

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF OCTOBER 20, 2022**

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of October 20, 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: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Rev. Corion Gray; Mr. Jan Rogers Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Mr. Robbie Liner, Chairman; and Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. Ms. Brandi Becnel assisted for Mrs. Becky Becnel who could not attend the meeting.
- 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.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Faulk: “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 September 15, 2022.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Planned Building Group:**
- a) The Vice-Chairman called to order the Planned Building Group application by Abraham Valle-Santos for the addition of a permanent food truck vendor (previously existed as temporary) on property at 405 Grand Caillou Road.
- (1) Abraham Valle-Santos, 405 Grand Caillou Road, stated he was adding onto his food truck and making the structure permanent.
- (2) There was no one present to speak on the matter.
- (3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval.
- (4) Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Building Group application for the addition of a permanent food truck vendor at 405 Grand Caillou Road.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- (5) Mr. Pulaski stated the Zoning & Land Use Commission may see more of these requests due to the Department of Health cracking down on the temporary food trailers that don’t move and do not have a commissary that they go to daily.
2. **Planning Approval:**
- a) The Vice-Chairman called to order the Planning Approval application by Larry Matthews for a proposed cemetery in an I-1 (Light Industrial) zoning district at 1519, 1525, 1529 Carrane Street, Lots 7-12, Block 2, Deweyville.
- (1) Larry Matthews, 123 Burkwall Street, stated he was buying lots near the existing cemetery for a church he built on Stovall Street, PTR Ministries because there were no more areas around to bury people. He stated his

plans were to expand the existing cemetery and maybe build homes on three of the lots.

- (2) A letter from The Schwab Law Firm was discussed and indicated that Mr. Matthew's had not yet purchased the property and he indicated that he wanted to be sure he got approval to move forward with his plans prior to purchasing.
- (3) No one was present to speak on the matter.
- (4) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided the applicant successfully completes the property purchase from the current owner.
- (5) Mr. Soudelier moved, seconded by Rev. Gray: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application for the proposed cemetery in an I-2 (Heavy Industrial) zoning district at 1519, 1525, 1529 Carrane Street, Lots 7-12, Block 2, Deweyville conditioned upon the applicant successfully completing the property purchase from the current owner."
- (6) Discussion was held with regard to the applicant building homes on three of the lots versus what the application indicated. Mr. Pulaski indicated Planning Approval wasn't required for the homes, but he had approval to put the cemetery for all six lots but didn't necessarily need to use all six for the cemetery.
- (7) Mr. Matthews stated three of the lots would be placed in the church's name and the other three on his and his wife's name to maybe build homes for their children in the future.

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

b) The Vice-Chairman called to order the Planning Approval application by Pan de Vida, 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.

- (1) No one was present to represent the application.
- (2) Mr. Pulaski stated it was up to the Commission as to whether they wanted to still consider the application or table it since no one showed up.
- (3) Mr. Thibodeaux moved, seconded by Mr. Faulk: "THAT the HTRPC, convening as the Zoning & Land Use Commission, table the Planning Approval application for a church, 3:16 Church, in an R-1 (Single-Family Residential) zoning district at 6741 Alma Street until the next regular meeting of November 17, 2022."

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS:

1. The Vice-Chairman recognized Melissa Hebert, 333 Garden View, who inquired about the location of the church in the strip center.

J. Ms. Ellender moved, seconded by Mr. Soudelier: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:15 p.m."

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



Jan Rogers, Vice-Chairman  
Zoning & Land Use Commission

Becky M. Bechel, 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 OCTOBER 20, 2022.**

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