

**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
OCTOBER 4, 2017**

The Planning and Zoning of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, on Wednesday, October 4, 2017 at 5:00 P.M.

There were present: Clay Breaud, Ed Delatte, Robert Mire, Mark Kearns and Cheryl Thomas.

Absent: None

The minutes of the September 6, 2017 Planning and Zoning Meeting were approved as written.

Clay Breaud, Chairman of the Board, read the next item on the agenda due to the property owners not being present to address the Board to re-zone property along W. Bayou Road from B-1 to C-1 Zoning District. He spoke briefly on spot zoning and stated this would not be considered spot zoning since the adjacent property is zoned C-1. He also questioned what the owner is proposing for this location.

Roland Soignet, Zoning Administrator, stated the property owner has interest of opening a Beauty Salon for the proposed zoning change.

Fran Middleton, 100 Ormonde Drive, addressed the Board, a brief discussion took place and questions were answered by the Board and Zoning Administrator. Mrs. Middleton spoke against the re-zoning of the property.

Mark Kearns gave a brief overview of Mr. Mires request to re-zone the property. Ed Delatte and Cheryl Thomas expressed their concerns with extending C-1 Zone that it would continue to encroach on the residential area. A brief discussion was had by Board members to table request.

On motion of Cheryl Thomas, seconded by Ed Delatte, the Board voted on a motion to table due to the property owner Wayne Mire not being present. Upon roll call the vote was as follows:

YEAS: Breaud, Delatte, Thomas

NAYS: None

ABSTAINED: Kearns, Mire

ABSENT: None

Matt Ledet, T. Baker Smith, 1100 S. Acadia Road, addressed the Board representing Acadia Agricultural Holdings with his request for sketch and preliminary plat approval for division of remaining area of the Audubon/South Acadia Park Subdivision into Tracts L, M, N-1, N-2, I, J, K-1 & K-2 located on the northwest side of Erwin Drive approximately 250' south from the intersection of S. Acadia Road in Sections 32, 33 & 166, T15S-R16E, City of Thibodaux, Louisiana. Mr. Ledet gave an overview of the project with the extension of Emporium Avenue connecting the tie to S. Acadia Road. He also stated all utilities and drainage will be provided.

Clay Breaud posed questions regarding the depth of the drainage ditch going from a 12' bottom down to a 4' bottom.

Joseph Fournet, T. Baker Smith, 1100 S. Acadia Road, addressed the Board and gave a brief overview of the project with the drainage not being for detention but more for capacity purpose for the entirety of that development being commercial.

Clay Breaud conveyed his concerns to increase the size of the drainage servitude from 15' to 25' to maintain ditches.

Joseph Fournet, T. Baker Smith, 1100 S. Acadia Road, also stated he would discuss with his client but didn't foresee a problem.

Carl Toups, 209 Erwin Drive, also addressed the Board with regards to concerns the affect the drainage will have on the property. A brief discussion took place and questions were answered by the Board and T. Baker Smith.

On motion of Robert Mire, seconded by Ed Delatte, the Board voted on a motion to approve the request with the condition the drainage servitude be increased to 25' in lieu of 15'. Upon roll call the vote was as follows:

YEAS: Breaud, Delatte, Mire, Kearns, Thomas

NAYS: None

ABSTAINED: None

ABSENT: None

A discussion took place in regards to the City Council agenda referencing the parking and lighting of signs in the RB Zoning District.

There being no further business the meeting was adjourned.

Liz Guidry, Secretary

Roland Soignet, Zoning Admin.