

**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
FEBRUARY 3, 2021**

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, February 3, 2021 at 5:00 P.M.

There were present: Clay Breaud, Robert Mire, Mark Kearns, Cheryl Thomas, Drew Andrews

Absent: None

The minutes of the January 6, 2021 Planning and Zoning Commission were approved as written.

Rhonda Dempster, City Administration, 823 N Hidalgo addressed the Board requesting to pull items five through seven on the agenda under old business to re-zone various Lafourche Parish School Board properties and Thibodaux Health Care Center from R-4 to a C zoning district until further information can be obtained.

Clay Breaud, Chairman of the Board presented a request by Brandy Marroy to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to operate a part-time hair salon at 1739 Himalaya Avenue in a R-3 Zoning District. Mr. Breaud noted no one was present to address the request.

Commissioner Mark Kearns noted the neighbor to the Ms. Marroy has no issue with the request.

On motion of Kearns, seconded by Mire, the Board voted on a motion to grant a special exception to operate part-time hair salon at 1739 Himalaya Avenue.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Thomas, Andrews

NAYS: None

ABSTAINED: None

ABSENT: None

Trey Chauvin, Leonard Chauvin, P.E., P.L.S., Inc. addressed the Board on behalf of J.B. Levert Land Company for sketch and preliminary plat approval of Rienzi Village Townhomes, Addendum No. 5 located on the East side of North Canal Boulevard approximately 863' East from intersection of North Canal Boulevard & Arlington Drive in Section 114, T14S-R16E, City of Thibodaux, Louisiana. Mr. Chauvin gave a brief overview noting they are looking to subdivide five acres of land creating twenty-seven residential lots which is the extension of Rienzi Townhomes with twenty-seven foot wide concrete streets, subsurface drainage, with some open ditches along the back of some of the lots and through the existing servitude.

Clay Breaud, Chairman of the Board posed questions of drainage tie-in, swale and swale upkeep, orientation change of the property and water line loop.

Mr. Chauvin replied drainage was designed for a twenty-five year storm; pipes are sized to make sure the water surface will stay below the pavement to avoid flooding over roadways and a swale will be constructed to accommodate storm water runoff and water line loop will be added.

Troy Bellanger, J.B. Levert Land Company, 204 East Bayou Road noted the orientation change of the property was due to economics of the project.

On motion of Kearns, seconded by Thomas, the board voted on a motion to accept sketch and preliminary plat of Rienzi Village Townhomes, Addendum No. 5 as presented.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Thomas, Andrews

NAYS: None

ABSTAINED: None

ABSENT: None

Roland Soignet, Jr. noted the City received proposed plans for Walk-Ons to be constructed along North Canal Boulevard.

There being no further business the meeting was adjourned.