

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF SEPTEMBER 15, 2022

- A. The Chairman, Mr. Robbie Liner, called the meeting of September 15, 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. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: 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.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Thibodeaux: “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 18, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. 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 Erika P. Cruz Vindel requesting to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 220 Agnes Street, Lot 8, Block 2, Van Place Subdivision.
- a) Javier Coronado, 437 Hanson Drive, husband of Mrs. Vindel and translating for her, stated they bought the property at 220 Agnes Drive to open an auto repair shop because it was advertised for sale as commercial and learned afterwards that it was zoned residential.
- b) The Chairman recognized Kayla Scurlock, 221 Agnes Street, who expressed concerns of commercial being in their peaceful neighborhood that was zoned single-family residential.
- c) The Chairman recognized Darrell Scurlock, 221 Agnes Street, who expressed concerns of noise that would come from an auto repair shop, flooding & drainage, and the street not built for commercial trucks that would possibly travel down the street.
- d) The Chairman recognized Carey Eschete, 5037 Bridgeport Way, who stated the subdivision was a good and older one and that bringing commercial into it would bring property values down.
- e) The Chairman recognized Darlene Hodgson, 10200 East Pak Avenue, who objected to the property being rezoned to commercial.
- f) The Chairman recognized Peggy Darsey, 211 South Van Avenue, who stated the subdivision has always been residential and it should remain the same.
- g) The Chairman recognized Mark Darsey, 211 South Van Avenue, who expressed opposition of the rezone request to commercial.
- h) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- i) Mr. Pulaski discussed the Staff Report and stated Staff recommended denial of the rezone request.

- j) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial of the application to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 220 Agnes Street, Lot 8, Block 2, Van Place Subdivision and forward to the Terrebonne Parish Council for final consideration."

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

G. NEW BUSINESS:

1. Planning Approval:

- a) The Chairman called to order the Planning Approval application by 3:16 Church, c/o Stephanie Francis, to establish a church in an R-1 (Single-Family Residential) zoning district at 6741 Alma Street.

(1) Stephanie Francis, 191 Woodburn Drive, stated they purchased the building at 6741 Alma Street to establish their church and stated they have plans to improve the grassy parking areas with limestone.

(2) There was no one from the public to speak on the matter.

(3) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Planning Approval application.

(4) Mr. Burgard moved, seconded by Ms. Ellender: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application for a church, 3:16 Church, in an R-1 (Single-Family Residential) zoning district at 6741 Alma Street."

The Chairman called for a vote on the motion offered by Mr. Burgard. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. 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. Soudelier: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:18 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: 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 SEPTEMBER 15, 2022.

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