

**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
NOVEMBER 1, 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, November 1, 2017 at 5:00 P.M.

There were present: Clay Braud, Robert Mire and Mark Kearns.

Absent: Ed Delatte and Cheryl Thomas

The minutes of the October 4, 2017 Planning and Zoning Meeting were approved as written.

Cassie Braud, 102 St. Rose Drive, addressed the Board representing Cousin's Properties, L.L.C with regards to the property to be re-zoned owned by Christopher J. Boudreaux, L.L.C. located at 101 & 119 N. 13th Street from an R-3 to a C-2 Zoning District. Mrs. Braud gave an overview in favor of the proposed zoning change that it would conform to the zoning standard, adjacent properties and the general area being predominantly commercial. She also stated no intended use had formally been defined but there has been consideration of seafood retail and maybe snowball sales and/or other similarities.

Questions were posed by Chairman Clay Braud and Board member Robert Mire concerning notification of the nearby property owners and/or any concerns by neighboring residents with re-zoning of the property.

Roland Soignet, Zoning Administrator stated he received one call questioning the zoning change, but they voiced no concerns.

A discussion took place and questions were answered by Board members, Roland Soignet and Cassie Braud in reference to lot size requirements and setbacks for residential and commercial zones.

Fran Middleton, 100 Ormonde Drive, addressed the Board with concerns of R-2 and R-3 being so different from C-2 Zoning District. It would be very invasive and she opposed the zoning change.

Mark Kearns, Board member, stressed his concerns of extending C-2 further into a residential area. Mr. Kearns also stressed his concern of bringing more heavy traffic onto the streets of North Thibodaux. C-2 is heavy commercial and doesn't have a positive impact on this area.

On motion of Mark Kearns, seconded by Robert Mire, the Board voted on a motion to consider the request by Christopher J. Boudreaux, L.L.C. to re-zone property located at 101 & 119 N. 13th Street from R-3 to a C-2 Zoning District. The motion failed by a vote of (0) yeas, (3) nays, (0) abstention and (2) absent.

YEAS: None

NAYS: Braud, Mire, Kearns

ABSTAINED: None

ABSENT: Delatte, Thomas

Matt Ledet, T. Baker Smith, 1100 S. Acadia Road, addressed the Board representing Jaron Development requesting sketch and preliminary plat approval for division of property within Acadia Plantation, Phase 2A of Village 1, Project C, Square 27 into Lots 1, 2, 3 & 4 located on the north side of Rue Colette east from intersection of Rue Etienne in Sections 38 & 39, T15S-R16E, City of Thibodaux. Mr. Ledet gave an overview of the project. A

discussion ensued and questions were answered regarding the project from commissioners and the Zoning Administrator. Mr. Ledet also noted these lots will extend ownership into the existing ponds and there will be a 25' maintenance servitude and setback from the existing high bank and will be maintained by HOA.

Clay Breaud, Chairman of the Board, request the servitude be labeled as 25' private servitude due to the City not having to maintain the pond.

On motion of Mark Kearns, seconded by Robert Mire, the Board voted on a motion to approve the request by T. Baker Smith for sketch and preliminary plat approval for division of property within Acadia Plantation, Phase 2A of Village 1, Project C, Square 27 into Lots 1, 2, 3 & 4 as presented on the map. The motion carried by a vote of (3) yeas, (0) nays and (2) absent.

YEAS: Breaud, Mire, Kearns,

NAYS: None

ABSTAINED: None

ABSENT: Delatte, Thomas

Trey Chauvin, Leonard Chauvin PE, PLS, Inc., 627 Jackson Street, addressed the Board representing Plantation Acres, L.L.C., J.B. Levert's Development Company for sketch and preliminary plat approval of Rienzi Village Townhomes, Addendum No. 4 located on Swanson Dr. approximately 285' nor of Arlington Dr. in Section 114, T14S-R16E, City of Thibodaux, Louisiana. Mr. Chauvin gave a brief overview of the project. He also noted a pond will be created and will be maintained by the Homeowners Association for those properties that back up to the pond. Utilities are there, it's basically an extension of the street.

Clay Breaud, Chairman of the Board, request to see construction documents before going to construction. A discussion ensued and questions were answered by Mr. Chauvin.

On motion of Mark Kearns, seconded by Robert Mire, the Board voted on a motion to approve the request by Plantation Acres, L.L.C. for sketch and preliminary plat approval of Rienzi Village Townhomes, Addendum No. located on Swanson Drive. The motion carried by a vote of (3) yeas, (0) nays and (2) absent.

YEAS: Breaud, Kearns, Mire

NAYS: None

ABSTAINED: None

ABSENT: Delatte, Thomas

Trey Chauvin, Leonard Chauvin PE, PLS, Inc., 627 Jackson Street, addressed the Board representing Lawrence Robertson for division of Lots H & I of the Louis P. Braud Property into Lots H-1, H-2, H-3, H-4, I-1, I-2, I-3 & I-4 located on the west side of Ledet St. approximately 200' north from intersection of Iris & Ledet St. in Section 27, T14S-R16E, City of Thibodaux, Louisiana. Mr. Chauvin gave an overview of the request to subdivide these large tracts into four individual properties and sewer services will have to be installed with acceptance of the request.

Clay Breaud, Chairman of the Board, noted these would be considered flag lots and typical subdivision regulations require 50' frontage on streets. He suggested a variance for lot frontage of 25' in lieu of 50'. Questions were also raised about drainage and were answered by Mr. Chauvin.

On motion of Mark Kearns, seconded by Robert Mire, the Board voted on a motion to approve the request by Leonard Chauvin, PE, PLS, Inc. on behalf of Lawrence Robertson for division of Lots H & I of the Louis P. Braud Property into Lots H-1, H-2, H-3, H-4, I-1, I-2, I-3 & I-4 located on the west side of Ledet St. approximately 200' north from intersection of Iris & Ledet Street provided that a variance be granted for these flag lots that will allow a 25' frontage in lieu of the 50' frontage in this particular district. The motion carried by a vote of (3) yeas, (0) nays and (2) absent.

YEAS: Breaud, Kearns, Mire

NAYS: None

ABSTAINED: None

ABSENT: Delatte, Thomas

A brief discussion took place in regards to re-zoning along Highway 308 that was tabled at last month's meeting and having it placed on next month's agenda as a new request. Mr. Breaud also discussed the upcoming City Council agenda referencing the parking and lighting of signs in the RB Zoning District. He also questioned new development coming into the City.

There being no further business the meeting was adjourned.

Liz Guidry, Secretary

Roland Soignet, Zoning Admin.