



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
March 6, 2024**

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, March 6, 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 February 7, 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

Breaud introduced request by D&C Inc d/b/a Schriever Auto Wrecker to be granted a special exception in accordance with the provisions of Section 307 the Thibodaux Comprehensive Zoning Ordinance to operate a Towing Facility at 1310 Ridgefield Road within a C-1 Zoning District.

Breaud stated that the Commission voted to approve this use as a Special Exception a few meetings ago.

Cynthia LaJaunie, 186 Rue Christie, was present to represent her request. She stated she has an existing business in Terrebonne Parish, and is looking to move into Thibodaux. She added that they found this property located at 1310 Ridgefield Road which was previously a towing facility. She was told that since the previous business was closed for more than eighteen (18) months, it had lost its grandfather status and she would nto be able to operate there. So she is requesting approval for a Special Exception to operate her towing business at this location.

Ledet and Breaud questioned if the Special Exception goes to the property or the tenant. Public Works Executive Secretary Monique Reulet stated she believed it was for the tenant, but upon further discussion, clarified that the Special Exception does go to the property.

On a motion by Kearns, seconded by Ledet, the Board voted to approve the request by D&C Inc d/b/a Schriever Auto Wrecker to be granted a special exception in accordance with the provisions of Section 307 the Thibodaux Comprehensive Zoning Ordinance to operate a Towing Facility at 1310 Ridgefield Road within a C-1 Zoning District.

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

YEAS: Breaud, Kearns, Andrews, Ledet, Shanklin

NAY: None

ABSTAINED: None

ABSENT:

Breaud introduced request by Maria Alvarez to amend Residential District Permitted Uses Table 5.1 to add "Contractor Storage Yard" as a special exception within R-3 Zoning Districts. He then read the definition of "Contractor Storage Yard" and "R-3 Zoning Districts".

Maria Alvarez, 1437 Oakley St, was present to represent her request. She stated that she owns a lot on Oakley Street that she would like to use to park equipment for her business, Cielo Construction. Breaud expressed concerns that this use allows for all sorts of materials. He then asked what type of work they do. Carlos Ramirez, co-owner of Cielo Construction, was also present. He stated that they mostly do concrete & driveway work.

Breaud noted that there are a lot of R-3 Zones in the City, and this request would apply to all of them, not just this one particular lot. He added that this use is currently allowed only in Industrial zones and gave examples of LA Contracting and TD Construction on St Patrick Street. Ramirez stated he had reached out to JB Levert Land Co. about using some land in this area, but he was told he could not do what he wanted to do.

Breaud stated that if the equipment was stored inside a building it would be a different classification. The commission questioned how this discussion came up, and Assistant Public Works Director Trey Waguespack stated that he received a complaint about the property. Alvarez stated they bought this lot on Oakley Street several years ago. The house was damaged in Hurricane Ida and was torn down. Since then, they have used it to park some of their equipment. Ledet clarified what they were requesting today. Breaud asked for City comment, and Reulet noted that there we no other uses like this in the City except for the two (2) businesses on St Patrick Street that were previously mentioned.

Ledet noted that Lafourche Parish has no zoning, so that be provide them with more options. Ramirez said they are looking into other options, but they will abide by the rules. Public Works Director Josh Bourgeois and Breaud agreed that they did not see an issue with equipment, just with materials like rocks, sand etc.

Breaud stated he would recommend to City Council that they deny this motion, but he wishes the applicants good luck and hopes their business does well. Waguespack verified that the applicants would be allowed to store their equipment at their property.

On a motion by Kearns, seconded by Andrews, the Board voted to approve the request by Maria Alvarez to amend Residential District Permitted Uses Table 5.1 to add "Contractor Storage Yard" as a special exception within R-3 Zoning Districts.

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

YEAS: None

NAY: Breaud, Kearns, Andrews, Ledet, Shanklin

ABSTAINED: None

ABSENT: None

The request was denied.

Breaud requested update zoning maps for the commission members.

There being no further business, the meeting was adjourned.