

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

- A. The Chairman, Mr. Robbie Liner, called the meeting of November 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 Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Burgard; 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 was: 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. 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 October 20, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **OLD BUSINESS:**
1. The Chairman called to order the Planning Approval application by Pan de Vida Houma, to establish a church in a C-2 (General Commercial) zoning district at 6903 Alma Street, Lots 1, 2, 3, & 4, Block 2, Garden View Subdivision.
- a) Shantell Guzman, 6903 Alma Street, discussed the church at 6903 Alma Street.
- b) The Chairman recognized Brandi Hebert & Melissa Hebert, 333 Garden View Drive, who expressed concerns of loud music playing Monday through Sunday until sometimes 1:00 a.m. and feeling vibrations from the music in their home. They stated they have contacted the police with no success.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval. He further discussed the Parish Ordinance that regulates loud music at any time if greater than 70 decibels 25' from the property lines and is enforced by law enforcement.
- d) Discussion was held regarding service times at the church and the church never having any contact with law enforcement concerning loud music. The applicant stated they did have music and drums but that there were also other establishments in the center.
- e) Mr. Thibodeaux moved, seconded by Rev. Gray: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planning Approval of the application for a church, Pan de Vida Houma, in a C-2 (General Commercial) zoning district at 6903 Alma Street.”
- f) Discussion ensued with regard to there being another church in the center but has since moved out, the applicant denying there being any music after 9:00 p.m., and the church operating in non-conformance due to no Certificate of Occupancy being issued as of yet.
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **STAFF REPORT:** None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

J. 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 6:14 p.m."

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

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