



**AGENDA**  
**CITY OF THIBODAUX**  
**PLANNING & ZONING COMMISSION**  
**310 W. 2<sup>nd</sup> Street**  
**April 14, 2010 at 6:00 P.M.**

1. Meeting called to order

2. Pledge of Allegiance

3. Roll Call: Melvin Adams	P__	A__	(E or X) ___
Clay Braud	P__	A__	(E or X) ___
Marguerite Erwin	P__	A__	(E or X) ___
Robert Mire	P__	A__	(E or X) ___
Mark Kearns	P__	A__	(E or X) ___

4. To consider a request by Leonard Chauvin, Inc. on behalf of Roger Braud for final plat approval of division of a 9.136 acre tract of land into Lots C, D, E, F, G, H & I situated on the south side of Gerald Peltier Dr. approximately 250' south of intersection of Gerald Peltier Dr. approximately 250' south of intersection of Gerald Peltier Dr. and Ledet St. in Section 27, T15S-R16E, City of Thibodaux, Lafourche Parish, Louisiana.

5. To consider a request by T. Baker Smith, Inc. on behalf of Jaron Land Development Co., L.L.C. for sketch and final plat approval of subdivision of Tract C within the Audubon/South Acadia Park Subdivision situated on the south side of S. Acadia Road approximately 25' south/east of Preferred Place in Section 32, T15S-R16E, City of Thibodaux, Lafourche Parish, Louisiana.

6. To consider a request by Milford & Associates, Inc. on behalf of Gambetta, L.L.C. for final plat approval of Colonel's Courtyard town home development – Phase I to be located on the west side of Louise St. approximately 113' south from corner of Wolfe St. located in Sections 18 & 19, T15S-R16E, City of Thibodaux, Lafourche Parish, Louisiana.

7. To consider a request by Milford & Associates, Inc. on behalf of Gambetta, L.L.C. for preliminary plat approval of Colonel's Courtyard town home development – Phase II to be located on the west side of Louise St. approximately 113' south from corner of Wolfe St. located in Sections 18 & 19, T15S-R16E, City of Thibodaux, Lafourche Parish, Louisiana.

8. To consider a request by Errol Price, Zoning Administrator for the Planning and Zoning Commission to determine the correct district classification placement for a recycling business.

9. To consider a request by Errol Price, Zoning Administrator for the Planning and Zoning Commission to review suggested revisions to Article VIII, Town House Developments, Section 18-192 (4) Separation requirements with the addition of (4)-"c. No town house shall be constructed without a rear yard exit discharge. The exit discharge shall provide a direct and unobstructed access to a public way. (Definition for exit discharge and public right of way: refer to Chapter 10 Means of Egress in the IBC 2006 Code Book) The exit discharge shall be at least five (5) feet wide, level and paved to the public way."

10. To consider a request by Errol Price, Zoning Administrator for the Planning and Zoning Commission to review suggested clarifications to rear yard setback in Article VIII, Town House Developments, Section 18-192 "(5) Yards. There shall be a twenty-five (25) foot yard along sides and rear of each town house site wherever it adjoins a lot containing detached single family dwellings in R-1, R-2, R-3 and R-4 or vacant lots in R-1, R-2, R-3 and R-4 districts. This twenty-five (25) foot yard setback shall not apply where the adjoining vacant property in R-2, R-3 and R-4 districts has deed restrictions in place prohibiting the construction of a detached single family dwelling on the vacant property. ~~and a~~ A five (5) foot side and ten (10) foot rear yard setback shall apply in any other circumstances not addressed herein."

11.. **To have a Town Hall meeting with local developers to discuss the City of Thibodaux's Zoning Ordinance.** On October 8, 2009 the City of Thibodaux awarded the South Central Planning and Development Commission (SCPDC) a contract to assist in the review of the City Zoning Ordinance. As part of this contractual agreement, SCPDC will meet with members of the Planning Commission, City Administration, Developers, and the general public to review concerns and determine issues that are relevant in the Thibodaux Zoning Ordinance.

12. Any other matters properly brought before the Commission.