit Development application with no conditions.
- d) Discussion was held with regard to recreation and that a walking track, pavilion, etc. would be provided as per the Planning Commission conceptual & preliminary application submittal.
- e) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Unit Development application for the placement of 52 townhomes, Proposed Cypress Gardens Townhomes, at 6190 West Main Street."

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

K. 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 6:19 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. 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 17, 2022.**

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