



**OFFICIAL MINUTES OF THE  
PLANNING AND ZONING MEETING  
CITY OF THIBODAUX  
THIBODAUX, LOUISIANA  
April 3, 2024**

**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, April 3, 2024 at 5:00 P.M.**

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

**The minutes of the March 6, 2024 Planning and Zoning Commission Meetings were approved as written.**

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

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

**Clay Breaud introduced request by Bryan Breaud/Mid-America Contracting on behalf of Dicharry Homes for final 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-R16-E, City of Thibodaux, Louisiana.**

**Bryan Breaud, 816 Bayou Road, was present to represent his request. He stated that all utilities have been installed and tested at this development. Additionally, all street lights have been installed, lots graded, corners staked, and the curbs stamped for sewer taps. Clay Breaud read a letter from Public Works that accompanied the application for this request, stating that the Public Works department had inspected and signed off on all utilities for this development. Clay Breaud added that this type of documentation is something that he had been requesting for years and he appreciated that it was finally being provided.**

**Upon call for commissioner comment, there was none. On call for administration comment, Public Works Director Josh Bourgeois request redline drawings for this development so that they could have record of utility line locations. Bryan Breaud stated they were waiting on address approvals before finishing the final plats. Clay Breaud confirmed that Entergy had completed their install, and the only thing left to do would be to energize the lines.**

**On call for public comment, there was none.**

**On a motion by Kearns, seconded by Shanklin, the Board voted to approve the request by Bryan Breaud/Mid-America Contracting on behalf of Dicharry Homes for final 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-R16-E, City of Thibodaux, Louisiana.**

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

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

**NAY: None**

**ABSTAINED: Breaud**

**ABSENT: None**

**Clay Breaud introduced request by Acadia Land Surveying, LLC on behalf of J. B. Levert Land Company for preliminary and final plat approval of re-division of Lot 2 and 3-A into Lot 2-A and Kearny Dr. extension within Levert Business and Industrial Park located in Sections 42 & 43, T14S-R16E, City of Thibodaux, Louisiana.**

**Troy Bellanger of J B Levert Land Company, 204 E Bayou Road, was present to represent this request. He stated that they were seeking final plat approval. This development came before Planning & Zoning and City Council two (2) years ago, but the project was delayed. Clay Breaud requested a redline drawing for Public Works. Bellanger stated that they are working with Entergy for lighting. On call for Commissioner comment, there was none. Mayor Clement asked if both sides of Kearny Drive would be connected. Bellanger said that eventually they would be connected. Clay Breaud asked if JB Levert owned the tract in between, and Bellanger said yes. Clay Breaud then asked if Academy's tract went all the way back, and Bellanger said yes.**

**On motion by Ledet, seconded by Andrews, the Board voted to approve the request by Acadia Land Surveying, LLC on behalf of J. B. Levert Land Company for preliminary and final plat approval of re-division of Lot 2 and 3-A into Lot 2-A and Kearny Dr. extension within Levert Business and Industrial Park located in Sections 42 & 43, T14S-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**

**Clay Breaud asked for an update on Levert Road. Mayor Clement stated that there are plans to overlay/resurface the road once construction on Bayou Community Academy is nearing completion. Clay Breaud asked if it would be overlay or asphalt, and Mayor Clement said that was undetermined. Clay Breaud expressed concerns about drainage in the area around Andolsek Park. Mayor Clement stated that they have a 1 million dollar grant for turf/drainage work to be done at Andolsek Park.**

**Mayor Clement then provided updates on other projects around the City. The roundabout project is delayed, with an anticipated end date somewhere around the beginning of October. The Canal Bridge project is slated to start possibly the end of August. This will require the closure of both sides of the Canal Bridge to demolish and reconstruct at the same time. The current timeline estimate for that project is 5 months to a year.**

**The Mayor complimented Public Works for the work they have been doing.**

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

