



**OFFICIAL MINUTES OF THE  
PLANNING AND ZONING MEETING  
CITY OF THIBODAUX  
THIBODAUX, LOUISIANA  
December 6, 2023**

**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, November 1, 2023 at 5:00 P.M.**

**There were present: Clay Breaud, Mark Kearns, Drew Andrews, Trey Ledet, Thomas Shanklin  
Absent: None**

**The minutes of the November 1, 2023 Planning and Zoning Commission Meetings were approved as written.**

**Breaud introduced a request by Bryan Breaud/Mid America Contracting Inc. on behalf of Ryan Dicharry for sketch and preliminary plat approval of Rienzi Place Subdivision Add. 2 Phase 5 located East of Rosedown Drive, approximately 650ft North of Rosedown Drive & St Delphine Drive in Sections 44 & 45, T14S-R16E, City of Thibodaux, Louisiana.**

**Bryan Breaud, 816 Bayou Rd, was present to represent the request. He is requesting sketch & preliminary plat approval for Rienzi Place Subdivision phase 5. He stated that phase 4 is under construction and should be done in January or February.**

**Kearns asked the status of phase 4. Bryan Breaud stated they are waiting on a few final items to be completed, like gas lines, Entergy transformers and some grading. Phase 5 is 46 lots and meets subdivision standards. Public Works Director Josh Bourgeois questioned if each lot had their own sewer taps. Bryan Breaud stated that they did.**

**On call for public comment, Kevin Rodrigue, 245 Waterford Drive, questioned the size of lot 26 in this development. He stated that it is very small and has concerns about whether Dicharry would be able to build anything on it. Bryan Breaud stated that this lot is odd, and it will require a specialized house plan. Clay Breaud added that all construction plans have to be reviewed and approved by Public Works before construction can begin.**

**On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Bryan Breaud/Mid America Contracting Inc. on behalf of Ryan Dicharry for sketch and preliminary plat approval of Rienzi Place Subdivision Add. 2 Phase 5 located East of Rosedown Drive, approximately 650ft North of Rosedown Drive & St Delphine Drive in Sections 44 & 45, T14S-R16E, City of Thibodaux, Louisiana.**

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

**YEAS:** Kearns, Andrews, Ledet, Shanklin

**NAY:** None

**ABSTAINED:** Breaud

**ABSENT:** None

Breaud introduced a request by Leonard Chauvin P.E., P.L.S., Inc on behalf of Wolf Bayou LLC for sketch and final plat approval of re-division of tracts owned by Wolf Bayou, LLC into Tracts WB1, WB2, WB3, WB4 & WB5, located on the South side of W Bayou Road, approximately 50ft East of the intersection of W Bayou Road and Lafourche Drive in Section 118 T15S-R16E, City of Thibodaux, Louisiana.

Trey Chauvin, 627 Jackson Street, was present to represent this request. HE stated that this property is located on Highway 308 just North of the old Bubba's restaurant. It currently has 5 houses on 3 tracts. He noted that the lot sizes are smaller than what is required, but the owner was granted variances by the Board of Adjustments back in March of this year.

Clay Breaud questioned if the measurements were to the water's edge. Chauvin said yes. Clay Breaud noted that the variances were given in March, why wait so long to come to Planning & Zoning. Chauvin said the owner wasn't in a rush. Ledet questioned the shed noted on the plat provided to commissioners. Chauvin said there is a plan to tear it down.

On motion by Ledet, seconded by Kearns, the Board voted to approve the request by Leonard Chauvin P.E., P.L.S., Inc on behalf of Wolf Bayou LLC for sketch and final plat approval of re-division of tracts owned by Wolf Bayou, LLC into Tracts WB1, WB2, WB3, WB4 & WB5, located on the South side of W Bayou Road, approximately 50ft East of the intersection of W Bayou Road and Lafourche Drive in Section 118 T15S-R16E, City of Thibodaux, Louisiana.

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

**YEAS:** Breaud, Kearns, Andrews, Ledet, Shanklin

**NAY:** None

**ABSTAINED:** None

**ABSENT:** None

Mayor Clement asked about drainage around the Rienzi Place subdivision development. Clay Breaud stated that there was a drainage study done, and the developers meet all City and FEMA requirements for land height, grading and drainage. HE then added that it might be a good idea to reach out to North Lafourche Drainage for help with improving drainage in that area of town.

There being no further business, the meeting was adjourned.