



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
July 2, 2025**

The Planning and Zoning Commission of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, on Wednesday, July 2, 2025 at 5:00 P.M.

**There were present: Drew Andrews, Mark Kearns, Trey Ledet, Thomas Shanklin
Absent: Clay Breaud**

The minutes of the June 4, 2025 Planning and Zoning Commission Meetings were approved as written.

....upon roll call the vote was as follows:

**YEAS: Andrews, Kearns, Ledet, Shanklin
NAY: None
ABSTAINED: None
ABSENT: Breaud**

Kearns introduced request by Deonte' Reed to be granted a special exception to place a 32' x 76' mobile home on a lot located at 1355 Ledet Street within an R-4 Zoning District in accordance with Section 307 of the City of Thibodaux's Comprehensive Zoning Ordinance.

Fraleisha Robertson, 624 Percy Brown Rd, was present to represent this request on behalf of Deonte' Reed. Kearns asked if the trailer had already been purchased and she said yes. Kearns asked Public Works Secretary Monique Reulet is she had paperwork on this, and Reulet said no she only had paperwork on the purchase of the land.

Ledet asked what direction the trailer would be facing. Robertson said it would be facing Ledet Street.

On motion by Shanklin, seconded by Ledet, the Board voted to approve the request by Deonte' Reed to be granted a special exception to place a 32' x 76' mobile home on a lot located at 1355 Ledet Street within an R-4 Zoning District in accordance with Section 307 of the City of Thibodaux's Comprehensive Zoning Ordinance.

....upon roll call the vote was as follows:

**YEAS: Andrews, Kearns, Ledet, Shanklin
NAY: None
ABSTAINED: None
ABSENT: Breaud**

Kearns introduced the request by Ryanne Hill to be granted a special exception to operate a personal services establishment (hair salon) at 817-A Jackson Street within an R-3 Zoning District in accordance with Section 307 of the City of Thibodaux's Comprehensive Zoning Ordinance.

Ryanne Hill, 313 Sunset Ave, was present to represent her request. She stated that she will be opening her own salon and make her own hours. For now it will be just her but she may have other stylists in the building with her in the future. Kearns asked about the square footage of her space and Hill stated, by her measurements it is 300-350sf. Ledet asked about the square footage of the parking lot and Hill said it is about 2000sf. Ledet then asked if there is still a tree in that lot, and Hill said yes, but she did not count that area in the 2000sf. Kearns discussed the things they need to consider when approving a special exception. Andrews and Ledet discussed the number of parking spots that would be used for residents and customers.

On call for public comment:

Teet Barrilleaux, 816 Jackson Street, spoke about issues she has had with people blocking her driveway. She is not in support of this request. Diane Sanders, 214 Fairfield Drive, has a business nearby on Jackson Street and she spoke about the issues that she has had with traffic and parking. She noted that she cannot open her business on Tuesdays because of the traffic from Gym Dandy. She is not in support of this request.

Julia Haselden, 821 Jackson Street, spoke about issues she has had with people blocking her driveway, particularly when Gym Dandy is open. She had concerns about being able to get emergency services to her house due to the traffic and congestion. She is not in support of this request.

Shanklin asked what was in this building before and Hill said it was a dress shop. Andrews asked if Hill did not open would Haselden still have problems and Haselden said yes. Andrews asked if it was an on-street parking problem. Haselden said parking in front of her house should not be allowed.

Councilman Gene Richard, 516 Foret Street, stated that this is his district. He said he gets a lot of calls about this parking issue. He feels that this area is mostly residential, and he does not think there is enough off-street parking for this new business.

Emma Bolden, 225/227 W 8th Street, spoke about her issues in the area, noting that they do not have 'do not park' signs in her yard, and she does let one employee from Thibodaux Tire park on her property, but she still has issues with traffic.

Hill responded by saying that she is not Gym Dandy and whether she operates a business here or not, there will still be traffic issues. She added that she felt she was being penalized for other businesses' problems. She noted that she will adjust her hours and not take walk-ins. She also stated that she does not intend to work on Saturdays.

Shanklin noted that because this is a Special Exception, she needs to prove why she should be granted this approval. Ledet echoed the concerns about lack of off-street parking. Kearns stated that Hill's business and work ethic are wonderful but he is not sure if this is the right spot for her.

On motion by Shanklin, seconded by Ledet, the Board voted to approve the request by Ryanne Hill to be granted a special exception to operate a personal services establishment (hair salon) at 817-A Jackson Street within an R-3 Zoning District in accordance with Section 307 of the City of Thibodaux's Comprehensive Zoning Ordinance.

....upon roll call the vote was as follows:

YEAS: None

NAY: Andrews, Kearns, Ledet, Shanklin

ABSTAINED: None

ABSENT: Breaud

The motion was denied.

There being no further business, the meeting was adjourned.