



**OFFICIAL MINUTES  
PLANNING & ZONING COMMISSION  
July 12, 2017**

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

Members absent: Ed Delatte

Also present: Roland Soignet, Zoning Administrator, Liz Guidry, Secretary

Mr. Breaud stated we'll call the meeting to order of the City of Thibodaux Planning and Zoning Commission meeting for July 12, 2017, will everyone please rise and we'll say the Pledge of Allegiance. **Mr. Breaud stated we've been provided a copy of the minutes for the June 26, 2017 meeting I know it was given to you all do you all want to act on this or hold over; everybody, what's your preference on this? Mr. Mire stated its okay with me. Mr. Breaud asked to act on it? Mr. Kearns stated yes, I read through it, I'm okay with it. Mr. Breaud stated okay so we have a motion by Mr. Kearns, 2<sup>nd</sup> by Mr. Mire to accept the minutes as presented, all members in favor, motion carries thank you all.**

The next item on the agenda is under old business this was on the agenda last month and we tabled it. The item is **to consider request by Jarmarritt Alexis to revise Table 5.1: Residential District Permitted Uses and Special Exceptions by adding "Propane Sales" as a special exception within R-4 Zoning Districts.** We tabled this last month because we didn't have a representative, do we have...will you come to the mic and give us your name and address please. Moved by Mr. Kearns, 2<sup>nd</sup> by Mr. Mire to open for discussion. Jarmarritt Alexis, 1200 Tiger Drive, Thibodaux 70301 came forward and stated I own the store MoJo's on Tiger Drive, it's a small convenient store zoned R-4 and I'm trying to see if I can sell propane at my store. Mr. Breaud asked are you talking about propane bottles or you are going to actually have a tank where you will be filling bottles? Mr. Alexis stated well I want to install a tank where I can refill propane, if that's denied I will try to sell packaged bottles that's already refilled already. Mr. Breaud replied well this is an R-4 District and personally I don't want to see filling of propane in that area right there. I'll open it to the other Commissioners as far as bottled. Right now we have it listed as propane sales so it's open in my mind to fill bottles. If the Commissioners wish to amend the definition of what we want to do or whatever their wishes are I'll for their comments right now. Mr. Mire asked isn't there a little school next door to this place? Mr. Alexis replied there is a day care next door to my store, there's a daycare right on the side of it. Mr. Breaud stated Liz let the records reflect that Mrs. Thomas is attending the meeting, thank you. We're on item #4 which is the first item Mrs. Thomas; this is a discussion on allowing propane sales within an R-4 District. Right now it would require a C-1 District before any type of gas service station or gas sales I think. Are there any further comments from the commissioners on anything? Mr. Kearns replied well I'm just concerned about it being in an R-4, once we make a special exception it becomes a special for any R-4 in the City and some of these R-4 are in places where I personally wouldn't want to see that kind of thing going on, you're grandfathered in. If we stop to think about it in an R-4 you wouldn't be able to put a convenient store, so that's just my thoughts on it. Mr. Breaud asked Administration, do you have any comments on this? Mr. Soignet stated well we wouldn't like to see him filling tanks in that area for sure. Mr. Kearns stated no. Mr. Breaud stated any comments from the public, anybody in the public wishing to address this issue or speak on it? So, the issues we got right now are and of course we are seeing these propane bottles popping up I guess at all the drug stores and prescription drug stores in town and a lot of the convenient stores but all of those stores are in a C-1 or higher district which allows for those sales. In this particular district where you have a school next door it doesn't sound like the safest condition to me and I'm not trying to hinder any kind of sale but we're overlooking the safety and welfare of the people. Mr. Alexis stated there's a gas station right next door to me but I know they are grandfathered in as well but they sell gasoline right next door to me also. I have a daycare one side and a gas station on the other side. Mr. Kearns replied aren't they across the street from you? Mr. Alexis replied yes. Mr. Kearns asked so there's a street...Mr. Alexis stated there's a street between the stores. Mr. Kearns replied yes, between you and them, they're not right next door. Mr. Alexis replied right, it's my store then the street and the gas station. **Mr. Breaud**

stated okay what are the wishes of the Commission? Does anyone want to make a motion? Mr. Kearns stated well we have to make the motion and at least bring it to a vote. I make a motion to consider Mr. Alexis' request to revise Table 5.1: Residential District Permitted Uses and Special Exceptions by adding "Propane Sales" as a special exception within R-4 Zoning Districts. Mr. Breaud stated we have a motion do we have a 2<sup>nd</sup>? 2<sup>nd</sup> by Mr. Mire; is there any further discussion? Mr. Mire asked is this going to be refilled bottles or the bottles are going to be filled already? Mr. Breaud replied well that would be the condition that we would have to place on this motion, so if you want in your motion I'm not sure what you want to put in your motion. Mr. Kearns stated I revise the motion to retail sales only, no filling. Mr. Breaud stated so this would be bottled cylinders...Mr. Kearns stated prepackaged. Mr. Breaud stated prepackaged in a secure container that's typically locked at all times. So is that okay with your 2<sup>nd</sup>? Mr. Mire asked so right now we're voting on a special exception? Mr. Breaud stated that's correct, it would be a special exception for bottled propane tanks in a secure container only right now. Mr. Mire stated okay. Mr. Breaud stated so we have a motion and a 2<sup>nd</sup>, is there any further discussion on this? Mrs. Thomas replied I want to ask something because I just passed there. Mr. Breaud stated go ahead. Mr. Thomas asked where are you going to put that? Mr. Alexis replied in the front, in the front of the store. I have like a, it's an ice machine in the front and I'm going to put the bottle propane right on the side of the ice machine. Mr. Thomas stated the reason why I'm asking is because I see, I work in that area on certain days at the school and not at the school next door to you, but at the community college down the street, but I always see people standing up there and smoking cigarettes not on and I know that may not have anything to do with you, you may have just people because I'm sure you're not there all the time, but it's to me it's like loitering. A bunch of guys are always sitting out there smoking cigarettes and I know you know that happens, how would you...Mr. Alexis replied right; I mean I would definitely...Mr. Thomas asked how would you protect that because when with fire and propane I don't think that mixes well. Mr. Alexis replied yes, most definitely. Mrs. Thomas stated and anything can leak out, I mean you do have a day care that's what I'm looking at that day care which is next door to your establishment. Mr. Alexis replied yes, well I definitely wouldn't allow any smoking nowhere near the bottles. Mrs. Thomas replied okay, you might want to clean that up if we pass that so nothing would happen...Mr. Alexis replied yes ma'am. Mrs. Thomas replied I don't want to see something happen. Mr. Alexis replied right. Mrs. Thomas replied I would like to see you do business, you're in business and you're trying to make a living for yourself, don't try to let people stand and loiter and mess that up for you. Mr. Breaud stated now all he can do is come up here and say he's not going to allow it, but once this happens we have no jurisdiction over what happens after we pass this thing. Mrs. Thomas replied well I understand that. Mr. Breaud stated so we have a motion and a 2<sup>nd</sup>, I'll ask for a roll call vote on this thing; Liz you want to give us a roll call vote. Mr. Breaud, Mr. Mire and Mr. Kearns voted against the special exception and Mrs. Thomas voted in favor of the special exception. **Majority vote is 3-1, motion fails.** Our concerns on this thing is nothing against what you want to do, it's just safety in that area. If you can come up in there and clean up the act over there and maybe like Mrs. Thomas says we see some improvements as far as loitering and people around there we may have a little different opinion on that, but we're just concerned with the school next door, like she's saying fire, cigarettes and propane don't mix and where we see most of these other container areas are clean frontages and there's loitering and it feels like it's a lot more secure. I'm sorry about that but thank you for coming. Mr. Alexis stated thank you.

The next item on the agenda is **to consider request by Jarmarritt Alexis to be granted a special exception to sell propane at business located at 1200 Tiger Drive (R-4 Zoning District).** Mr. Breaud stated this item is irrelevant now because we didn't grant the special exception, so we'll go on to item #6.

Item #6 is **to consider request by T. Baker Smith, L.L.C. on behalf of Jaron Land Development Co., L.L.C. for sketch, preliminary and final plat approval of re-division of Tracts A-3 & A-4 into Tracts A-3A, A-4A, A-5, A-6, A-7, A-8, A-9 & A-10 Village One, Project C within Acadia Plantation located on the east side of Percy Brown Rd. 0' north from N. Acadia Road in Section 37, T15S-R16E, City of Thibodaux, Louisiana.** Moved by Mr. Kearns to open for discussion, 2<sup>nd</sup> by Mr. Mire. Joseph Fournet, T. Baker Smith, 1100 South Acadia Road came forward and stated basically what you see before you is the division of tracts A-3 & A-4 into tracts A-3 through A-10. A couple of things I would like to note are this tract is located within the TND District it is at the corner of North Acadia and Percy Brown. A couple things of note the sewer taps for Tract A-4 will tie-in to an existing tap on Tract A-3, we would like to basically whenever the contractor would start to build on that site he would tie his sewer by running in the existing servitudes. The sewer tap for Tract A-9 will be a tie-in to the existing tap on A-8. This will be the same scenario here where the sewer tap will basically run in the existing city servitude. The water line and the gas line to service Tracts A-8, A-9 and A-10 will be extended along Rue Betancourt whenever they get a little interest in the piece of property and they're looking at making a sale. We have a condition on this map that basically states that the water line and gas line will be extended along Rue Betancourt for Tract A-8, A-9 and A-10 and no building permit can be issued for A-8, A-9 and A-10 until an 8" water line and gas services are installed and accepted by the

City of Thibodaux. Does anyone have any questions? Mr. Kearns asked so what we are seeing is proposed? Mr. Fournet replied correct; the red and the blue? Mr. Kearns stated yes, that's your proposed? Mr. Fournet replied yes that's proposed. Mr. Breaud stated he's asking for a sketch, preliminary and final plat approval and we've done this with some minor infrastructure improvements in the pass where we put that note on here saying before they can sell and occupy these lots these minor infrastructure improvements has to be done and has to be tested by the health department and Administration has to approve it. I guess the only concern I have right now and you're saying when we get some interest in Tract A-8, A-9 and A-10 we'll put the water line in, what happens if we have a sale for Tract A-4 and A-3 we have to have a final plat before you can sell those lots so that means we have to sign off on this plat before those infrastructure improvements are made. Mr. Fournet stated well I guess to the building permit for A-8, A-9 and A-10 won't be issued for those three tracts but the other ones still have all the services. A-4 and A-5 still has service, water lines, sewer and gas at that point. Mr. Breaud stated so we would be approving this with these conditions that you see in the upper left hand corner that's already on the map and I've asked him and I think this is going to be an 8" water line, Roland? Mr. Soignet replied yes. Mr. Fournet stated that would be correct. Mr. Breaud stated I would like to add that to the map and also you need to add a fire hydrant on the end of the line so I want to add that to those notes. Mr. Fournet replied okay; yes sir. Mr. Breaud stated and also in the title we're calling this division into Tracts A-3A and A-4A and there's no A-3A or 4A on the map so I think he meant that to be A-3 and A-4. Mr. Fournet replied yes, that is a typo it should be A-3 and A-4 that is correct. Mr. Breaud asked can you make those revisions as well as a conditional approval. Mr. Fournet replied yes sir, yes. Mr. Breaud asked does anybody on the commission have any questions on this? Mrs. Thomas, I'd like to...I shared a book with Mr. Mire which was the original TND District we spoke about that last month. It's a whole book of guidelines for TND District, it's a master plan and all that was shared with us. This was dated 2004, so its 13 years already that this TND District has started. So that was the guidelines and the rules that we still follow today and the new regulations we got some new guidelines for the TND District but we're still following those rules they were grandfathered in and it provides the whole master layout. There are some things I'm sure that has changed in that master layout as they go forward but this is the general guidelines and standards that are being used today. Mrs. Thomas replied okay. Mr. Breaud stated so I lent the book to Mr. Mire to look at so you both can share a little bit, but I'd like to get it back because it's the only copy I got. Mrs. Thomas replied okay. Mr. Breaud stated and Roland is going to look for his book because he thinks he should have one in his office somewhere. **Roland, any comment from Administration on this? Mr. Soignet replied no that's good. Mr. Breaud asked any public comments anybody in the public wishing to speak on this? Public going twice, three times? I will go ahead and entertain a motion to accept the request by T. Baker Smith for sketch, preliminary and final plat approval on the plat presented to us on dated June 16, 2017 provided that the tract numbers get fixed to A-3 and A-4 and that the note adds the 8" water line and a fire hydrant and that those conditions shown on the left hand column are enforced before those Tracts A-8, A-9 and A-10 are for sale. Moved by Mr. Kearns, 2<sup>nd</sup> by Mr. Mire, any further discussion? Hearing none, all members in favor, motion carries thank you. Mr. Fournet replied thank you.**

The next item on the agenda is **to consider request by Leonard Chauvin, P.E., P.L.S., Inc. on behalf of Seth Aucoin for sketch, preliminary and final plat approval of division of Lot 1 carved out of a .765 acre tract of property belonging to Lipodaux, L.L.C. located on the southeast side of Tiger Dr. approximately 85' south from the intersection of Tiger Dr. and Talbot Avenue in Section 61, T15S-R16E, City of Thibodaux, Louisiana.** Please give us your name and address for the record. Trey Chauvin with Leonard Chauvin Civil Engineering Land Surveying at 627 Jackson Street came forward and stated I'm representing Mr. Seth Aucoin and this is a piece of property that is owned by Lipodaux, L.L.C., this property is located at the corner of Tiger Drive and Talbot Avenue. There are currently some apartments on this property, it's directly across from Thibodaux High and the remaining piece of property Mr. Aucoin intends on purchasing this to operate a snowball stand, so we're seeking approval to see if we can divide this property. Mr. Breaud stated so we're talking about Lot 1 and as you can see Lot 1 has 30' Enterprise right away through it, it's not a whole lot of usable lot but I guess it will work for a snowball stand. Mr. Chauvin replied yes sir and Mr. Aucoin has gotten with Enterprise already about where he can place the structure at on the property. Mr. Breaud stated when I look at the tract the original tract of Lipodaux I guess, you have .765 acres and you're taking out .187 acres for Lot 1 so I think the revised acreage should be .577 rather than...Mr. Chauvin stated .187, yes. Mr. Breaud replied we need to that fixed because that was left over from the other one. Mr. Chauvin replied yes sir. Mr. Breaud asked and as far as the sewer tap for this lot? Mr. Soignet replied there's a sewer line coming from the other side of Talbot into the parking lot in front of the first apartment 1023 Talbot Avenue. Mr. Breaud asked so we have access that he can tie-in to it? Mr. Soignet replied yes because they need....they are going to have tear up that parking lot and redo it and when they bust out the concrete he's going to extend the line to his property. Mr. Breaud replied and I'm sure water services are available to the lot as well. Mr. Soignet replied yes sir. Mr. Breaud replied okay. Commissioners, do you have any questions? Mrs. Thomas asked are they going to have somewhere to park? I mean I'll be glad to have it that's right down the street. Mr. Chauvin replied convenient...I think he's planning on building an aggregate parking lot and I think he's worked this out with the pipeline company to where he can...as long as it's not permanent they can use that

for parking. Mrs. Thomas replied okay. Mr. Chauvin replied he's done some planning for the snowball stand so...Mr. Breaud asked Administration do you have any further comments on this? Mr. Soignet asked an aggregate parking lot? Mr. Chauvin replied yes sir. Mr. Soignet replied it has to be gravel-crete. Mr. Chauvin asked gravel-crete, crushed concrete? Mr. Soignet replied it has to have a border around it, that's what gravel-crete is. Mr. Chauvin replied okay. Mr. Soignet stated it can't just be gravel laid out. Mr. Chauvin replied okay, I guess he's going to work that out when he does his building permit, right? Mr. Chauvin asked right? Mr. Soignet replied right. Mr. Chauvin stated got it. Mr. Kearns asked can it be limestone? Mr. Soignet replied yes, it can be limestone but it still has to have a border around it. Mr. Chauvin stated border. Mr. Mire asked he couldn't put a slab there because of the pipeline? Mr. Breaud stated probably not. Mr. Chauvin replied I think....I guess that would count as a permanent structure I guess they would have to break it up if they ever had to do any maintenance. Mr. Kearns replied yes I don't...they usually let you do that. Mr. Breaud stated they might let cross but not pave a whole parking lot. **Let me see if we have any public comments; anybody from the public wishing to speak on this? Public going twice, three times; are there any further comments from the Commissioners? If not, I'll entertain a motion to accept sketch, preliminary and final plat on plat submitted by Leonard Chauvin dated June 7, 2017 with the condition that the acreage be revised to .577 acres that's the only thing I think; moved by Mrs. Thomas, 2<sup>nd</sup> by Mr. Mire, any further questions? If not all in favor signify by saying aye, all members in favor, motion carries thank you all.** Mr. Chauvin stated thank you.

Mr. Breaud stated the next item on the agenda is **to consider request by Archie Chaisson, III, Public Works Director to re-zone property located at 303 Hickory Street from a C-1 Zoning District to an R-3 Zoning District.** Moved by Mr. Kearns, 2<sup>nd</sup> by Mrs. Thomas to open for discussion; go ahead Mr. Chaisson. Archie Chaisson, Public Works Director, 1219 Henry S. Thibodaux Street came forward and stated if you guys remember this was a property that we had zoned C-1 not to very long ago, but as part of that process there was an agreement struck and I know Councilman Badeaux is here and he may talk a little bit more about it but between the rest of the Councilman and the residents in the neighborhood we did that C-1 to get the Behavioral Health Science Center open and get a lease agreement done so the property owner wouldn't lose the lease but that we would come back after and zone it back residential and allow a special exception that way we could control what could go in there a little bit better if this other company ever moves out, so that's what the request is about tonight. Mr. Breaud stated so this zone is contiguous or would be contiguous with the R-3 Zone, it was in a C-1 but right next to it is an R-3 so what we're talking about doing is moving it back to an R-3 and make it more restrictive, but use a special exception to allow a behavioral...and we didn't have any classification for that I think last time. Mr. Kearns stated no. Mr. Soignet stated no we didn't. Mr. Chaisson stated it didn't. Mr. Breaud stated we were looking at medical centers or something so this would help to put a classification for that in there as well. Mr. Soignet stated right. Mr. Breaud asked are there any comments...and the City Council did approve this so they...are they operating now? Mr. Chaisson replied I think they're moving in now, moving equipment into it. Mr. Soignet replied they didn't move in yet but they're getting ready to, yes. Mr. Breaud so are there any Commissioner comments or concerns? Administration, is there any further comments on this? Mr. Soignet replied no. Mr. Breaud asked is there anybody from the public? I think this is what you all wanted. Give us your name and address for the record. Roland Calliouet, 615 Magnolia Street, Thibodaux, Louisiana came forward and stated first of all I would like to thank the Commission and the Council for all the diligent work that you all put in to this all the studies and maybe extra time that you had to put in. My understanding is that a deal had been struck or concessions have been made on both sides and that it has come back before you now to make an exception for this particular business to go in there and the neighbors have and the residents of that area have no problems with doing that. Are there any questions for me? Mr. Kearns stated no, I don't have any. Mr. Caillouet stated thank you. **Mr. Breaud asked are there any further public comments? So, what we're looking at right now is the rezoning part of it. Mr. Kearns stated yes, I'd like to make that motion that we accept and rezone property located at 303 Hickory Street from a C-1 Zoning District to an R-3 Zoning District. Mr. Breaud stated moved by Mr. Kearns, 2<sup>nd</sup> by Mr. Mire, are there any further questions? If not all in favor signify by saying aye; all members in favor, motion carries thank you all.**

The next part of this is one in the same I guess is **to consider a request by Archie Chaisson, III, Public Works Director, to amend Residential District Permitted Uses Table 5.1 to add "Behavioral Health Service Center" as a special exception within R-3 Zoning Districts and to be granted a special exception to operate a behavioral health service center at 303 Hickory Street within an R-3 Zoning District.** Now the way I read this is this is a two part, we are going to be adding a definition of behavioral health into an R-3 Zone as a special exception and we are also giving a special exception here tonight on 303 Hickory Street. Mr. Soignet stated correct. Mr. Breaud stated so when we redo the regulations we're going to add behavioral health service center in an R-3 Zone as a special exception and maybe we ought to handle this as two different deals. Mr. Kearns stated two motions. Mr. Breaud stated that way we're making a recommendation to go ahead and amend the ordinance of subdivision regulations just to do that. Does everybody understand that part of it? **Is there any comment on that? Any further public comments? If not, I'll entertain a motion to add**

the behavioral health service center as a special exception within an R-3 Zoning District. Mr. Kearns stated I make a motion that we amend the Residential District Permitted Uses Table 5.1 to add "Behavioral Health Service Center" as a special exception within R-3 Zoning Districts. Mr. Breaud stated moved by Mr. Kearns, 2<sup>nd</sup> by Mrs. Thomas, is there any further discussion? All in favor please say aye; all members in favor, motion carries thank you. So let's take the second part of it; now the special exception is requested at 303 Hickory to allow this, a behavioral health center at that particular location, is there any further discussion needed on this? Moved by Mr. Mire, 2<sup>nd</sup> by Mrs. Thomas, all in favor signify by saying aye; all members in favor, motion carries thank you all.

The next item on the agenda is to consider request by Roland Soignet, Jr., Zoning Administrator to re-zone property along Veterans Boulevard beginning at 2525 Veterans Boulevard going southward to Highway #3185 from a C-1 Zoning District to an I-2 Zoning District. Moved by Mr. Kearns to open for discussion, 2<sup>nd</sup> by Mr. Mire, Mr. Soignet...Roland Soignet, Zoning Administrator, 1219 Henry S. Thibodaux stated on Veterans Boulevard it's always been a C-1 but most of the businesses on that boulevard are not allowed in a C-1. You have a jail, animal shelter, juvenile detention center and by making it an I-2 they would be allowed. Mrs. Thomas asked weren't they grandfathered in? Mr. Soignet replied they're grandfathered in but they can't make any additions they can't make any improvements to their property. Mr. Thomas asked so is that where they're building that new jail at is that why we're doing this? Mr. Soignet replied well no that's a different thing that's out of the city limits. Mrs. Thomas replied okay. Mr. Soignet stated but if the juvenile detention center wanted to add on they can't, if it was in an I-2 it could. Mr. Breaud asked so why, I guess my question would be an I-2? Do we have any I-2 zones in the city right now because I-2 allows hazardous materials and a bunch of other stuff in there, so why do we need to go to an I-2 Zone to get this done? Mr. Soignet replied well because that's the only place a detention center is allowed. Mr. Breaud replied in an I-2. Mr. Mire asked are they planning on expanding that site? Mr. Soignet replied not that I know of, no not right now. Mrs. Thomas asked if they did plan on expanding can they come in for it since they are grandfathered in would they be able to come in with a special exception, we wouldn't be able to do that for them? Because to put a hazardous, something hazardous around the detention center especially a juvenile one with children, I wouldn't feel too comfortable with that. Mr. Chaisson stated Clay...Mr. Breaud stated go ahead and give us your name and address for the records. Archie Chaisson, Public Works Director, 1219 Henry S. Thibodaux Street came forward and stated that whole section of property is owned by one person, Lafourche Parish Government. They own Hero's Park, JJC, the Parish Barn, Headstart and then where the current jail facility and the animal shelter. Mrs. Thomas replied and that's where the health unit is too. Mr. Chaisson stated and that's where the health unit, so if...the parish is never going to bring anything hazardous in there and that property would, in probably our lift times never be sold to anybody that could do anything hazardous with it. Mr. Mire asked well why would we want to bring it into an I-2 especially or all the way up there what's the purpose of it? Mrs. Thomas asked well why would we want to change it? I'm sorry. Mr. Kearns replied so they can do improvements. Mr. Chaisson replied so we can do improvements to it. Mr. Mire replied well they can come to us for a special exception for that. Mrs. Thomas replied no, they said they couldn't. Mr. Kearns replied well we don't have detention centers, I don't know if we would necessarily want to make a detention center a special exception in a C-2. Mr. Mire replied I just don't like I-2; you open that thing up for anything and everything. Mr. Breaud stated let's go back and look in these classifications, show me where we got a juvenile justice in the classification show me where we have a jail and where we have an animal shelter and what zone that's in. Mr. Soignet replied let me see. Mr. Breaud asked does anybody see that? I mean I'm not seeing it in an I-2 Zone I don't see a...I guess a jail would be a correctional facility. Mr. Soignet replied yes that's what it is it's a correctional facility. Mr. Breaud replied so that's a special exception in an I-2. Mr. Soignet replied exactly. Mr. Breaud asked a juvenile justice would be what type of classification? Mr. Soignet replied a correctional facility. Mr. Breaud asked so that would be the same? Mr. Soignet replied yes. Mr. Kearns stated hazardous waste would be a special exception it wouldn't be any automatic thing. Mr. Breaud stated and then an animal shelter would be in a...so that's in an I-1 we are allowing that and an I-2, so I guess those three are in the zone and right now correctional facility would be a special exception so any addition, not necessarily an addition to the building because that would come under the permit it wouldn't even come in front the Zoning Commission I guess. We got a...it looks like we have a blank tract in there too, you said it was one owner but its different tracts of record. Mr. Chaisson replied yes and I think the blank tract you're talking about is the tract in between the parish barn and the current jail facility is the dump, that's where all the excess fall from ditch digging and stuff like that goes, there's some machinery held there. Mr. Mire asked it is owned by the parish? Mr. Chaisson replied it's all owned by the parish from Talbot all the way down to 3185, that whole stretch. Mr. Breaud stated so I guess if you all ever wanted to clear that site off and put another correctional facility or something else or let's say you wanted a hazardous waste facility and somebody makes you all a good offer and they want to buy this tract and then they want to...Mr. Kearns replied I don't think they want that liability. Mr. Soignet replied a hazardous waste has to be a special exception, we could always deny it. Mr. Breaud replied yes, well that's the point I was getting to; if we get something that is hazardous it would come back to us as a special exception. Mr. Chaisson stated and I think what spurred this Clay is Roland and I had this discussion a couple of

weeks ago the animal shelter wants to add another building and an animal shelter is not allowed in a C-2 so what do we do. If we just change this whole tract to an I-2 it gives them the ability to expand and it gives everybody else, because at some point the parish is going to have to decide what they're going to do with the old jail facility, so somebody's going to have to do something with that building and if you wanted to add on to JJC or the Health Unit or do something at Hero's Park or something like that. Mr. Breaud asked am I correct, do we have an I-2 District in the city right now? Mr. Soignet replied we have one...Mr. Chaisson stated QPL, where the old Napasco building is on South Acadia. Mr. Soignet stated QPL. Mr. Kearns asked how about down St. Patrick Highway where the Distillery is, I-1 or I-2? Mr. Chaisson stated I think it's a C zone. Mr. Soignet stated that might be I-2 where the rum factory is. Mr. Breaud replied okay we do have I-2 by Cameco, John Deere and all is out there. Mr. Mire stated yes way down on the St. Patrick Highway where the liquor barn is. Mr. Breaud stated that's I-1 where you are talking about, that's an I-1 I'm saying by the....okay. Are there any further comments by the Commissioners, Administration? Mr. Mire replied I just don't see no reason to change it if they don't have to, what's the purpose of it. Mr. Soignet replied because they can't expand their business. Mr. Mire replied well they can come before us when they ready to do it. Mr. Breaud stated but not under...Mr. Kearns stated not under a C-2. Mr. Breaud stated not under a C-1, it's not allowed in a C-1 it's not allowed even as a special exception, so I guess we're trying to make this zone fit with what's out there now. Mr. Mire asked what's going to happen with the old jail, what are they going to do with that? Mr. Soignet replied nobody knows yet. Mr. Breaud stated but right now it's non-conforming I guess because all of the stuff that's in there belongs in an I-2 District. Mr. Kearns stated the whole thing is non-conforming. Mr. Breaud stated so by putting it in an I-2 and making it a special exception at least they have to come back and...Mr. Mire replied we can control it somewhat; okay. **Mr. Breaud asked are there any comments from the public on this? Are there any more comments from the Commissioners? If not, I'll entertain a motion to rezone the property presented on the map by the City of Thibodaux from a C-1 to an I-2 which is the property along...Mr. Kearns stated from Veterans Boulevard to Highway 3185. Mr. Breaud asked do you want to make that motion? Mr. Kearns replied yes, I'll make that motion. Mr. Breaud stated moved by Mr. Kearns, 2<sup>nd</sup> by Mr. Mire, any further discussion? All in favor please say aye; all members in favor, motion carries thank you all.**

The next item on the agenda is **to consider request by Roland Soignet, Jr., Zoning Administrator to add permitted use of "Home Occupation" to RB Zoning District listed in Table 5.1, as well as in B-1, C-1, C-2 & CBD Zoning Districts listed in Table 5.3, and within I-1 and I-2 Zoning Districts listed in Table 5.5.** Mr. Breaud stated Mr. Soignet. Roland Soignet, Zoning Administrator, 1219 Henry S. Thibodaux Street stated I think this was just an oversight when they were doing the new zoning because a home occupation is permitted in and R-1, R-2, R-3 and R-4 and that's the strictest residential zones, yet it's not permitted in an RB, it's not permitted in a B-1, C-1, C-2 or CBD when so many other things are permitted there and a home occupation is something that's a business like they would do maybe on a computer and there's nobody coming in there's no traffic coming in. Mr. Breaud stated I agree. I looked at it and said you know we should have had it in there, I think it probably was an oversight. Mr. Soignet replied yes, because we do have residents in a C-1 and those other various zones. Mr. Breaud asked do you all follow it? Mrs. Thomas replied yes. Mr. Breaud asked are there any comments from the Commissioners? Mr. Kearns replied I don't have a problem with that. Mr. Breaud stated we don't have much public left, Mr. Badaeux you want to say something before we close the public hearing? Mr. Badaeux replied no. **Mr. Breaud stated I'll entertain that motion or you want to make the motion Mr. Kearns or Mr. Mire? There's a motion by Mr. Mire to add permitted use of "Home Occupation" to RB Zoning District listed in Table 5.1, as well as in B-1, C-1, C-2 & CBD Zoning Districts listed in Table 5.3, and within I-1 and I-2 Zoning Districts listed in Table 5.5, moved by Mr. Mire, 2<sup>nd</sup> by Mr. Kearns. Is there any further discussion? Hearing none, all in favor please say aye; all members in favor, motion carries thank you all.**

Any other matters properly brought before the Commission or anything to update us on Roland? Mr. Soignet replied not really, no. Mr. Breaud replied okay if not meeting adjourned.