



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
April 7, 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, April 7, 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 March 3, 2021 Planning and Zoning Commission were postponed until the next meeting.

James Templeton of David A. Waitz Engineering and Surveying, Inc., 1107 Canal Blvd. addressed the Board requesting final plat approval on behalf of Peter Anderson, Jr. for re-division of Lot 15 of Emmanuel Borne Subdivision into lot 15-A and Lot 15-B located on the north side of Locust St. approximately 100' east from intersection of Hickory and Locust St. in Section 19, T15S-R16E, City of Thibodaux, Louisiana. The property went to the Board of Adjustments and they recommended approval. These are smaller pieces of property with two different buildings on the property. Mr. Anderson will keep the Anderson Supply building and the gentlemen that is living in the mobile home will purchase the property so we are requesting a recommendation for approval.

Breud noted the approval he was eluding to from the Board of Adjustments was based upon the lot width and square footage.

Soignet noted there were utilities available and as far as the City was concerned there was no issue.

On motion of Mire, seconded by Andrews, the Board voted on a motion to approve the final plat approval for re-division of Lot 15 of Emmanuel Borne Subdivision into lot 15-A and Lot 15-B located on the north side of Locust St. approximately 100' east from intersection of Hickory and Locust St. in Section 19, T15S-R16E, City of Thibodaux, Louisiana.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Thomas, Andrews
NAYS: None
ABSTAINED: None
ABSENT: None

Gary LeBouef of Duplantis Design Group, P.C., 314 E. Bayou Road, addressed the Board on behalf of J.B. Levert Land Company, Inc. requesting sketch and preliminary plat approval of Rienzi Place Subdivision, Addendum No. 2, Phase 4 Subdivision located on the east side of LA Hwy. 20 in Sections 44 & 45, T14S-R16E, City of Thibodaux, Louisiana. He noted it would be 32 lots with Rosedown Dr. to be extended north with a tee and cul-de-sac streets for the lots on the East and West side of Rosedown Dr. Sewer, water and gas lines will be extended from the end of Rosedown to service these lots, so the utility provisions are there. Drainage improvements are in place for the widening of the adjacent canals to offset any drainage impacts for the development. He noted there is a possibility that Rosedown Dr. could be extended in the future and was left a little short for maintenance purposes for the drainage canal.

Breud noted the water lines will be looped and there is a 50' wide right of way dedicated to the City of Thibodaux, also these land owners are going to own the pond. He posed a question regarding the land owners ability to maintain the grass to enjoy the pond to which LeBouef noted they plan to grade the property so they have a smooth slope to cut the grass. He also noted they won't be able to put any fences or any improvements in those areas. Breud noted these ponds are owned by property owners who have an association that maintains them and the City would have no liability. He expressed concerns about the 12' private access servitude on Lot 7 for lake maintenance that would automatically be revoked with final approval of future phase plat. LeBouef noted on the final plat there would be language that prevents it from being blocked off. Breud noted on the East side near the pond there is an existing drainage ditch along the back side of the existing subdivision that drains into a ditch that has four 36" pipes that drain into it but there is only one 22" pipe on the outfall side, so make sure that is adequate. He also posed a question pertaining to joint spacing and LeBouef noted they would ensure they had a note on that typical section that they have it at 15' intervals.

On motion of Kearns, seconded by Thomas the Board voted on a motion to approve sketch and preliminary plat approval for J.B. Levert Land Company, Inc. for Rienzi Place Subdivision, Addendum No. 2, Phase 4 Subdivision located on the east side of LA Hwy. 20 in Sections 44 & 45, T14S-R16E, City of Thibodaux, Louisiana.....Upon roll call the votes were as follows:

YEAS: Breaud, Mire, Kearns, Thomas, Andrews

NAYS: None

ABSTAINED: None

ABSENT: None

Mr. Breaud noted it was brought to his attention that the city needs to monitor landscaping for commercial developments since some commercial developments were not in compliance with the ordinance.

There being no further business the meeting was adjourned.

Ruby Maggio, Secretary

Roland Soignet, Jr., Zoning Administrator