

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF OCTOBER 21, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of October 21, 2021 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 Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Rev. Corion Gray; Mr. Jan Rogers; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Ross Burgard; Mr. Robbie Liner, Vice-Chairman; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
1. The Chairman acknowledged Councilman John Amedée who was in the audience.
- 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. Dr. Cloutier 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 August 19, 2021.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Dr. Cloutier, Ms. Ellender, Mr. Gray, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called the Public Hearing to order for an application by Mable Lyons to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 2620 Bryant Street, Lot 16, Square 1, Barrowtown Subdivision.
- a) Mr. Brandon Lyons, on behalf of his mother, 2620 Bryant Street, stated he would like to have the property rezoned in order to place a mobile home on the property.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Dr. Cloutier, Ms. Ellender, Mr. Gray, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the rezoning request.
- e) Mr. Soudelier moved, seconded by Rev. Gray: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 2620 Bryant Street, Lot 16, Square 1, Barrowtown Subdivision, and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Dr. Cloutier, Ms. Ellender, Mr. Gray, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **NEW BUSINESS:**
1. The Chairman called to order a Planned Unit Development application by Travis Buquet Home Builders, Inc. to place 20 townhomes on Lots 1-21 of the Proposed Progressive Square Townhomes Subdivision.
- a) Mr. Corbin Hebert, Delta Coast Consultants, LLC, discussed the PUD application.

- b) Discussion was held regarding the construction of the façade built out of hardiboard.
- c) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend Approval provided upon the driveway depth be modified to measure 20' from the inside of the sidewalk to the building area (front of garage) and sufficient guest and RV parking be provided or identified.
- d) Dr. Cloutier moved, seconded by Ms. Ellender: THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Unit Development for Lots 1-21 of the proposed Progressive Square Townhomes Subdivision conditioned upon the driveway depth be modified to measure 20' from the inside of the sidewalk to building area (front of garage) and sufficient guest and RV parking be provided or identified.”

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

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

- a) The Chairman informed the Commission that tonight’s meeting was Dr. Cloutier’s last since he will be out of town at the November meeting which would have been his last meeting since his term was expired and he was term limited. He and all of the Commissioners thanked Dr. Cloutier for his 15 years of service on the Commission and the wealth of knowledge the Commission would lose.

J. PUBLIC COMMENTS: None.

K. Dr. Cloutier moved, seconded by Mr. Rogers: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:16 p.m.”

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

Kyle D. Faulk, 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 OCTOBER 21, 2021.

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