



**OFFICIAL MINUTES
PLANNING & ZONING COMMISSION
September 6, 2017**

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

Members absent:

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

Mr. Breaud stated we'll call the meeting to order of the City of Thibodaux Planning and Zoning Commission meeting for September 6, 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 July 12, 2017 meeting I'll entertain a motion to accept or amend them as per you're pleasure; move by Mr. Mire that we accept the minutes as presented, 2nd by Mr. Delatte, all members in favor, motion carries thank you all.**

The next item on the agenda item # 5 is **to consider request by Harold M. Block to revise City of Thibodaux's Sign Ordinance, Article 9, Section 906 Sign Standards – On Premises, by adding Section B.2.b. to read as follows: "Any and all signs in the RB Zoning District shall be illuminated only during normal working hours."** Moved by Mr. Kearns to open for discussion, 2nd by Mrs. Thomas. So, I guess this was requested by Mr. Block and Mr. Block is in the audience would you come and explain to us what your request is.

Harold Block, 515 Canal Boulevard, Thibodaux, Louisiana came forward and stated thank you Mr. Chairman, just to refresh everyone's memory if I can, the RB District is basically Canal Boulevard, I'm sorry let me start more less on the northern end, it's East 3rd Street down to south to East 6th Street, its Canal Boulevard, Narrow Street and Lagarde Street. It also picks up East 2nd Street and it picks up a portion of Highway 1 on the east side of town. In the Canal, Narrow, Lagarde area, East 2nd Street, there are sixty-six structures (66), fifty-four (54) are residential they are homes, that means 78% are residential. There are twelve (12) commercial establishments that means 22% are commercial. The RB District is one of the oldest neighborhoods in the City of Thibodaux, some of the homes (like what I'm going to refer to is the Bourgeois home next to mine) were actually built, the first part was built in the 1800's and a number of homes in the RB District were built in the 19th century. It's a beautiful area with Victorian homes, older homes it's a very attractive neighborhood, residential neighborhood and again 78% of the structures there are residential. Section 506. A (should state Section 505. E) of the Zoning Code states that in the RB District businesses and residences shall maintain an appearance that is in accordance with the architectural / traditional style of the neighborhood. In my opinion and the opinion of many of the residents of the RB District lighted signs and parking lots in front of a structure are in fact not consistent with the nature of the traditional look of the neighborhood and if I could and again I don't want to bore you but I want to just give you a quick history of the RB District with the current zoning code. Back in 2014-2015 when Thibodaux was going through the planning process of a new zoning code the residents of RB was very concerned about being inundated with commercial development, we attended many meetings of Planning and Zoning, we attended many meetings of the City Council we met with a commercial interest and importantly we worked out a number of different compromises. Some things we wanted that we just had to give up on, some things the commercial people didn't particularly want but they finally compromised and agreed to it. In October of 2015 the new zoning code was passed. One of the things in that new zoning code was no internally illuminated signs in the RB District, then three months later Planning and Zoning and the parish Council changed the RB zoning....Mr. Breaud stated City Council. Mr. Block replied I'm sorry. Mr. Breaud stated the City Council, the City. Mr. Block replied well I think I believe although I don't know for a fact I think Planning and Zoning approved it and then it went to City Council and they did adopt it, you are correct; and unfortunately for whatever the reasons the residents were never notified of this change and in the interim period of time two more internally illuminated signs have appeared in the RB District. A few months ago Planning and Zoning and the City Council did in fact prohibit internally illuminated signs in the RB District but of course any existing signs are grandfathered and they can stay there we don't contest that, but the we do the residents do want to thank you for approving that change and prohibiting internally illuminated signs. I would suggest to this commission,

what do we get if we maintain the residential nature of the RB District. I think we get a continuation of the positive results positive developments that occurred in the last couple of years. The Bourgeois house has been renovated by Tim Thiac and I've had one hundred people tell me what a nice job he did and how attractive it is on Canal Boulevard. We have Dr. Peter Liechty who is renovating the Dooley house and that renovation has been going for a while but he's going to have a show case when it's finish. Once again, if we have stability and if we have rules that will encourage residential development; what other developments do we have, we have Donald Rouse doing the Peltier house and as we all know that's creating jobs its selling material it's having a major impact on the City of Thibodaux. Let me conclude by saying what my two request and Mr. Breaud I don't know if you want me to come back up and discuss the second one but everything I've said applies to both the illuminated signs and parking in front, but I'll be glad to come back up I'm a lawyer. Mr. Breaud replied we'll take them one at a time, yes. Mr. Block replied okay, well I'm a lawyer as you know I don't mind coming back up. Let me conclude by saying what my request do not do; 1) my request if you see your way clear to granting them it will not affect any area other than the RB area. 2) It will not require any businesses to remove existing signs or parking lots in front of their structure since those are grandfathered. 3) I want to mention this because someone called me today about this, it will not prohibit anyone from parking on the street in front of their business or their home. Someone called me and said well I won't be able to park in front of my house on Canal Boulevard. I said no, it doesn't...you can't put in a big slab of concrete and have a parking lot in front of your structure but you can obviously park on the street. Lastly I'd mention it will not affect any of the homes of the commercial owners in RB because none of them live in the RB neighborhood, many of them do live in restricted subdivisions but they are not in our RB neighborhood. My brother Jerald has a home at 502 East 1st Street and a law office that's one property over, he has a lighted sign. He could not be here tonight but he ask me to tell you that if you prohibit lighted signs in the RB District he will be more than happy to comply and turn the light off of his sign that say Block Law Firm and lastly I'll say this I'll give you a prediction, if you agree to pass these two request and send them along to the City Council, if we agree to meet here in one year and you ask the commercial owners one by one what affect has this had on your business have you experienced any reduction in business and so forth, I will guarantee you their response will be oh no business was fine, business is the same or better than it was but I'll electricity bill is a little lower than it used to be, that will be the main affect. Thank you very much. Mr. Breaud stated let me just before you leave let's clarify a few things and then we'll hear comments from everybody because I'm sure everybody came for a reason. The signs that we are referring is not only internally illuminated but it's any kind of illuminated signs within an RB District. Mr. Block replied if you don't mind I'm going to say yes but then let me just explain. While we had agreed to the monument signs again when this first compromise was made that then flew out the window, I don't think it would be possible to say you can illuminate, you cannot illuminate an internally illuminated sign but you can an external sign. Now, have I ever researched that porn of law, no but I think you'd have some difficulty saying this type of lighted sign is okay but not the second type of sign. Mr. Breaud replied so your request is no illuminated signs after working hours? Mr. Block replied I don't think I have any choice other than to say across the board. Mr. Breaud replied okay, and you already made the point about grandfather clause, everybody that already has these in would definitely be grandfathered because we can't go back and change the rules once they've been implemented. These would also include I guess and Roland I'm going to ask you is these signs like Dr. LaHaye's got the Orthodontist, the reader board sign because those are bright signs, that would include these signs that would be an illuminated sign. Mr. Soignet replied in an RB District, yes. Mr. Breaud replied okay. Mr. Block replied of course Dr. LaHaye is not in the RB District. Mr. Breaud replied I understand I just want to make sure we are including all the signs that we are talking about. You mentioned or you describe the location of the RB District but I think you left out several areas because there's areas along 308 all the houses that Levert built those condo houses or whatever is in an RB District and it included and there's stuff on the west side that's also RB District, am I wrong about that. Mr. Soignet replied no, that's not RB. Mr. Kearns stated no. Mr. Soignet stated RB is on LA 1. Mr. Breaud replied so maybe we...Mr. Kearns stated just the batture. Mr. Breaud stated well looking at the map we have pink all on the other side of 308, that's not an RB District? Mr. Kearns stated that was changed. Mr. Soignet replied that's B-1. Mr. Breaud stated that's B-1, it's hard to see on this map. So, the description he gave on the RB District is accurate. Mr. Kearns replied no it's not. Mr. Breaud stated would you like to comment on that. Mr. Kearns replied yes I would because the count that we came up with is very different than the count that you came up with. The RB extends on East 2nd Street from Canal on the north side of East 2nd Street, from Canal onto St. Charles however, there's only one piece of property located on the corner of Lagarde and East 2nd that actually goes all the way to Highway 1 as an RB. The rest of those properties on Highway 1 are not in an RB they're in a C-1. Then, RB extends down Narrow Street but only the north side of Narrow Street not the south side of Narrow Street and extends down onto East 6th Street but only the north side of East 6th Street not both sides of...Mr. Block stated can I stop you on just that first Narrow Street because you are confusing it. Narrow Street runs north/south. Mr. Kearns replied right. Mr. Block stated another words...Mr. Kearns stated I'm sorry this would be on the west side not the east side of Narrow Street. Mr. Block stated another word the east side of Narrow Street is not in RB? Mr. Kearns replied correct. Mr. Block replied Lagarde is in RB, that's to the east of Narrow. Mr. Kearns replied no, Lagarde is not in an RB. On the...Lagarde Street. A member of the audience stated yes it is. Mr. Kearns replied I'm looking at the map right

now; you are more than welcome to come look at this map. Mr. Breaud stated ask Roland to clarify that for us, Roland studies these maps all the time. Mr. Block stated let me just say this I had a conversation with my Councilman Gene Richard this afternoon because I could not, neither one of us could really read the map that we were able to get a hold of. What I'm saying to you is it was, I've been involved in this process since day one and it was my understanding that RB was Canal Boulevard on the east side, that is was Narrow Street on both sides. Mr. Kearns replied no. Mr. Block stated well let me just tell you what my understanding is and I don't understand how it makes sense to have one side in RB and the other side not and then it was Lagarde Street both sides. Mr. Kearns replied no, it's not. I'm looking at our most recent map. Mr. Breaud stated let Roland...Roland give us your interpretation. Mr. Soignet stated Lagarde Street is and R-2. Mr. Block replied I'm sorry, what? Mr. Soignet stated Lagarde Street is an R-2. A member of the audience replied with the exception of the Musso (inaudible) Development. Mr. Soignet replied right on the west side. A member of the audience replied those two things on Lagarde. Mr. Soignet replied right, but the rest of Lagarde both sides is an R-2. Mr. Block stated both sides of Lagarde are R-2. Mr. Soignet stated right. Mr. Block replied okay. Mr. Soignet stated now the other RB is from Jones Lane to pass the filling station beyond St. Joseph on the batture, that's another RB. That's the only two RB zones we have in town. Mr. Block stated is RB...well East 2nd Street is RB. Mr. Soignet replied yes. Mr. Kearns stated only part of East 2nd Street. Mr. Soignet replied right. Mr. Kearns stated the north side of East 2nd Street. Mr. Block asked the north side but not the south side? Mr. Kearns stated roads are used as natural boundaries for districts, zoning districts. Mr. Block asked what is the south side of East 2nd Street? Mr. Kearns replied R-2. Mr. Block stated R-2, okay. Mr. Kearns replied so if you go by this map there are sixteen residential dwellings and eighteen commercial. Mr. Soignet stated Mark, I'm sorry. Mr. Breaud stated go ahead Roland. Mr. Block stated well I'm going to tell you...Mr. Soignet stated on 2nd Street...Mr. Breaud stated wait let Roland...Mr. Soignet stated it's just between Lagarde and St. Charles on the south side is R-2, from Lagarde to Canal on the south side of 2nd Street is an RB. Mr. Block replied well what I'm going to say is this, the numbers I gave you are obviously going to be incorrect if what I'm being told right now is correct and I'm sure it is then my count was wrong. Now, I'm going to disagree with if you say there are eighteen commercial establishments because my count in an expanded area was twelve, I don't see how I could have missed six. Mr. Kearns stated well let me say this; I'm counting four for the Cedotal building those are separate...Mr. Block asked what is the Cedotal building? Mr. Kearns replied Cedotal Mortgage. It's one building but it's correct me if I'm wrong but there are four separate ground units in there that are all in RB. A member of the audience stated and they all have a light on, a big red light. Mr. Breaud stated when you...everybody will get their chance to speak at the podium. Mr. Kearns stated so if we take it as just one...Mr. Block asked can I address the Cedotal building? Mr. Kearns replied sure. Mr. Block stated I don't think that's in RB. Mr. Kearns replied it is. Mr. Block replied how...another words it faces Canal Boulevard, let me just make my point. Mr. Kearns replied yes, sure. Mr. Block stated it faces Canal Boulevard...Mr. Kearns replied correct. Mr. Block replied it was always my understanding and again I've been involved in this since day one that it started at East 3rd Street going south. Mr. Kearns replied no. Mr. Block replied and then it picked up, I thought I picked up only a portion of East 2nd Street I didn't think it started at Canal Boulevard, so I didn't think the Cedotal building was involved. Mr. Soignet replied no, the Cedotal building is in an RB and so is Donnes across the street on the north side of 2nd. Mr. Block stated okay. Mr. Soignet stated now after that the bank and all that's a C-1. Mr. Block stated okay, well obviously I'm going to have to get educated about exactly what is RB. Let me again state since we've gotten away from it, this is in fact one of the oldest residential sections of Thibodaux, it has some beautiful large homes, it has some beautiful small homes, we have said from day one we don't want to be inundated businesses we've tried to be good neighbors and I think George Diedrich is here he and I, I think have been good neighbors going on 40 years now, we want to continue to be good neighbors but we are very concerned when the rules get changed and suddenly internally illuminated signs start popping up and we thought we had put that to bed forever and a day and we would like our neighborhood to continue to be residential. Again, I will tell you and I will come back here in a year and if the commercial people will come back here and they've had to turn off their lights I bet a dollar to a donut they're going to say it had no effect whatsoever on our income but our electrical bill did go down a little bit, that's going to be the sum and substance of the change if you approve these two request. Thank you very much.

Mr. Breaud replied thank you. Do any of the Commissioners have any comments before we call on the public or you want to hold your comments until after the public speaks? Anybody else? Administration, do you have any comments that you want to make before? Mr. Kearns replied no, let the public speak. Mr. Breaud stated okay, we'll open it up to public comments. Anyone from the public, come up to the podium and give us your name and address for the record please. All of this is being taped so I want you to address all your comments to the Commission here because these are the people that are going to be voting on this issue.

Randy Howard, 100 Academy Drive, Thibodaux, came forward and stated thank you, I don't know about the different what is and what isn't and I'm just going to make some general comments please and that would be starting off I am not from Thibodaux I moved here in 1980 and over that period of time I realized how special Thibodaux really is and I lived here for eighteen years and like I said I

wasn't born here and I'm reminded that a lot, but my children were born here so I can...like my son said he is a certified coon-ass, but I knew that during the time I was living here that I always wanted to have a place in Thibodaux but unfortunately my job took me from Thibodaux to New Orleans but I knew I wanted to come back here and I was fortunate enough a couple or three years ago to buy this house on Academy Drive and what I would tell you is that I'm certainly not against commercial development. Being in the banking business I finance lots of commercial developments and in fact my son works for Rouses Supermarket here so he's certainly not opposed to commercial development. My only thought is, is that since this is I'm in this area I don't think I'm in that particular district that you're speaking about and I'm very close and I would just think that instead of saying we don't want any commercial development anywhere I think there's a place for commercial development and also I think that the commercial development that is there we can certainly coexist. My only thought is, is that if we could keep it where it would still maintain the residential integrity that that area does have and that was the reason and I didn't live in that part of town when I lived here for those eighteen years I chose to come back into this older residential section because I do think it is special so I'm in favor of both of these, I know you're taking them one at a time but I'm not going to come back up and speak to the other one but I would say I'm in favor of both of those and I would just think that there should be and there ought to be other ways we can coexist, the commercial developments that are there the residential houses that are there and so that we're not overwhelmed, the residential part by the lights, the parking lots and all that sort of thing. So, thank you for letting me address you this evening, I appreciate that.

Mr. Breaud stated thank you for your comments. Anyone else in the public wishing to speak? I know you all didn't come over here to listen to us talk.

Nathan Braud, 613 Canal Boulevard, came forward and stated I own American South and I guess my opinion of this I'm assuming after hearing Mr. Harold speak that everyone is going to be grandfathered in who's currently there, he's talking more about new businesses coming in. The point that I make about this is that I agree there's a way of handling the lighting of signs, doing away with it completely I think is a disservice to the community members who own shops there like myself and anybody else. We're all active members of this community and in doing so we hire a lot of people in this community; we support this community as well. If you wanted to put an ordinance on the sign, the wattage or the luminaires that you can actually put, my sign is solar lit so there will no reduction of an electric bill if I do away of my light, but I think mine is done tastefully I'm not saying that we should start this ordinance of who's going to go out and check with a flashlight or some type of mechanics as far as certain luminaires or wattage that's being used. To do away with entire lighting of a sign, at some point I think has its own disadvantages. For instance, our city has its own charm driving down Canal when you're either leaving Thibodaux or coming towards Thibodaux, the small lights that you see in businesses show that it's not just a residential neighborhood that it has a lot community development and it adds its own charm just as if we had no commercial development and you found a residential subdivision and restriction on the other side. In regards to parking and putting parking lots in front of buildings as well, I'll tell you that my parking lot which is behind my building is used by the community consistently. The church uses it on Sunday's, people park up and down my driveway on Sunday's as well so telling the commercial developers don't put a parking lot in front of their building if we want to go so far as to not allow that in future developments I understand that, but we can't just say in the same breathe that the commercial sector is not giving back to the community at the same time because mine is being used constantly, so in that regard I think there's like they want a helping hand or it to work both ways I don't think excluding illumination completely is a solving of their problems, it you want to put restrictions on how the wattage should be of certain sort I'm not oppose to thinking in that direction but to currently dissolve the fact that we can't illuminate a sign I think it's a disservice to a lot of the employees and employers that represent this community very well, thanks.

Mr. Breaud stated thank you for your comments. Is there anyone with the public?

Neal Maki, 403 Canal Boulevard came forward and stated I think that the identity is well established by a sign and people can find those businesses that are professional offices or whatever and hours of operations are well established, it's from six to six they can do their business activities whether it's single professionals or whatever in that area, but after business is closed all those signs represent is ill errant advertisements and nobody is looking for, I mean that's not the identity that was intended by the signage in that area so I don't see any need to illuminate signs after business hours in a residential area.

Mr. Breaud stated thank you.

Jerry Marcello, 301 Canal Boulevard came forward and stated I feel that I've heard discussions on this particular section of the city in the past in the recent past and I agree with Mr. Block when he said that the interest the parties that were opposite of each other in the past did get together and they reached compromise, so that's the way it's been and I think it adequate to leave it as it is and if you take a look at Canal Boulevard in the last six, seven or twelve months there's been a lot of nice development,

much of it which is residential, a small portion that is commercial but all of it is very positive both on the commercial end and on the residential so if it's not broken don't fix it. I'm in favor of leaving it as it is, thank you. Mr. Breaud stated let me clarify what you mean when you say leave it as it is, leave the ordinance as it is or...Mr. Marcello replied yes sir, leave the ordinance as it is.

Mr. Breaud stated thank you. Public comments?

Tony Lafaso, 1009 Hwy 20, Thibodaux, came forward and stated not that I've been before you guys very often but I manage a business that owns a property in one of these districts and I remember very well the negotiation that took place between the neighborhood, the commercial property owners and the representative from the Mayor's office at that time, in fact if I remember correctly I think you guys as a Zoning Board voted to keep those properties as a B-1 and that negotiation and that compromise was handled after you guys voted and we compromised and we voted and we downgraded ourselves and being in the real estate business it's never good to take a tougher zone on a piece of property because all it does is hurt the value hurt the use and hurt what you can do with it. Well we agreed to this and there are a lot of things that have been changed ever since, we're no longer considered a commercial it's now considered in with the residential. The signage, the parking we're taking all these things away that clarify it as commercial that we can use as commercial and the whole idea when this agreement was made that we can still use our property for some form of commercial use which basically is an office, I mean that's pretty much all we can do with it in this RB Zone and so now we're starting to get more things taken away. My property, I just pulled the gas tanks out the ground, and yes for whoever checked with the EPA, we did have a permit with the EPA to get those tanks pulled out the ground you couldn't stop us from doing that. We're going to be prepared to do something there, but if I can't put parking in the front I can't do anything there because I can't, I mean people can pull up by boat but that's about all they can do. So, if we start taking away the parking from these properties, yes there's a lot of beautiful homes in these RB Districts, there's a lot of beautiful homes that are being converted to commercial that remain beautiful. There are a lot of beautiful buildings that are used commercial that are still beautiful, it's not just the residential side that's beautiful in that area. Lit signs for the most part are a necessity, I'm more concerned with the parking and I'll get up and talk again if you guys would like when we get to that section, but I'd like to say everything now. The lit signs are kind of a necessity when it comes down to I'm going to buy within this district, I'm going to spend a ton of money fixing this building up, I'm going to hire people from this area, I'm going to pay my commercial taxes on my property that come to operate this building help the city, so we start tightening the belt on commercial, commercial is going to start just jumping right outside the city limits into the parish and the parish will still get their taxes the city won't get their taxes anymore. Well, what happens on the residential side on those taxes if they're not getting the city tax, excuse me the commercial taxes anymore, so I'm absolutely against the parking I'm against the no lighting of the signs and pretty much everything else that has happened thus far to an RB district it's tight enough, there's not much more we can operate there commercial. So, you tighten it much more we just as soon turn it into and R-1 I mean because that's pretty much what it's going to be, there's not going to be able to be any commercial use there. Grandfather what's there, make it an R-1 and just let it roll that way and we'll save everybody's time, thank you.

Mr. Breaud stated thank you. Public comments?

Lois Adams, Cedotal Mortgage, 201 Canal Boulevard, in Thibodaux came forward and stated good evening, regarding the signage I worked in this area for 15 years now initially renting on the west side so on West 2nd Street I would rent and for probably three years before I purchased the old Whitney Bank I watched the east side of town in the block where my business is be very dark. The Whitney Bank was barely used and it had been for sale for many years I think it's Acadian Land Surveying which is on the other side of my building, nobody could move in it because they couldn't get right permits, zoning. The new Donnes Real Estate building was vacant and dreary, there's another building on the back corner I don't know the name of it but that is still vacant five or six years later. So the point I'm trying to make is I applaud all of the commercial people that have entered this area for improving the city and making the dark area that I looked at for many years have life again and I think everyone has done fantastic jobs following the rules, making parking in a very small city available and the lighting actually is adding safety to our community. I see people on a regular basis walking their dog on the side walk and having family walks and jogging and I don't think that the lighting is hurting any of those residents that are traveling those sidewalks. In fact, maybe two years ago one of the local banks was robbed twice and it was the lighting and the cameras on my building that caught that footage, so if we turn that off think about what may happen that we may not be able to catch. Thank you and I object to both items.

Mr. Breaud stated thank you. Public comments?

John Rogers, representing Coastal Commerce Bank, 107 Canal Boulevard came forward and stated I'm not quite sure if I'm in the district or not listening to you. Mr. Kearns stated you're not. Mr. Rogers stated so I'm not? Well very good. On the lighting part I mean it is truly a competitive disadvantage

for a business that's in the market if they have to turn their lights off after hours and the other thing is safety, I really believe the lights on most businesses their signs help illuminate their branches or their facilities but if not in the I will...but I think we should leave it like it is, thank you.

Mr. Breaud stated thank you.

Lois Adams, Cedotal Mortgage, 201 Canal Blvd came forward and stated I also wanted to address the fact of...I lost my train of thought, I'll have to come back and address you on that, I'm sorry. Mr. Breaud stated okay, that's alright. Wait she thought about it, hold on, and go ahead. Mrs. Adams stated I'm sorry. We recently had vandalism at our building a few months ago and it was college students that were even before the building was built, they were taking skateboards and jumping over the plumbing and electrical lines and really trying to mess up a good thing and then it happened again recently with bicycle tricks were they literally went in our parking lot, they set up lighting in our parking they plugged into our electricity in our parking lot, set up cameras and they filmed a BMX bike video and vandalized our beautiful new property, so I think if we had dark we would not have caught any of that. We were able catch and identify everyone on camera where if they were not vandalizing my building maybe they would have been vandalizing someone's home. Another thing I wanted to address was turning off the signs after five o'clock or six o'clock and why I think it's important to keep them lit. Being in an office all day myself and not having very many windows I don't get to see outside a lot. I'm inside meeting with clients all day doing paperwork so like a lot of people that have to work to make a living I don't get to see anything until after hours, so if we turn off all those signs after we get off what are we going to see because it will be dark, so I think a lot of business comes after people get off and they are traveling the boulevard and looking at all the beauty it has to offer, thank you.

Mr. Breaud stated thank you, Mrs. Block.

Jane Block, 515 Canal Boulevard, Thibodaux came forward and stated good evening, I have lived in my house for forty years and we don't have any crime in our neighborhood. We didn't have it before we had the number of signs that we have and we don't have it now. I don't oppose buildings having safety lighting I'm not in favor of people stumbling in the dark, I think our point is that at night it's really not necessary for these businesses to advertise it's a small town, everybody knows where all the businesses are, everybody goes up and down the street in the day time and in the evenings, we know the structures, we know who's there. I think as I look at my street in the evening I see bright lights of signs, I think that detracts from the appearance of the neighborhood. You know, we live there all the people, a lot of people here are in real estate and whatever when you sell houses you try to express the pleasantness of a neighborhood, the value how houses will maintain value in a neighborhood, I don't think it increases the value of my property to have lit signs all over the place, I think it decreases it. You know we live there it's our home I think we want to feel comfortable and have pleasant views out of our windows that's our point, thank you. Mr. Breaud stated so it's not necessarily the bright lights, it's any lighting? Mrs. Block replied well bright is the problem, I think the brighter they are the more of an eyesore they are to residence. Not certainly to the business owners who I understand are pleased they love their businesses they're happy to have their signs that advertise the businesses where they work and where they earn their livings and I understand that, brightness is definitely an issue, yes. Mr. Breaud stated but the request is no lighting, I mean there's a difference between bright lights and no lighting and I think the request tonight is no lighting, so that's what's on the table. Mrs. Block replied right that's true, that's true, thank you. Mr. Breaud replied thank you for your comments.

Jeff Donnes, 107 East 2nd Street, came forward and stated Roland I'm not sure if I'm in an R...or a C-1 or...Mr. Kearns replied you are. Mr. Soignet replied you're in an RB. Mr. Breaud stated RB. Mr. Soignet stated you are in an RB. Mr. Donnes stated first of all parking; when you look at the parking problems that we've had downtown by allowing some of the businesses on the boulevard to have parking you're relieving some of the pressure from downtown because a lot of these people are crossing over. We want to have our clients be able to get close to our buildings so it's important that we are allowed to park. If you start changing these parking requirements, if I want to add something to the back of my building you're going to make me based upon my square footage have more required parking and I'm not going to be allowed to do that, if you confine where I can park number one just on the parking. Lights, my office glows at night and when I tell you it amazes me past clients don't know where my office is, it amazes me, so don't tell me you all understand signs monument signs or whatever, they don't. It's imperative that these businesses have lit signs. I'm definitely against all this stuff, thank you.

Mr. Breaud stated thank you.

Tim McCubbin, 311 Canal Boulevard, owner of Action Century21 came forward and stated a little over a year ago that property was strictly used for residential it was probably was one of the worst looking properties on Canal Boulevard and now I'll say it's just as nice and attractive as any on the homes on the boulevard. We've spent well over and to hear some of these residential owners you'd thank the commercial owner to putting and keeping blighted properties. We'll we've put in over \$100,000

remodeling that home at it looks like it's in new condition. We did everything exactly by the book with Mr. Roland, a great help along the way and I'm adamantly opposed to both of these. I agree with Jeff and the other real estate people, commerce people that illuminated signs are mandatory for businesses to be known because people do travel that boulevard all hours of the night. Coming and going that sort of thing so it is important. I disagree with Mr. Block just said nobody a year from now would say it made any difference I would absolutely say it would make a difference on the negative side if those lights are turned off. The thing about being grandfathered in if that current property owner wants to sell in the future well what happens with that grandfather status, does that go away so that's something that's not even being addressed here and that has very much to do with value. Keeping commercial and residential combined that increases the values. I've been in real estate for thirty years I know how it works and I understand somebody may live in a residence for forty years but they don't understand the nature of real estate when it comes to that. So, no I'm adamantly opposed to both of these. Mr. Breaud stated let's just answer his question on the grandfather clause. If it's vacant for eighteen months or twelve months then he would have to conform back, is that correct? Mr. Soignet replied yes. Mr. Breaud stated eighteen months; another word if you say it's vacant for eighteen months you would have to conform to the new regulations. Mr. McCubbin stated well if the current grandfathered property owner sells within that eighteen month period they would still continue own, they could offer the new buyer that grandfather clause. Mr. Soignet stated yes. Mr. Breaud stated yes. Mr. Kearns replied if it's a similar business. Mr. Soignet replied right. Mr. McCubbin stated which my business can only be used for an office building now anyway so.

Mr. Breaud stated thank you for your comments.

Benjamin Comeaux, Attorney for Century21 Action Realty came forward and stated several things were brought up and I was listening intently and one thing is the grandfather status with regards to the illumination and that is a question for this Commission, if a business like Century21 is currently illuminating their sign all night and you all make or the Council would adopt this amendment that would cause the illumination to turn at 6 PM, is Century21 grandfathered in and can remain illuminated all night? Mr. Breaud and Mr. Soignet replied yes. Mr. Comeaux stated that is your position as this Commission. Mr. Breaud stated yes. Mr. Comeaux stated I've reviewed some of the things that have happened over the past year and it looks like a shot, maybe the third or fourth shot to get what this council just will not give. We went and said no illuminated signs and that wasn't good enough, that amendment was done was done in June of this year and now we want to turn off the illuminated signs when it's dark so that makes no point for illuminating signs. We talked about everybody knows where everybody's at, this town, this city is exploded and it is exploding in the right direction. It's exploding with businesses because people are leaving Houma, people are coming here to grow their businesses to increase their tax base of this city and those are things that are positive for this city, those are the things that will make this city better and you can see it by the analysis you have done over the RB District. You have analyzed it realized that there is more commercial in this RB District than residential because that's who is buying the properties and although we have some great renovations occurring in that district those jobs for the Rouse house and those jobs for the Liechty house are temporary but these business owners are here to stay to provide jobs and taxes for this city. The structures have remained traditional in appearance, they are nice structures we don't have cosmopolitan look we have, Action 21 Realty has columns in the front just as that home always did and to put an illuminated sign goes back to how this city is growing. People are off when it's dark, people are working when it's day time and when somebody needs to go figure out where do I have to go for that closing or that meeting with my realtor tomorrow they're riding when it's dark through the city and find where is that 311 Canal Street I don't remember that business and there is Century21 with a peacefully, tastefully displayed lit up sign. Those things are good for this city and I would urge this board to consider this city as a whole as opposed to a small section of the city. With regards to safety, safety is an utmost concern and I can tell you that as a former police officer for the City of Thibodaux I have responded to that area specifically years ago and it was a very dark area, you had to use spot lights and alley lights to see things going on in that area and these people invest so much money in their businesses that they want to make sure that when they're skate boarding in their parking lot and destroying their property they spent so much money on investing in this city, they can see and deter that action. If we don't promote business development in this city and in this section which is a vital section to the city, Donnes doesn't put that building right there possibly and that building continues to look the way it did two years ago and I know it's on the other side of the street but Pat's Florist maybe if that's on the other side the street that doesn't look like it does today it looks like it did two years ago and that's not the image we want in this city, but by having the right tools and regulations in place to promote business development and residential development together this city can thrive. The comments about meeting again in a year I anticipate that a dollar a donut is all we're going to get and we're not going to get the lost profits that promise wasn't made today. As for the parking, you all know very well that the downtown area is jammed with parking and I know you all have done studies to try to relieve that problem and the people before me were correct, that parking is overflowing on to Canal Boulevard in front of these businesses and if we don't allow parking which is positive to the city because it relieves the parking in the downtown area immediately adjacent then we, these business owners are providing a service to the city by creating these parking pads and to say they have to be in the back there's

some locations that can't put parking in the back, they can't put parking on the side the only spot is in the front and you're going say well you can't parking so we're going to leave that house vacant and falling apart. On behalf of Century21 we would, Action Realty we would respectfully ask that this Commission not accept either of these proposed amendments, thank you.

Mr. Breaud stated thank you. Public comments? Let me before you come up Mr. Block, anybody else, I'll let you speak again. Anybody else wants to speak, anybody that hasn't spoken yet?

Fran Middleton, 100 Ormonde Drive came forward and stated I live within the city limits of Thibodaux. I realize we have two propositions under consideration, two resolutions and apparently we're all addressing both of them at the same time so I'm going to follow the leaders. First or all in regards to the signs I would like for you to consider changing the illumination standards. I base my arguments on what are basically two purposes of a sign, the first is to inform anyone that this is where this business is located. It tells us who, what, when, where, how and possibly why. A very, very secondary purpose is for advertising, now these businesses are open from 6 AM to 6 PM, I have no problem with their signs during the day, I will accept the sign situation as it exist but I would like to see it a little tighter and I would also like to point out that even if you're passing by at night the business is not open but you have a GPS that can tell you where that business is. One thing nobody has mention is if you're going somewhere unfamiliar you put it in your GPS, it tells you where it is so you really don't need the sign at night and with that I will conclude I would like for you to vote in favor of Mr. Block's resolution. In regard to the parking since everybody's addressing them at the same time, parking is always a hot blighted issue there's never enough of it. It's like blaming credit, there's never enough credit there's always enough blame to go around. I would like to see parking reconsidered in relegated possibly to the side or the back. One thing that I find particularly annoying is if I'm going to a business during the day and it's not like a big box store but a smaller business if their parking, if their signs and the cars parked you may not be able to even identify the business. Also, I would like for you to consider keeping the local historic integrity of the district that's it's under consideration. This is a historic district, prominent people have lived there, important historic events have happened in this area. Yesterday, there was a proclamation concerning the Thibodaux Massacre, well Grant Conrad was shot on St. Michael Street which is in the RB District and that is a historic event and it's an important part of the local psyche, thank you.

Mr. Breaud stated thank you. Is there anybody that hasn't spoken yet? Please come to the mic and give us your name and address.

Brian Mustin, 535 Canal Blvd, came forward and stated a few years ago we were all up here talking about how to make residential and commercial all work and I already had purchased the lot and we all went through a lot of different things but my business has increased since I've moved. I made it look like a historic home, I put nice landscaping and I have a very nice illuminated light. I really don't see why this is even really a big issue amongst a few residents. The parking is always going to be a problem, but I'm against the resolution, thank you.

Mr. Breaud stated thank you. Is there anybody else that has not spoken?

Mike Ledet, 305 Lagarde Street, came forward and stated I own one of the homes that are directly across from a residential business district on Lagarde Street. We, my neighbors and I would hate to see any illumination on those buildings which would bring the commercial district two blocks off of Canal Boulevard, and also it looks like this argument is going to go on for a long time and I thought we had agreed or I thought the Council, you guys had agreed that the residential business district was mainly residential in character and it should be like that and it seems that the commercial interest always is wanting to make it more commercial and so what are you saying is that the street the off-street parking on Canal Boulevard and the illuminated signs that are there now can stay even though this ordinance is excepted, is that right? Mr. Breaud replied let me address that because there was much discussion when this district got created. It got created as a compromise between residential and business. Mr. Ledet replied right. Mr. Breaud replied to coexist, what I'm hearing today in my mind it sounds like the residential people are trying to drive the commercial people out of business because the lights are a vital part of their advertisement for them to work, so I'm looking at this as trying to coexist with the amount of discussions that we had two years ago to come up this compromise district to allow both parties to exist and that's my personal feelings on this right now is we created this for it to coexist and now all I'm hearing right now is we're trying to minify the business district that's coming in. Mr. Ledet stated right. Mr. Breaud replied we created this district for both of you all to exist. We had much discussion about all the businesses back and forth here and we said we're going to create this special district so you both can stay here. We'd have residential and we'd have commercial next door. Now commercial's got a set service requirements for them to stay in business, I can't see have signs without illumination that doesn't make a lot of sense to me, I mean all signs have illumination and if you're going to turn them off at night why have illuminated signs at all. So, this is my personal feelings on this, but I'm going to let you all continue to address this and we're going to come to a vote, it's not going to happen all night we're not going to debate this all day

because I'm not going to continue everybody coming up here saying the same thing. I'm going to cut off the discussion and we're going to have a vote on it and I allowed the parking and the illumination discussion to go on together because they are both part of the same, trying to coexist between commercial and lighting. So that's why I allowed it to continue on so I want to finalize the comments that we have and I know there's a couple of people that spoke that want to speak again, but let's bring this to the end I don't want to continue hearing, I've heard both sides pretty good right now so if you have any further comments you want make, go ahead and make them. Mr. Ledet replied that's it, thank you.

Mr. Breaud stated thank you sir. Anybody that has not spoken come to the mic and give us your name and address.

Leo Pitre, 501 Canal Boulevard, came forward and stated and I'm against both of these. I'm a business owner I bought the Kearns building and I think both of these would adversely affect my business. I'm for being able to light up my sign and parking I think if you could, as a business owner if I want to add a solution and put a parking lot in front I think I should be able to do that versus saying I can't do that and then people are going to park across the street across the boulevard and all we're doing is moving the problem from one place to the other. So, if I'm willing to come up and spend my money and help address the parking issue I think I should be able to do that. If we don't do that I think what is going to happen is people is going to park across the boulevard and downtown and all you're doing is moving the problem from one place to the other, thank you all very much.

Mr. Breaud stated thank you. We have Mrs. Erwin.

Marguerite Knight Erwin, 840 East 1st Street, came forward and stated just a correction in the sign ordinance I think the grandfather clause is twelve months versus eighteen just to clarify that I just checked it, so it's twelve months. Mr. Breaud replied okay. Mrs. Erwin stated the other thing is there has to be some type of compromise here and so now they can't have any internally illuminated the businesses can't, but we're talking about illumination so maybe that there's some lumens like maximum that everybody can be happy with just a thought to promote business but also to satisfy the residents there, so please consider.

Mr. Breaud stated Roland let me ask you that because early on I mentioned about a reader board, is a reader board allowed in the...because they seem to be a lot brighter. Mrs. Erwin replied no they're not allowed. Mr. Breaud replied so they're not allowed in an RB district. Mrs. Erwin replied no they're not allowed. Mr. Breaud replied I drove this area last night about nine o'clock and I had to really look close to see the difference between and internally illuminated sign and one that's got a projected light on it, there's not a whole lot of difference to me. I had to really look hard to see which ones were internally illuminated and which ones had a light behind the plants shining on the sign. I didn't see a lot of bright stuff, I mentioned Dr. LaHaye's when I passed that one it will knock you because it's a bright sign, it's moving I surely wouldn't want to see that in an RB District, I would agree with you Mr. Block on that I wouldn't want that next door to a residence but these lights that I've seen out there now I don't see a big issue with them. Roland, you had a comment you wanted to make? Mr. Soignet replied no I'm good. Mr. Breaud stated okay good. So, anybody else that has not spoken? If not. Mr. Block you want to wrap this up?

Harold Block, 515 Canal Boulevard, came forward and stated I'm just going to make a couple of very quick short comments. Mr. Chairman let me just first of all address what you just mentioned, in October of 2015 when the compromises were reached when everything was enacted I thought we could go to sleep at the wheel, I thought everything was fine I thought everything was done everything was finished, we were going to live in harmony together and two months to three months later the rules got changed without any notification to us either before or after. When I say an internally illuminated sign going up in the RB District that was a shock to me because I thought it was not permitted. So, we're back here today because of something that was done to change the deal. The other thing that I'll mention comments have been made let's put some parking in front of structure because that way we can get the overflow from downtown. This is an area of small streets; we named Narrow Street, Narrow Street because it is narrow. If you, I mean again when we're concerned, the residents are concerned about being inundated we're concerned about more parking in our area. That is exactly what concerns us because we don't have room for a lot of parking. It's a small area, small lots and narrow streets. You said that all signs are illuminated, Leslie Clement has a beautiful location in the RB District, he's landscaped it he has a sign the sign is not illuminated and I can tell you if you and I drove through Canal Boulevard today Narrow and Lagarde there are a number of different signs that are not illuminated signs. I think Leslie's done very well, people seem to know where his office is and the other comment that was made was that this area is exploding and I can tell you my law firm handles a lot of real estate matters, people are moving up from the tenth ward, people are moving up from below Houma, there is a lot of activity that's going on and when you...when the term is used exploded again that is one of the things that concerns us. We live in a residential district for the most part we would like it to continue to be habitable and not get over run and not have so many signs and

parking lots and so forth. I think the two requests for zoning changes that I've made today are reasonable I think that the commercial interest can live with them, I think they will make residential owners a lot more comfortable and I'll be honest with you Mr. Chairman I don't think we're being unreasonable. You may disagree, but I don't think we're being unreasonable. I do thank you for your time.

Mr. Breaud replied thank you. Come to the mic, I'll....

Neal Maki, 403 Canal Boulevard, came forward and stated I'm going to be real brief on a couple of points that I wanted to make; 1) the value of...this is a residential community brings a lot of people here and the major employers of the city are Thibodaux Regional Medical Center and Nicholls State University, both of them bring a lot of people that like to live in areas and see a town that's a beautiful town that's what I saw when I came into town here, I was not from here either but we're not seeing that. The economics of the situation is that when I came and bought that home it was a home owned by Harvey Peltier's brother and we had it renovated in the 80's and it wasn't a \$100,000 it was at least \$300,000 with the garage, the guest home, the upstairs infrastructure so we put a lot in that knowing that it was an R-2 District at that time and it would remain that way. We had a beautiful cathedral, we had a lot of beautiful homes on the national registry etc. down the street, so I think that if you commercialize that area you're going to have another Canal Street another north Thibodaux which are fine and that's where concentration of a lot of these businesses can be that need to put illuminated after their business hours and I think you should consider that because we went into that area, we renovated a home back in the 80's and I was surprised he said \$100,000 he did a wonderful job for \$100,000 but we put that in there thinking that it was an R-2 District, it changed back two years ago and then you continue to change it and pretty soon it won't be a beautiful residential area district and I won't be something that we would be proud of going up and down the street with the cathedral etc. When you come into this town it's a lot different than Houma a lot different than Raceland a lot different than any other areas, we have and we're told bedroom community here a lot of people come here to live that work elsewhere and you're going to get rid of that nature of that. The other thing I wanted to point out that is changing to the front parking lots, it's a safety issue. They never mention that but I used to have parking in front of my office the people backed out on to the highway. There were two significant accidents in that area, I was told we had to get off-street parking and we could not back out into a street which was St. Mary Street at the time. It is against the state Highway Code right now but they won't let do that on any of the highways, I called them and they will not let you put a parking lot that backs out on to a state highway at this time. So, Canal Street is by far the busiest street in this town, you have a lot of traffic in there that's turning in, in every which way and festivals and everything else that have people backing out on the street is a safety hazard and I think that you should look at it strongly that way. The other thing is when you put parking in the front of your building you put maybe three or four spots, but then you take away two that are on the highway so you're really not gaining as much as you really think you are. I think the parking should be on the side or in the back which most people do have and I think that illuminated signs should just be illuminated during business hours, otherwise you're going to have something that looks like St. Mary Street or North Thibodaux or something which is unnecessary.

Mr. Breaud stated thank you for your comments. This is the last call from the public for comments. Is there anybody else in the public for comments? Second call, third and final call. I know we had two people in the audience that requested to minimize or restrict some illuminations that is not on the agenda tonight, that can always come back to this Commission as another alternative but tonight what's on the agenda is a request that any and all signs in an RB Zoning District shall be illuminated only during normal working hours and that's what the vote is going to be taken on. Any other request like I said for minimizing illumination can come back at a later date. Any comments back from our Commissioners they've been pretty quiet they've been listening, a lot of listening; any further comments? Mr. Kearns replied I do. Mr. Breaud replied go ahead Mr. Kearns. Mr. Kearns stated my main problem with this particular request is this, I find it very hard, scratch that, impossible to tell business people to turn the lights off on their signs when the residential people have spot lights on their homes, they have their porch lights lit, have their landscaping lights lit and yet the business must remain in dark. Now, I agree wholeheartedly in an RB there should be some limitation as to the illumination I'll go along with that, but to turn it off completely I don't see, I just don't see that, I see that as very one-sided and really turning our backs on commercial property in order to do that when the house right next door is lit up. It's just my personal opinion on it. Mr. Breaud stated any other comments, Administration anything further? Mr. Soignet replied no we're good. Mrs. Thomas replied I have one. Mr. Breaud replied go ahead. Mrs. Thomas stated for...Mrs. Adams talked about safety, you know a lot of us is getting older and sees it and the country is not the same as it was when you were younger. I'm looking at those lights as that it could be a value to you with the lights and the cameras. It may be a nuisance to you now but one day it may save your life. If you ever lived in a big city you know that is needed. If you just look at the news and watch what's going on in New Orleans, no we don't have a lot crime here at this time but who says we won't have it, so I think you would want to consider keeping those lights and those cameras up there because it's property protecting your property. Mr. Breaud stated okay, no further comments? **Alright, let me just go over the request is**

to have any and all signs in an RB Zoning District shall be illuminated only during normal work hours, for this to pass we would need a motion and somebody to second the motion and three votes so I still need a motion, it doesn't have to be seconded, it doesn't have to be voted it's up to your will on how you want to handle this but I will entertain a motion to consider a request by Mr. Block to change any and all signs in the RB Zoning District shall be illuminated only during normal working hours, I'd ask somebody to make that motion and then we'll vote on it; moved by Mr. Mire, 2nd by Mr. Delatte; I'll have a roll call vote. Now, we're voting...a no vote is that you're leaving it the way it is, a yes vote you're voting to amend it, to accept the amendment okay. Ruby, call the roll please. Motion fails; all members voted against amending that the illumination of signs be lit only during normal working hours; thank you all. I thank everybody for their input on this it was some great discussions.

The next request we kind of handled it the same, but I'll listen to more comments if there is anything different is **to consider request by Harold M. Block to revise City of Thibodaux's Comprehensive Zoning Ordinance Article 7 Section 704 – Required Off-Street Vehicle Parking Spaces, by adding Section B. to read as follows: "In the RB Zoning District parking spaces shall not be permitted in front of the structure. Parking spaces shall be located on the side or rear of the structure."** Now I think Dr. Maki brought up a good point about safety, that's the only one I heard that talked about safety tonight. It's not a good condition to back onto a state highway for sure and of course he even brought out that the state doesn't allow parking lots on that so I think that should be handled in the Canal Boulevard section. I don't like the idea either but as many people spoke tonight there are no other places, rather than have a vacant building sit there because they can have a business because there's no parking I really can't see us restricting it to only the backs and sides because a lot of these areas don't have back and sides for parking so I'll open it up for a little bit more discussion on this issue, if anybody wants to speak or say something different than was said before if any of the Commissioners want to address first on the parking issue, you all want to say anything more or....Mr. Kearns stated the thing that I'm concerned with is some businesses especially in the RB District that's located on the batture on Highway One, if they can't park in the front they have to close the doors. I'm looking at Jones, Bourg, Carmouche and there is no side or rear, the same with Jones' Insurance there is no side of rear that they can park, they only have the front. Mr. Breaud stated and we've heard the Texaco building that's been vacant for many, many years that went to court already for issues with that this owner has been trying to put this thing back into commerce and if we don't allow parking in the front of that business it's going to stay vacant for another twenty-five years or whatever. So, restricting while it sounds good for safety reasons and I agree to safety we shouldn't be backing on a state highway, I'd prefer to have those businesses occupied with some kind of commerce going in it and all of these businesses that he's doing has got to go to the permitting section of the City of Thibodaux and the city can make recommendations when these permits come to them of trying to minimize depending on safe conditions or however they can see fit, I mean there's a possibility of something were we can minimize this to driveways coming in and out, but that's part of what the permitting section can look at when a permit is requested from those guys. So, anybody in the public wants to speak on this one more time or you all heard enough; Mr. Block.

Harold Block, 515 Canal Boulevard, came forward and stated I'm not much for beating dead horses but I just want to make two comments. 1) I agree with you, Jones Insurance and so forth has an issue, they're grandfathered. 2) Mr. Lafaso's property is a very wide property I think he would have plenty of room on the side on the down the bayou side and plenty of room on the up the bayou side parking. Now, again it's also a very deep property so you wouldn't really have to back onto the highway but I would just point out that anyone who currently has parking in front is going to be grandfathered so it's not going to be an issue but it could save some as Dr. Maki said and the Chairman agreed it could save some lives in the future if we don't permit people to back up onto Canal Boulevard onto some of the other busy roadways or a narrow street like Narrow Street, thank you.

Mr. Breaud replied thank you.

Benjamin Comeaux, on behalf of Century21 Action Realty, came forward and stated I just want to point out one thing to this Commission and Mr. Block addressed it just recently, there are less restricted means to gain safety. Permitting, not backing out that's not really on the table today, today we're saying no parking in front of the structure but there are structures that have parking in the front and you do not have to back onto a street. There's ingress and egress by driveways and other means. I would ask that this Commission would consider the fact that there are less restrictive means available to accomplish safety, thank you.

Mr. Breaud stated thank you. Second call public; third and final call public, final comments from the Commissioners. Is there anything from Administration on this issue? Mr. Soignet replied no. Mr. Breaud stated okay, same thing here I'll entertain a motion the request is that in an RB District parking spaces shall not be permitted in front of the structure. Parking spaces shall be located on the side or rear of the structure. It would take a second and three votes to

pass this so, somebody wants to make a motion to address this issue? Moved by Mrs. Thomas, 2nd by Mr. Kearns; roll call vote again. Motion fails, all members voted against amending that in an RB District parking spaces shall not be permitted in front of the structure. Parking spaces shall be located on the side or rear of the structure.

I thank all of you for your input and the respect for each other on this and Mr. Block I don't want to discourage you I know you've been up here a few times and we've shot you down quite a few times. There are some other options, if bright lights is an issue, come back with some lamination requirements maybe for our consideration but just to put these guys in the dark I don't think is the answer we're looking for. I don't think we want to drive these commercial businesses out of business and we have a bunch of vacant businesses that we would deal with in town, I don't think that would work either so. I encourage you to be active in the community and continue to voice your opinions on which you are and I thank everybody for coming and express your opinions.

Is there any other matters properly brought before the Commission? With there being none, meeting adjourned, thank you.