



**OFFICIAL MINUTES OF THE  
PLANNING AND ZONING MEETING  
CITY OF THIBODAUX  
THIBODAUX, LOUISIANA  
August 4, 2021**

The Planning and Zoning Commission of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2<sup>nd</sup> Street, Thibodaux, Louisiana, on Wednesday, August 4, 2021 at 5:00 P.M.

There were present: Clay Breaud, Robert Mire, Mark Kearns, Cheryl Thomas and Drew Andrews  
Absent: None

The minutes of the July 7, 2021 Planning and Zoning Commission were approved as written.

Clay Breaud, Chairman of the Board, presented a request by David A. Waitz Engineering and Surveying, Inc. on behalf of Innovative Homes, L.L.C. for sketch and final plat approval for the re-division of Lot 7 & 8 of Sidney J. Duet Subdivision into Lots 7-A & 7-B and Lots 8-A & 8-B, located on the northern side of Oak St. approximately 396' west from intersection of Arms & Oak St. in Section 19, T15S-R16E, City of Thibodaux, Louisiana. Breaud noted no one was present to answer questions, he would open it up for discussion. This is two lots they want to subdivide into 4 lots, the width of those lots are 26 point something feet and typically the minimum lot width in an R-3 Zone is 60' so the only way you can subdivide these lots is for a townhouse development since they are allowed to do that; however it is not noted on the plans. He questioned another townhouse development on Hwy. 308-they were supposed to have two minimum parking spaces. They have one garage per duplex and for cars to get off the road and back onto the road it is really an unsafe condition. If this gets approved he wanted to ensure that this townhouse is set far enough back to have at least two off street parking spaces and when the plans come in for review to make sure we can accommodate that. He requested that Mr. Soignet check with Mr. Waitz regarding the existence of any existing drainage servitude(s) between the adjacent properties.

Sandy Borne of 609 Oak St., Connie Caro of 614 Oak St., and Charles Jones of 613 Oak St., addressed the board. Ms. Borne was speaking for everyone here, they were definitely against it, not against him building something there but not four things together that are going to be encroaching almost 5' from our houses. There will be a problem with parking because she has seen townhomes that this man has built & there are two parking spaces and we are on a dead end street so there is no access to go out so everything that goes in has to go out so when you are having 8 people possibly living there with 8 cars there's going to be a lot of traffic on a dead end street. We feel it will be too crowded and too close to us and it won't help with drainage either to have that many structures there. Ms. Caro stated she had the same concerns and drainage is terrible on the side of the street of the proposed development. Mr. Jones stated if you look at the surface area of the lots as it is which is taking in a lot of that drainage and we already have the compromised drainage for the actual ditch that runs the length of the road and now we will displace all of that water and there won't be any ground it will be driveway and we are compacting 20' wide condos & that entire lot will be full and I will suffer for that massively.

On motion of Mire, seconded by Kearns, the Board voted on a motion to table the request for sketch and final plat approval for the re-division of Lot 7 & 8 of Sidney J. Duet Subdivision into Lots 7-A & 7-B of Lots 8-A & 8-B until next month.... upon roll call the vote was as follows:

**YEAS:** Bread, Mire, Kearns, Thomas, Andrews  
**NAY:** None  
**ABSTAINED:** None  
**ABSENT:** None

Gary LeBouef of Duplantis Design Group, 314 E. Bayou Rd., presented a request for subdivision of a portion of undeveloped land belonging to J.B. Levert Land Company, L.L.C. into an 8.27 acre tract located on the north side of Rosella Dr. approximately 150' north from Glenwild Dr. in Section 46, T14S-R16E, City of Thibodaux, Louisiana. This property is located on the east side of the Rienzi Canal, it is the extension of Glenwild coming in from Canal Blvd. north of the last phase of the residential subdivision of Plantation Acres. It's 8 acres of property to be divided and sold as a piece of land, we have road access to the property, we have sewer, water and gas and we are here to request plat approval to create the lot. Breaud asked if it was being sold as 1 tract. LeBouef confirmed. Breaud indicated they have access to utilities and he wasn't concerned about drainage since they were on the drainage canal.

Troy Bellanger of J.B. Levert Land Company stated their original intent on this property was to continue further develop into smaller residential lots but the elevations and economics of it just didn't work out so he had someone who was interested and offered a fair price. Their intent may be for one single home where they just build a mound or maybe for two, he really didn't know how it would be cost effective to them as well to try to subdivide it into smaller lots.

Breaud there will be some more development North of this tract in a different location. Bellanger stated possibly in the future, the elevation just drops. Breaud we're not to the location of the solar farm yet.

Bellanger stated not quite, basically what is north of there and you wouldn't see it on an aerial is two big pits that we use as bar pits to bring dirt from our other subdivisions, so north of that between past the power lines it is just two big open ponds basically so there is nothing really to be developed going north for at least a few hundred years. Breaud stated that tract of land to the east between the two subdivision was going to be used maybe for a levee system. Bellanger replied correct, that is the extension from the last phase, a cooperative endeavor between the developer, the City and Lafourche Parish Levee District for possible improvements of drainage that will be after we are all gone from here more than likely but we wanted to make those arrangements for future planning.

Lynn Graugnard, 405 Rue De Cypress, indicated the only concern he had was with the person coming in and not knowing what he is going to do with it. He wanted to make sure that they don't disturb the ditch that they put between Twelve Cedars and that piece of property since it drains really well now and didn't want it to impede on the drainage that they have now. Bellanger stated he has drainage servitudes on his east, west and north and if he does anything he's just going to improve that ditch. Breaud indicated the ditch is in the servitude so he needs to come to the City if he tries to do anything with that ditch.

On motion of Kearns, seconded by Andrews, the Board voted on a motion to approve the subdivision of a portion of undeveloped land belonging to J.B. Levert Land Company, L.L.C. into an 8.27 acre tract located on the north side of Rosella Dr. approximately 150' north from Glenwild Dr. in Section 46, T14S-R16E, City of Thibodaux, Louisiana.... upon roll call the vote was as follows:

**YEAS:** Bread, Mire, Kearns, Thomas, Andrews

**NAY:** None

**ABSTAINED:** None

**ABSENT:** None

Matthew Rodrigue of Duplantis Design Group, 314 E. Bayou Rd., presented a request for sketch and preliminary plat approval of sanitary sewer collection system within Benjamin Estates subdivision to be dedicated to the City of Thibodaux, located on the south side of Duplantis St. approximately 620' west from intersection of Duplantis St. & Canal Blvd. in Section 78, T15S-R16E, Terrebonne Parish, Louisiana. He was representing the developer for Benjamin Estates Development that is going to be a subdivision that will be in Terrebonne Parish. As part of a previous agreement with the City of Thibodaux, the land owner granted the City a servitude for a sewer force main and as a part of that agreement the City agreed to service the future development with sewer service. Plans and an application were submitted to Planning & Zoning Commission at the request of administration to have the sewer service approved for Benjamin Estates. Breaud stated to the commissioners that this is unique -- that the City of Thibodaux is going to approve something that is outside the city limits and also outside the Parish but they are asking for the City to take over these sewers and accept dedication of the sewer so when we look at the plans we are only reviewing the sewer right now. There is an existing sewer lift station next to the new Wal Mart that the City owns now, it was dedicated to the City which has a force main that goes down Talbot and goes all the way to the treatment plant so that is where this subdivision would be tying into. This subdivision will be constructed in two phases, Phase I and Phase II -- Phase I is where we would be tying into that existing lift station he was talking about and Phase II would have a separate lift station which would dump into the Phase I gravity sewers so what they are asking for is approval of Phase I and II which consists of gravity sewers, a sewer force main and a sewer lift station. For the City to accept dedication we have to accept some kind of servitude, we just can't accept the sewer line, we have to have a servitude for the city workers to go out there be able to do the work on it, maybe a sewer service that the guys have to locate or sewer force main, the sewer gravity main is outside so he spoke to the engineer today he requested him to have some kind of dedication either an inter-government agreement or something on the plans that stipulates and shows where the servitudes are so we can accept dedication of the servitude which gives the city the right to go ahead and maintain it. Breaud commented there were some critical things he wanted stated in the minutes, for this planning commission to accept something he wants to make sure that the City has reviewed these plans, that these lift stations have adequate capacity to handle the flows, so before we accept it I want the City to tell us that the lift stations can handle the flow from the subdivision and that the servitudes are identified on the plans. This is preliminary and sketch, so this is giving them the right to go to construction. I'm not sure this is going to the City before it goes to construction, but in my mind it has to go back in front of the City Council when it is constructed because they have to accept dedication of the sewers and he was assuming that the City is going to go in there and shine the lines and make sure that the lines are acceptable, have the right slopes on them and the same thing with the lift stations. Something as simple as adding a note on the plan or there is some kind of inter-government agreement that the Mayor is doing with Terrebonne Parish Water Works where they are going to bill these lots for the sewer on their water bill and water works is going to pay the City, so it is a benefit for the City to have this and some revenue coming in because all of these lots will be charged a sewer service and they have 60 something lots and that is why he wanted to make sure that we don't have to upgrade all the lift stations to get to the treatment plant. Rodrigue stated they were open to working with Administration on any type of documentation or any type of notes or anything needed on the plans for the plat to go ahead and grant the City the right to enter the servitude and service those lots. Breaud stated that right has got to come through the land owner and Terrebonne Parish because Terrebonne Parish is going to own the roads and drainage system so there has to be some kind of agreement between them if Terrebonne Parish is going to let the City of Thibodaux go on their property to maintain the sewer. Rodrigue noted maybe the easiest way is a note on the final plat that is going to ultimately be adopted by Terrebonne Parish stating the City's use of those servitudes. Breaud replied he was fine with that, Roland you all have reviewed these plans and everything is ok with you all as far as the ordinances. Soignet replied he would get with Wyatt tomorrow to see what size

pumps they have on those lift stations if it can handle more. Braud commented our ordinance also says individual sewer services for each lot and they are combining one with "Y's" is that acceptable to the City of Thibodaux, one service for two lots now. Soignet replied yes, we have been doing that. Braud stated what he would ask is to change the ordinance or ask for a variance and get granted a variance because our ordinance says one and if you all say two that is fine that is good, but let's change the ordinance or let's grant a variance for it - he wanted to be uniform with the way it is applied to everybody. Rodrigue stated they would like to request a conditional approval like we are discussing, he confirmed with Public Works it is one force main all the way through to the treatment plant. Duplantis was involved with the design of the lift station at Wal Mart and it was designed to accommodate flows from future development for that lot.

On motion of Kearns, seconded by Mire, the Board voted on the conditional approval of the sanitary sewer collection system for Benjamin Estates Subdivision based upon Terrebonne Parish Government and Terrebonne Parish Planning Commission approval of this development and secondly upon the City of Thibodaux being granted a servitude for the sewers, both gravity and force main and the pump station, whether it be on the plat some kind of dedication clause that the parish of Terrebonne and the land owner would sign off on and when you look at the pump stations, if they are not adequate, you would add it to the conditions too.....upon roll call the vote was as follows:

**YEAS: Bread, Mire, Kearns, Thomas, Andrews**

**NAY: None**

**ABSTAINED: None**

**ABSENT: None**

**There being no further business the meeting was adjourned.**