



**OFFICIAL MINUTES  
PLANNING AND ZONING BOARD  
November 14, 2001**

Members present: Clay Breaud, Lloyd Ragas, Melvin Adams, Bert Boquet and Marguerite Erwin

Members absent: None

Also present: Kermit Kraemer, Public Works Director, Delvin Portier, Jr., Administrator and Ruby Maggio

A motion to accept the minutes from the October 10, 2001 meeting was made by Marguerite Erwin and seconded by Lloyd Ragas, all members were in favor.

**The first item of business was to consider a request by David Waitz Engineering and Surveying, Inc. on behalf of Denise Ayo for sketch and final plat approval for redivision of Lot 8 of E.P. LeFort's Addition to the town of Thibodaux into Lots 8-A and 8-B, located in Section 27, T15-S, R16-E, Thibodaux, Lafourche Parish, Louisiana.**

Mr. David Waitz came forward and stated that basically they had two existing houses on one lot for the referenced redivision and what they were requesting was to take that one lot and divide it into two and cutting out both houses. Everything was existing, even the utilities, however, he thought some of the utilities may cross one of the lines on the lots, or both lots and whether the houses were there or not, the redivision of property still confines with the city's requirements. He thought if somebody bought the next lot it was a matter of relocating the services and getting a new service hooked up to it and getting them switched over. They were requesting a variance on the front footage of the 50' but all of the other requirements were met. Mr. Breaud replied they had been furnished two letters by the utility department, one of them was the sewerage that you mentioned, he thought both homes were under one connection and the city would require those connections to be separated for the sewerage. Mr. Waitz replied he didn't think that was a problem. Mr. Breaud stated and also on the gas, the gas service was located on one lot, which would only present a problem for the landowner, he guessed, one land owner could always tell the other guy to get the other guy to get his service off of the lot. Mr. Waitz stated that point, it really wasn't a problem to switch it. Mr. Breaud asked if there were any other comments by the Commission. Ms. Erwin stated she had actually visited this house, it makes sense, she wants to sell this other portion, and there are two houses there. Mr. Ragas stated it was just one behind the other. Mr. Breaud asked Mr. Kraemer if he had any problem with accepting this provided that the requirements of the utilities as presented are met. Mr. Kraemer replied no sir. Mr. Adams asked what about the shed on the rear lot, it would be closer than 5'. Mr. Breaud asked if he was talking about the shed along the side property line, what does that consist of? Ms. Denise Ayo replied it was just a utility shed and before the property would be sold it would be removed because she didn't want it there. Mr. Waitz asked if she could move it if it needed to be. Ms. Ayo replied it would be removed. Mr. Breaud stated so it is to be removed. Ms. Ayo replied right, it would be torn down before she would allow the house to be sold because it was to the front and anything that they do would be required to be done to the back or side yard which they would have enough of. Mr. Breaud asked if there were any other comments, if not, he needed a **motion to accept the subdivision that was presented provided that they meet the conditions as presented to them by the utility department, with the variance of the 50' frontage lot, motion was made by Ms. Erwin, seconded by Mr. Ragas....** Mr. Waitz stated so it still can't be finalized until the utilities... Mr. Breaud replied it was a conditional approval, what they would have to meet, that's what we wanted right Kermit, the sewer services separated, is that right? Mr. Kraemer replied correct. Mr. Waitz replied before it's been signed and recorded and everything else. Mr. Kraemer replied right. Mr. Portier replied the way he understood it, it might be, but they weren't sure, so it would be up to the owner to dig it up and see where the tap is, if it's on separate taps, it might be, they just couldn't trace it. It was either tied into the house or tied into a separate "Y" or tap coming in from the main line, so they had to dig it up and let them know or see it. Mr. Breaud replied if you've got water and gas on separate meters you can do the bill separately, right now if you are under one sewer service the house in the back would be getting free sewer service so that's why the city is requesting that they be divided. Ms. Ayo replied she thought it was separate because it was Ms. Lillian Chifanni's property and all of that property was separately billed. Ms. Erwin replied she was fixing to say

it was per water meter. Mr. Kraemer replied the only thing is, the problem results if the sewer from this the rear house passes under the front house, it needs to be moved out from under the house. Now they could re-join, and it was common in the city that they have more than one house on a single tap into the main sewer line, it was not un-common especially in old neighborhoods where the "Y's" were not placed appropriately but it does need to come out from under the house if it is there. Mr. Breaud asked if the city was liable for that. Mr. Kraemer replied no, but it wasn't a situation that you would want to have because of the nature of the line that was passing underneath, there is a liability between the two people and it shouldn't be that, unless they sign a waiver. Mr. Breaud replied he would say that too, if they could sign a waiver saying that the City is not responsible for any collapse of the line, their motion on the floor right now was to meet the conditions of the City, so you need to work out whatever conditions they need to meet the utilities and whether that be a waiver of the utility service or not if left up to administration. Mr. Ragas replied and it may not be a problem, it may not be under the house. Ms. Erwin replied and that's what this says, unless the property owner can provide proof that the residence has it's own tap in then it complies. Mr. Portier replied if you get a plumber in there just to come dig it up and call them up to see where it ties in, that's all they needed to know. Ms. Erwin stated, otherwise the separate tie in connection would have to be installed, she could give him a copy if he didn't have one. Mr. Ragas replied it was approved but it has to meet the City's conditions. Mr. Breaud stated all in favor, signify by saying "I", all members were in favor, motion carries.

Mr. Boquet replied he would still have to go before the adjustment board for that 50' though. Mr. Breaud replied no, not under this, we can't give variances for side lot lines but we can give a variance for something like this. Mr. Boquet replied we can give a variance for that. Mr. Breaud replied yes, we can't do side lot lines and offsets from house structures but this we can. Mr. Kraemer replied in the subdivision regulations this type of lot is called allowable, the specific section in the subdivision regulations call it a "flag lot."

**Mr. Breaud replied the next item on the agenda was to consider a request by the City of Thibodaux's Public Works Department for the addition of a tracer wire requirement in the design standards contained within the Subdivision Ordinance and he thought tonight what they were doing was changing that to be required under the Plumbing Code, Chapter 15, Section 15-1.86: Pipe Cleanouts, sub-section (e) Base of stacks, with the addition of item number (5), with the intent that they would come back to the Planning Commission at the next meeting for addition to the Subdivision Regulations, was that correct Delvin?** Mr. Portier replied yes and scratch out "effective immediately" too. Mr. Breaud asked Mr. Kraemer if he wanted to explain what this was. Mr. Kraemer replied basically what they had was a situation where their water lines and gas lines were all required in the city in the building codes to provide tracer wires so that they can be traced all the way to the main line. Presently the sewer lines, in the situation like we have right here with this lot, where there are two houses, we have no idea where the sewer lines pass, we know where they come out of the house but they don't know where they go on the lot after they leave the house, especially in the older houses. What they were requiring now in the newer houses they were requiring the same thing so that in the new code when plumbing is replaced so that the plumbers, and they all agree because they're the ones that are faced with running into these sewer lines from time to time and nobody knows where they are on the lot. When you're trying to lay a water line or gas line or something like that, you call for a locate, we can locate the gas, we can locate the water, but most of the time we can't locate the sewer lines very easily. That's why they would be probably be coming with that for the building code and coming back again for the Planning Commission to require that of the developers when they put in the subdivision to do the same thing, to put these tracer wires on there so that they can follow the sewer line. Also, one of the other things they probably would address is that in the newer subdivisions they would want the sewer lines from outside of the middle of the street. We would want them to be opposite the water and gas lines, on the opposite side of the street. Simply because re-surfacing, boring situations when they were trying to make services, you never know what you hit under the street and if you bore through the sewer line under the street then you've got to tear up the street to repair the sewer line. Since they have a camera in the City, they have found that several years ago they just bored right through the main sewer line under the street and probably never knew they hit it. They were running the camera through there and they had problems getting past it and one guy said we'll just run the root cutter through it, we'll get through it and I said no, let's not run the root cutter, let's run the camera up to it so we can see what it is, main gas line running right through the middle of the sewer line. Had been there for many years, fortunately it didn't rupture, could you imagine a natural gas line rupturing in a sewer line and then exploding in somebody's house and all along that street, major catastrophe. So, by having these tracer wires they would be able to find the sewer lines and would be able to better determine when people are doing work and be able to locate them better for people who run other lines, etc., so that's the whole purpose behind this. With the technology that's available, we need to take advantage of it. The plumber's love it, the guys who have to dig, they don't object. Mr. Portier replied not all of them. Mr. Kraemer replied well, just one object. Mr. Breaud replied he did a lot of design on these kind of things and normally the sewer line is put under the road,

but the sewer line is always at a greater depth than any water or gas service, you don't normally have that problem. Mr. Kraemer responded normally, but when you are boring you never know where the boring apparatus ends up. Mr. Breaud replied well the boring and technology is much greater than it was back in those days. By putting the sewer line on one side you may have to put it at a greater depth because now you've got to carry that service all the way across the right of way onto an opposite side of the road too. Mr. Kraemer replied possibly a little bit. Mr. Breaud stated let your engineers review that for you. Mr. Kraemer replied they haven't set on that but normally you try to get them out from the middle of the sewer line, the same amount of pipe, you have a shorter run on one side to make your "Y's" and you have a longer run on the other side to get to the other side of street but while traditionally it has been put in the middle of the street mainly because that was the most convenient place and when people put in sewer lines they didn't have hard surfaced streets. Now that you have hard surfaced streets it makes a little bit of difference, of course plastic lines are supposed to last forever, more so than the concrete, but then that's what they said about concrete when it replaced clay. Mr. Breaud replied they were also requiring these 12' servitudes on both sides of the road right now so it gives them a lot more room and flexibility to put services in there. Mr. Adams stated let me ask a question, is the City going into the plastic, the main lines, are they running a tracer wire with those main lines so you can detect where they are? Mr. Kraemer replied that will be required. Mr. Adams stated he knew they were going to plastic like everybody for the residences. Mr. Breaud stated for the sewer line and the services, the problem they've got finding is the services all the time not the sewer line, the services. Mr. Kraemer replied since we have the camera we have been mapping out some of these vague areas that we have and mapping them fairly effectively because we've gone back and ground truthing them and making sure that the camera distances and the physical distance on the ground are accurate and they have been fairly please with the results, within a few inches they have been able to find. There are vague areas in the City and like I said, we're going to map the entire City again underground when they are finished. They were setting aside at least one day a week to actually do this physical mapping of the sewer line for those that we don't have. We're engaging in those that we don't have right now for the next several weeks we will probably engaging in doing the sewer lines under the road program streets so that we're sure that the sewer lines under those streets are in tact prior to doing the road surfaces. So that was part of what they were about right now and with the tracer wires in the future, somebody ten, fifteen years from now will be able to find the sewer lines, main lines, "Y's" and all the different things because they're going to have to bring it all the way to the clean out that is placed in the yard so that would make it that much more effective. Mr. Breaud stated it would help but it doesn't mean that an excavator won't pull that tracer wire and pull it out too. Mr. Kraemer replied it wasn't perfect, it happens with telephone cable today, it happens with all of them, the tracer wire gets misplaced if it's not put in there properly. Mr. Breaud replied he thought it was a good idea, any other questions by the Commission, if not, he would need a motion to accept that the tracer wires be required on the installation of all sewer lines and be put into the plumbing code as requested, motion made by Mr. Boquet, seconded by Mr. Adams, all members were in favor.

Mr. Breaud asked if there were any other items to be brought before the Commission. Mr. Kraemer replied he wanted to invite them to the open house at the new office on December 5<sup>th</sup> at 10:30 AM, the ribbon will be cut and the plaque will be unveiled. Mr. Breaud asked what day of the week was that. Mr. Kraemer replied Wednesday. Mr. Breaud stated if there was no further business he needed a motion for adjournment, motion was made by Boquet, seconded by Mr. Ragas, all members were in favor.