



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
MARCH 7, 2018**

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, March 7, 2018 at 5:00 P.M.

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

Absent: Mark Kearns

The minutes of the February 7, 2018 Planning and Zoning Meeting were approved as written.

Shonell Tolbert, 613 Maple Street, addressed the Board with his request to re-zone property located at 1001 A & B Plantation Road from an R-3 Zoning District to a C-1 Zoning District with the intent to open a beauty salon at 1001 B Plantation Road along with the existing store at 1001 A Plantation Road.

Board members had a lengthy discussion and questions were answered concerning parking, the length of time concerning business closure and also the historical use of the building. Board members deemed this request not to be considered spot zoning due to the adjacent C-1 property.

Roland Soignet, Zoning Administrator, stated C-1 would be required in the current zoning ordinance to open a beauty salon and the existing grocery store would be grandfathered in.

Effie Price, 1137 Louise Street, Dale Plaisance, 1139 Louise Street, Burnell Tolbert, Louise Street, addressed the Board in favor of the zoning change from R-3 to C-1.

Jerry Jones, 1132 Louise Street, addressed the Board in opposition of the zoning change from R-3 to C-1.

Councilman Lloyd "Chip" Badeaux, addressed the Board expressed his concerns about the other types of businesses that would be allowed in a C-1 zone. Mr. Badeaux also made the suggestion of allowing it to come in as a Special Exception.

Connie Williams, 810 President Street, addressed the Board and posed questions if he would be allowed to make it a larger store.

On motion of Robert Mire, seconded by Ed Delatte, the Board voted on a motion to approve the zoning change from R-3 to C-1 Zoning District. Upon roll call the vote was as follows:

YEAS: Breaud, Delatte, Mire, Thomas

NAYS: None

ABSTAINED: None

ABSENT: Kearns

Adam Papa, Leonard Chauvin, P.E., P.L.S., Inc., 211 E 12th Street, addressed the Board on behalf of Anthony Dover requesting final plat approval of the division of a portion of Lot 51 into Lots 51-A & 51-B located on the West side of St. Louis Street approximately 145' South from W 6th Street in Section 24, T15S-R16E, City of Thibodaux, Louisiana.

Clay Breaud, Chairman of the Board, stated this is an older section of town with existing buildings encroaching on the property line, but would be grandfathered in. He also posed questions referencing adequate sewer and water service in this area.

Roland Soignet, Zoning Administrator, stated all utilities services are in place and setbacks are in compliance.

On motion of Ed Delatte, seconded by Robert Mire, the Board voted on a motion to approve the request to subdivide Lot 51 into Lots 51-A & 51-B as shown on the map presented by Leonard Chauvin dated February 8, 2018. Upon roll call the vote was as follows:

YEAS: Breaud, Delatte, Mire, Thomas

NAYS: None

ABSTAINED: None

ABSENT: Kearns

There being no further business the meeting was adjourned.

Liz Guidry, Secretary

Roland Soignet, Zoning Admin.