

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF AUGUST 21, 2025

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of August 21, 2025 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. Michael Billiot and the Pledge of Allegiance led by Mrs. Angele Poiencot. *The Chairman was out of town.*
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Terry Gold; Mr. Robbie Liner, Chairman; and Mr. Barry Soudelier, Secretary/Treasurer. Also present was Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- 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. Smith moved, seconded by Mrs. Poiencot: “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 July 17, 2025.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Gold, Mr. Liner, & Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARINGS:**
1. The Vice-Chairman called to order the Public Hearing for an application by Iona L. Brown requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 127 Samuel Street, Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E, Mechanicville.
- a) Ms. Brown discussed her rezoning request.
- b) There was no one present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. McGuire: “THAT the Public Hearing be closed.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux: THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Gold, Mr. Liner, & Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request from R-1 to R-2.
- e) Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 127 Samuel Street, Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E, Mechanicville and forward to the Terrebonne Parish Council for final consideration.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Gold, Mr. Liner, & Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Vice-Chairman called to order the Public Hearing for an application by Ironman Properties of America, LLC requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, on behalf of the applicant, discussed the rezone request and that he didn’t submit some of the required

paperwork with the application and requested the matter be tabled until the next meeting in September.

- b) The Vice-Chairman recognized Councilman Brien Pledger, 214 Roselawn Avenue, who spoke on behalf of his constituents that he represents. He expressed concerns of drugs, shootings, overdoses, etc. in the immediate area and rental property next door is owned by the same person and tenants aren't being vetted. He said his constituents would prefer the property to remain R-1.
- c) Mr. Pulaski discussed missing narratives for the application and why the public hearing will be continued until the next meeting.
- d) The Vice-Chairman recognized April Wallace, who refused to give her address, who stated she was in opposition of the rezone request because the owner doesn't live there or monitors the property to see what's going on.

Mr. Soudelier arrived at the meeting at this time, 6:14 p.m.

- e) The Vice-Chairman recognized Brenda Carter, 2619 Isaac Street, who stated she lived across the street with her mother who was scared because two bodies were found at the house. She stated they were in opposition of the rezone request.
- f) Mr. Thibodeaux moved, seconded by Mr. McGuire: "THAT the Public Hearing be continued until the next regular meeting of [September 11, 2025] as per the applicant's request."
- g) Discussion was held regarding getting the crime data for the area.

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Gold and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

- 1. The Vice-Chairman called to order the application by Lino Mendoza requesting Planning Approval to establish a church in a C-2 (General Commercial) zoning district located at 1132 Barrow Street.
 - a) Mr. Lino Mendoza, 171 Cleveland Street, discussed his request.
 - b) No one was present to speak on the matter.
 - c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the application conditioned upon the applicant satisfying the parking requirements prior to the Certificate of Occupancy being issued.
 - d) Discussion was held regarding the church having services on Sunday when the neighboring businesses are closed. Mr. Pulaski stated they should submit a parking plan with the Certificate of Occupancy application or some sort of shared parking agreement.
 - e) Mr. McGuire moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission grant approval of the Planning Approval application to establish a church in a C-2 (General Commercial) zoning district located at 1132 Barrow Street conditioned upon the applicant satisfying the parking requirements prior to the Certificate of Occupancy being issued."The Vice-Chairman called for a vote on the motion offered by Mr. McGuire. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Gold and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

- 1. Mr. Bercegeay stated that the September meeting date needed to be addressed and voted on but it wasn't on the agenda.
 - a) Mr. Billiot moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission add the matter of the discussion and possible action regarding a possible change to the September meeting date."
 - b) Discussion was held regarding Mr. Pulaski's schedule conflict with the meeting date of September 18 and that Mr. Schmill was supposed to cover for him but has since left the Parish. Discussion ensued with moving the meeting back one week but the Minute Clerk and a couple of Planning Commissioners were going to be

out of town, so they suggested moving the meeting up one week to September 11, 2025 with a new meeting deadline of August 25, 2025.

c) The Vice-Chairman called the Public Hearing to order. No one from the audience wanted to speak on the matter.

d) Mr. Smith moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.”

The Vice-Chairman called for a vote on the motion offered by Mr. McGuire. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Gold and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

e) Mr. Smith moved, seconded by Mr. Billiot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, move the September 18, 2025 meeting date to September 11, 2025.”

The Vice-Chairman called for a vote on the motion offered by Mr. McGuire. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Gold and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

K. Mr. Billiot moved, seconded by Mr. Smith: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:27 p.m.”

The Vice-Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Gold and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

Jan Rogers, Vice-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 AUGUST 21, 2025.

CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT