



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
MAY 2, 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, May 2, 2018 at 5:00 P.M.

There were present: Commissioners Breaud, Delatte, Mire, Kearns and Thomas.

There were also present: Roland Soignet, Jr., Zoning Administrator

Absent: None

The minutes of the April 4, 2018 Planning and Zoning Meeting were approved as written.

Clay Breaud, Chairman of the Board, presented the Board with the request by Timothy Dupre to be granted a special exception to operate a karate dojo at 401-A Talbot Avenue with an R-3 Zoning District. Mr. Breaud posed questions as to why a special exception is being requested.

Roland Soignet, Zoning Administrator, stated the business had closed down for more than a year and a half and Mr. Dupre wants to come in as the previous business and it is no longer allowed as a permitted use in an R-3 District, but would be allowed to come in as a special exception.

On motion of Kearns, seconded by Delatte, the Board voted on a motion to allow a karate dojo as a special exception in an R-3 Zoning District. Upon roll call the vote was as follows:

YEAS: Breaud, Delatte, Mire, Kearns, Thomas

NAYS:

ABSTAINED:

ABSENT:

Roland Soignet, Jr., City of Thibodaux Zoning Administrator addressed the Board with his request to revise Article 9, Section 907 B with the addition of item "2. Signs are prohibited on the batture (area between highway and bayou) of Bayou Lafourche within the city limits except area beginning at Ridgefield Road going west to the corporate city limits. Signs are also prohibited on North Canal Boulevard from Bayou Lafourche north to the corporate city limits. The prohibited area on North Canal Boulevard shall be that area measuring 400' out from the center line of the thorough-fare extended both in an easterly and westerly direction."

Clay Breaud, Chairman of the Board along with other board members posed questions as to Mr. Soignet's intentions for the proposed request.

Roland Soignet, Jr., Zoning Administrator stated the change is needed to correct the placement of the verbiage in the ordinance pertaining to the location of off-premise signs versus the type of signage that is allowed.

John Lafargue, 215 East Bayou Road addressed the Board and is in favor of the change.

Miki Pfeffer, 1961 Highway 308, Fran Middleton, 100 Ormonde Drive addressed the Board and spoke against permitting signs on the batture and the verbiage should be more specific.

Brett Moreaux, 301 East Bayou Road addressed the Board to get a clarification on the change.

On motion of Kearns, seconded by Thomas, the Board voted on a motion to accept the request by Mr. Soignet to add the paragraph under Article 9, Section 907 B, 2. Upon roll call the vote was as follows:

YEAS: Breaud, Delatte, Mire, Kearns, Thomas
NAYS:
ABSTAINED:
ABSENT:

Roland Soignet, Jr., City of Thibodaux Zoning Administrator addressed the Board with his request to revise Article 9, Section 907 G.1 (i) by removing this section from the ordinance and replacing the verbiage under Section 907 B.2 referenced above.

Clay Breaud, Chairman of the Board stated this is the same discussion we just had referencing the previous item on the agenda, it's just moving it to the appropriate location in the ordinance.

On motion of Mire, seconded by Delatte, the Board voted on a motion to remove Article 9, Section 907 G.1 (i) from the Ordinance and replace it within verbiage under Section 907 B.2. Upon roll call the vote was as follows:

YEAS: Breaud, Delatte, Mire, Kearns, Thomas
NAYS:
ABSTAINED:
ABSENT:

Roland Soignet, Jr., City of Thibodaux Zoning Administrator addressed the Board with his request to revise Article 2, Section 202, Definitions by adding the definition of "Restaurant, Quick Serve: A restaurant where customers order and are served their food at a counter in packages prepared to leave the premises or eat on site."

Clay Breaud, Chairman of the Board posed questions as to why the need for the new definition and a clarification of Restaurant, Quick Serve such as Subway versus fast food restaurants such as Burger King or Sonic.

Roland Soignet, Jr., Zoning Administrator stated quick serve would be ordering at a counter and dine-in or take-out, where as fast food would be the same but having a drive-thru.

On motion of Kearns, seconded by Delatte, the Board voted on a motion to revise Article 2, Section 202 Definitions by adding the definition of "Restaurant, Quick Serve." Upon roll call the vote was as follows:

YEAS: Breaud, Delatte, Mire, Kearns, Thomas
NAYS:
ABSTAINED:
ABSENT:

Roland Soignet, Jr., Zoning Administrator addressed the Board with his request to revise Article 7, Section 704, Table 7.1: Off-Street Vehicle Parking Requirements as follows:

Restaurant, Fast-Food: 2 1 space/100*s f GFA dining area plus 3 stacking spaces for drive-through
Restaurant, Specialty: 2 spaces plus 2 spaces/150* sf GFA dining area
Restaurant, Quick Serve: 1space/100* sf dining area

Mr. Soignet stated the Ordinance now requires more parking spaces for fast-food restaurants than full-service restaurants and in his opinion it doesn't make sense because in

fast-food, their business is mostly drive-thru. The number of spaces should be calculated by dining area, not gross floor area.

Clay Breaud, Chairman of the Board, Roland Soignet, Zoning Administrator and other Board members had a discussion whether or not this is prohibiting businesses from coming in, if it would be enough parking with reducing the number of parking spaces, would it include employee parking and the classifications of definitions were also discussed.

Gene Richard, City Councilman addressed the Board with his concerns to further research parking standards whether it should be determined by gross floor area or dining area before making a decision.

Ann White, 216 Lafourche Drive, Justin Tenney, 1010 Highway 1, addressed the Board with their concerns of not having adequate parking.

Troy Bellanger, Levert Land Company, 813 Rosedown Drive addressed the Board and gave a brief overview of parking layout requirements and how some businesses have their own minimum number parking requirements and how shared parking works to have adequate parking to satisfy their needs.

Marguerite Knight Erwin, 840 E 1st Street addressed the Board with her concerns of adequate parking referencing Jimmy John's and other fast food restaurants if the parking requirements would be cut in half would it still be enough. Mrs. Erwin also posed questions as to employee parking if that is taken into consideration and felt there should be some scientific and adequate research before making a final decision.

Roland Soignet, Zoning Administrator stated just the square footage of the dining area should be considered rather than gross floor area and feels it would be adequate parking and if not, the required number of parking spaces for dining area could be increased.

Miki Pfeffer, 1961 Highway 308 addressed the Board with questions regarding parking requirements in multi-tenant buildings and how some businesses seem to have inadequate parking.

Clay Breaud, Chairman of the Board stated there's no shared parking amongst businesses and each business has to provide the required parking based on the gross square footage. Mr. Breaud also stated with the advice of the Council the request should be tabled to have further research on parking standards. Cutting parking requirements in half could double parking issues.

On motion of Mire, seconded by Delatte, the Board voted on a motion to table the request to revise Article 7, Section 704, Table 7.1: Off-Street Vehicle Parking Requirements to further research parking standards. Upon roll call the vote was as follows:

YEAS: Breaud, Delatte, Mire, Kearns, Thomas

NAYS:

ABSTAINED:

ABSENT:

Archie Chaisson, III, City of Thibodaux Public Works Director addressed the Board with his request to place a 90-day moratorium on the issuance of any billboard permits within the corporate limits of the City of Thibodaux. Mr. Chaisson stated anything existing would not be prohibited from being put up; this would just stop any new billboard permits from being issued until a study can be put together with Steve Villavaso to see if the City has maximized its billboard potential.

Clay Breaud, Chairman of the Board stated any permitted signs would be allowed to be put up and would be allowed to continue to exist even with possible future changes those signs would be grandfathered in as long as the signs are maintained.

John Lafargue, 215 East Bayou Road addressed the Board in favor of the moratorium and felt it should be effective immediately. Mr. Lafargue also suggested the study be broadened to include all signs and not just billboards and there should be citizen involvement.

Brett Moreaux, 301 East Bayou Road addressed the Board with his concerns clarifying the erection of billboard signs that were done in error and doesn't feel there is a need for the moratorium.

Mark Kearns, Commissioner stated the moratorium is to look at billboards in general, as an overview of where signs go in Thibodaux.

Archie Chaisson, City of Thibodaux Public Works Director stated the moratorium will not have any effect on existing signs or permits.

Fran Middleton, 100 Ormonde Drive addressed the Board in favor of the moratorium and the study.

Marguerite Knight Erwin, 840 East 1st Street addressed the Board with her concerns if the moratorium is passed the study should be included.

Justin Tenney, 1010 Highway 1 addressed the Board with his concerns and is favor of the moratorium.

Gene Richard, City Councilman, 516 Foret Street addressed the Board with his concerns about making the signs legal because by Ordinance they are illegal.

On motion of Mire, seconded by Delatte, the Board voted on a motion to approve the request to place a 90-day moratorium on the issuance of any billboard permits with the condition there is a comprehensive study included pertaining to the Sign Ordinance and city administration come back with recommendations. Upon roll call the vote was as follows:

YEAS: Breaud, Delatte, Mire, Thomas

NAYS:

ABSTAINED: Kearns

ABSENT:

Archie Chaisson, III, Public Works Director addressed the Board with his request to revise Chapter 18 – Subdivisions, Section 18-133 – Maintenance of Improvements to read as follows: “The applicant shall be required to file a two (2) year maintenance bond with the City Council, prior to dedication, in the amount equal to ten (10) percent of the construction costs, in order to assure the satisfactory condition of the required improvements on the individual subdivided lots, for a period of two (2) years after the date of their acceptance by the City Council and dedication of same to the City of Thibodaux. In lieu of a two-year maintenance bond, the developer may provide a letter of credit for a period of three years with the third year allowing for the procedure of drawing on the letter of credit, if necessary.” Mr. Chaisson requested to pull the item from the agenda to further review the wording / language and would address it at a later date.

There being no further business the meeting was adjourned.

Liz Guidry, Secretary

Roland Soignet, Zoning Admin.