



**OFFICIAL MINUTES  
PLANNING & ZONING COMMISSION  
February 1, 2017**

Members present: Clay Breaud, Ed Delatte, Robert Mire, Mark Kearns, and Cheryl Thomas

Members absent: None

Also present: Roland Soignet, Zoning Administrator, Ruby Maggio, Secretary

Mr. Breaud stated okay we'll call the meeting to order of the City of Thibodaux Planning and Zoning Commission for February 1, 2017, will everyone please rise and we'll say the Pledge of Allegiance. **Mr. Breaud stated we've been furnished a copy of the minutes for the December 7, 2016 meeting, I'll entertain a motion to adopt them as present or amend it as you wish, moved by Mr. Mire, 2<sup>nd</sup> by Mr. Delatte, we accept the minutes as presented, all members in favor motion carries, thank you.**

The next item on the agenda is **to consider a request by T. Baker Smith on behalf of Acadia Agricultural Holdings, L.L.C. for final plat approval of division of Lots O & P in Audubon/South Acadia Park Subdivision located on the west side of South Acadia Road approximately 230' north from intersection of Bowie Road within Acadia Plantation in Section 34, T15S-R16E, City of Thibodaux, Louisiana.** Motion to discuss by Mr. Kearns, 2<sup>nd</sup> by Mr. Mire; this item was on our agenda if you remember either last month or the month before and we had some questions about it and it got pulled at that time and Mr. Ledet is here to go over that once again for us. Mr. Ledet came forward and stated yes sir; Matt Ledet with T-Baker Smith, 1100 South Acadia Road, representing Acadia Agricultural Holdings. Yes, we did; we tabled it because the contractor just had not finished the job. Of course it's been completed now, the City has inspected and scoped the sewer and everything is good. That sewer line that was installed covers the frontage of Tract P and services Tract O, there are 4 taps available to those two lots. If you...they've inverted a line on the plot if you look at it, we've...my technician put a...under invert value, it's not...it is flowing the correct way. He plugged in the values as the...that's the depth of that manhole not the invert elevation so it does flow the correct way, that's a mistake that we'll correct when we print the final copy and get signatures from everyone. It does flow towards the Synergy property and then around the corner down Erwin Drive, so it does flow the correct way. The ditch was dug in the back where it meets the existing ditch in the back and again it flows out to the pond behind on Erwin Drive back there, we also actually cleaned out that existing ditch towards that had overgrown so we swept all that and cleaned that out as well. That ditch will eventually...you know right now we have temporary maintenance servitudes so that the city can of course get in there to maintain anything if they need to, but that will eventually...when Emporium Avenue is extended and the lots on the back side are developed that wall becomes subsurface so those servitudes will go away, not...sorry the drainage servitude will still remain but it will be subsurface so the maintenance servitudes will not need to be there to maintain anymore, those would be extinguished. Other than that the other utilities were provided previously so sewer and that ditch were the only improvements done to the property. Mr. Breaud stated these two lots are zoned commercial so we're expecting to see some kind of commercial development on these two lots. Mr. Ledet stated correct, correct, correct. Mr. Breaud stated any questions by the commissioners? Any comments from administration, are you all satisfied with the sewer, that's all been checked out? Mr. Soignet stated yes sir. Mr. Breaud stated and all the services to the lots are adequate. Mr. Soignet stated that's good. Mr. Breaud stated any public comments, anybody from the public wishing to address this? If not, I'll entertain a motion to accept the final plat approval of Lots O & P as presented to us on the map by T. Baker Smith. Mr. Kearns stated I so move. Mr. Breaud stated moved by Mr. Kearns, 2<sup>nd</sup> by Delatte, all members in favor, motion passes. Mr. Ledet stated thank you all.

The next item on the agenda is **to consider a request by Archie Chaisson, III, Public Works Director, on behalf of the City of Thibodaux to amend Commercial District Permitted Uses Table 5.3 to add "Animal Shelter" as a special exception within C-1 Zoning Districts.** Mr. Chaisson came forward and stated thank you Clay; Archie Chaisson, Public Works Director, 1219

Henry S. Thibodaux Street. About a month ago I guess three weeks ago Hope for Animals approached PD and the City about putting a small shelter behind PD, I think Mrs. Ruby in your packets put together a little schematic of how we kind of laid it out coming off the entrance of PD. It is going to be used mainly to house animals that are picked up inside the City and also some of the K-Nines for PD so they can store when they are in the office doing paperwork or whatever it is they do when they are not on the road, but as you guys may or may not know the Parish shelter is somewhat overwhelmed at times so as the City and other municipals...Lockport, Golden Meadow pick up animals they're having to find places to put them, so this would kind of alleviate some of the problems we're having here in the City with PD picking up animals. So we're just asking, 1) for you guys to allow an animal shelter inside a C-1 which apparently after Roland and I talked isn't in the list of things that can go there and then we'll come back and ask for a Special Exception just for this parcel. We're not looking to do this all over town this will be just this one exception, because it's right here behind PD on a piece of City owned property already. Mr. Breaud stated so right now gentlemen and ladies I should say, right now we have animal shelters in an I-1 & I-2 District which is permitted, but it's not permitted in a C-1 Commercial District. Mrs. Thomas stated in C-1. Mr. Breaud stated so the request tonight is to allow it as a Special Exception, this would have to go in front the Council, we'd make a recommendation, the Council would except this as a Special Exception and then you would come back at a later date, next month or whatever and request that special exception if it does get that far. Are there any questions by the Commissioners? Mr. Delatte asked who the shelter by the Sheriff's, by the jail, who does that belong to? Mr. Chaisson stated that's the Parish Animal Shelter. Mr. Delatte asked is that the one you were talking about? Mr. Chaisson stated yes. Mr. Delatte asked is that the only other one they have in the parish? Mr. Chaisson stated that's the only one. Lockport and...Lockport doesn't have anything to my knowledge from all my years in parish government, they never had anything and neither does Golden Meadow. The SO Animal Control guys run up and down the bayou all day long, but this will just give and added convenience for our PD guys. Mr. Breaud asked and the City has nothing? Mrs. Thomas asked will it be for the whole parish? Mr. Breaud stated right. Mrs. Thomas asked for the parish; Lafourche Parish? Mr. Chiasson stated this won't be this will just be for inside the City limits. The one that he's talking about back by the jail is a parish wide shelter, yes. Mrs. Thomas stated okay. Mr. Breaud stated and the City has nothing right now as far as an animal shelter. Mr. Chaisson stated no all of our stuff right goes to this animal and there's no definitive answer whether or not this is actually going to move any further, we just want to have it in place in case they do decide to go through with it and there's no hiccups down the road and we can kind of just shovel ready and go. Mr. Mire asked are you all going to have a time limit on holding an animal there? Mr. Chaisson stated that's all to be worked out Mr. Bob; I don't think they're that far down the road yet. Mr. Mire stated okay. Mr. Chaisson stated I just kind of got...the project got punted to me because for some strange reason I don't know I'm not really sure, but next time I'll make sure the Chief is here, he can answer that. Mr. Mire stated we just don't want to make a permanent housing there. Mr. Chaisson stated no, it's not going to be permanent, it's not going to be like a "no kill shelter", it's going to be a temporary holding until either something at the parish shelter opens up or the animals or just given back to the owner. Mr. Breaud asked are there any other comments by the Commissioners? Mr. Kearns stated I noticed an officer in the back had a comment. Mr. Delatte stated there's a lady here she had her hand up. Mr. Breaud stated I'm coming to her. Come to the mic and give us your name and address please for the records. Mrs. Shaver came forward and stated I'm Corporal Rebecca Shaver I work with Thibodaux PD; I just want to let you all know right now all we have is a like a little kennel, it's got a slab and a chain and it has no top. We try to get the animals in and out as fast as we can get them to the shelter, but on the weekends if we pick them up on Friday night and it's cold, the little dog or whatever stays in that kennel the whole weekend. I actually had to make arrangements for one to be brought to the shelter this past weekend for that reason because we had no heat lamps, we had no means and this little dog had been basically chained up and starved. So, it couldn't have sat outside and survived the weekend and that's just food for thought for you all if you go with this or if you don't whatever, it's just that's what we have and that's all we have so we try and get them to the shelter as fast as we can, but like he said space is limited. Mr. Breaud stated when we say small animal I thought I read something about cats, what classification? Are we talking about cats and dogs? Corporal Shaver stated we picked them all up. Most of the time the cats are mostly picked up by Animal Control during the week and they handle that, we very, very seldom ever have to deal with the cats on the weekend or at nighttime. Periodically, we do periodically we get opossums and raccoons and whatever the people want us to go and take care of and we just kind of shew them away the best we can, but the dogs we can't let roam loose mainly because they can be hazardous. Now, even if the friendliest dog if cornered will turn on a person or if it's hungry will turn on another animal, that's their nature. They're not aggressive, they're not mean, they're not meant to be deemed as vicious but that's they're nature, so we have to get them we can't let them roam loose and all we have....and sometimes we might pick two or three in a night and they're all in this one little kennel and if we get one that's dog aggressive then we have to figure out something to do. Mr. Mire stated so this would be a big convenience for our police department. Corporal Shaver stated it would be a huge convenience for our police department...huge. It doesn't have to be big it just has to be enough where we can...Mr. Mire stated weekend stuff more than anything else. Corporal Shaver stated yes; yes sir? Mr. Delatte asked this will be maintained by volunteers? Corporal Shaver stated I'm not even sure. I didn't even know about it, I just heard what he had to say so I was just told to

come sit in this meeting, I didn't know anything I just wanted to let you all know in reference to what he said what we are dealing with and what we have. Mr. Delatte stated right, good point. Corporal Shaver stated so I would assume, you know we do have an animal control personnel and I'm assuming that they would kind of have something to do with it the rest of it will probably be either some city paid employee or volunteers. Mr. Delatte stated and it's like a cycle every so often you see that, you see a bunch of animals running around and all of a sudden they disappear and it starts again and you see stray dogs and cats in the neighborhood, people drop them off get rid of them or they relocate them. Corporal Shaver stated right, exactly and we have to go pick them up and we're not...that's fine we're not opposed to that, our job is to protect the public and that's part of our protecting the public is picking up stray animals to the best that we can, sometimes we can't catch them but we do our best but sometimes...Mr. Delatte stated you do what you can with what you have. Corporal Shaver stated we do what we can with what we have and what we have is not a whole lot. Mr. Delatte stated yes I've been over there I've seen it. Corporal Shaver stated yes, it's just a little...that's all we have its just a little kennel. Mr. Breaud stated and I'm assuming Roland whatever building they are going to build is going to have to get a building permit, I mean you're going to need utilities back there you're probably going to need sewer and water, is that available to get to that site. Mrs. Thomas stated I see drainage and some water. Mr. Soignet stated yes, we can get it there. Mr. Breaud stated so it shouldn't be an issue down the road. Mr. Soignet stated no. Mr. Breaud asked are there any other comments? Corporal Shaver stated no. Mr. Breaud stated are there any other comments by the Commissioners? Are there any more public comments? Mr. Chaisson anything? **If not, I'll entertain a motion to amend the Commercial District Permitted Uses on Table 5.3 to add Animal Shelter as a Special Exception within a C-1 Zoning District; does anyone want to make that motion? Moved by Mr. Mire, 2<sup>nd</sup> by Mr. Delatte, any further discussion? If not, all in favor signify by saying aye, any oppositions? Hearing none, all members in favor motion carries, thank you all.** Mr. Delatte stated this is about as good of a place as any to put it.

Mr. Breaud stated are there any other matters properly brought before the Commission? Is there anything to update us on Roland; anything outstanding? Mr. Soignet stated no just the apartment complex is coming to town, 217 units that's about it. Mr. Breaud stated that's the one the Giardina's own? Mr. Soignet stated that's the one off of Percy Brown Road. Mr. Breaud stated we already said that was good to go. We had some conditions I think that they had to extend some utilities and all on there to get to the site. Mr. Soignet stated yes, they just started ground work they're not fooling with the utilities. Mr. Breaud asked does anyone else have any other comments? If not, meeting adjourned thank you all.