

**OFFICIAL MINUTES  
PLANNING AND ZONING BOARD  
March 9, 2005**

Members Present: Clay Breaud, Melvin Adams, Sheard Ber and Marguerite Erwin  
Members Absent: Bert Boquet  
Also Present: Kermit Kraemer, Jr., Acting Zoning Administrator , Errol Price, Inspector, Councilmen Dee Richard and Chad Mire and Ruby Maggio, Secretary

**The first item on the agenda was old business to review the City of Thibodaux Sign Ordinance No. 1593, Article XXI, Division 1, Section #2005 relative to on-premise signs.** Mr. Breaud stated he knew the committee is meeting diligently and maybe Mr. Andolsek can just give us a brief oversight on where we are right now since he is vice-chairman of the committee. Mr. Andy Andolsek came forward and stated thanks for that title, but he came in late to the last meeting and he threw some suggestions together and he gave them a copy of them and those are amended somewhat to what we had suggested by the audience. They were still working on it, they had a meeting schedule for Monday and hopefully they could come to some agreement on allowing temporary signs. Mr. Breaud stated they've met the last two Mondays and he guessed they may have had an average of about 10 people in the audience expressing their concerns and he thought it was working out good, he wished they would have had a little more input from the public like they had at their first planning commission meeting, nobody really came back, he said nobody, they had a few that came back. Mr. Andolsek replied yes, the crowd has been down from the Planning Commission meeting and he would hope that they would have had a better turnout but they would take suggestions and go from there and hopefully get some more suggestions at the next meeting and if they had another after that, but they were trying to accomplish something that would work for everybody on both sides here. Mr. Breaud stated and attending these meetings, it kind of sounds like the direction that we're heading in that we are going to make the laws a little more lenient as far as temporary signs, we are tending to allow some temporary signs and it is a matter right now of what we are going to allow. Mr. Andolsek replied that was exactly correct. Mr. Breaud replied ok, that's that, were there any other public comments, it was on the agenda, does anybody want to make a comment on the sign ordinance, if not they would move on to new business.

**The next item on the agenda was new business to consider a request by J.B. Levert Land Company for final plat approval of Lot 1, Block 3 (previously submitted as Lot 8) of the J.B. Levert Commercial Park Subdivision located on the West side of N. Canal Blvd., approximately 535' North of the intersection of N. Canal Boulevard and Glenwild Dr. in Section 44, T14S-R16E, City of Thibodaux, Lafourche Parish, Louisiana.** Mr. Jules Toups of Acadia Land Surveying came forward and stated that when they previously came and brought this for a preliminary they had it just listed as Lot 8, what they were doing now, they were trying to break it up in lot and blocks to give a little bit more consistency, they were changing it to Lot 1 of Block 3 of J.B. Levert Commercial Park. The sewer has been installed and the gas line has also been extended and they were asking for final approval. Mr. Breaud stated ok, let the record reflect that Ms. Erwin came in late, but she's here. Ok, so this is the tract that we were talking about, the Sonic tract, it's adjacent to an existing publicly dedicated street, state highway and the only utility that was not furnished at the time was the sewer main and that has been installed and gas was extended. Mr. Price, that's been accepted, are you all satisfied with the installation of those utilities? Mr. Price replied yes, sir. Mr. Breaud then asked if there were any other comments by the commission, if not, were there any comments by the public? Mr. Adams stated that was just a little North of the Popeye's right past that street? Mr. Toups replied yes, sir. Mr. Breaud replied in between the Popeye's and this development you've got a proposed roadway which is not, you are not required to build right now because you have access to those sites; but you are reserving a 50' right of way and you are reserving two 20' servitudes adjacent to that to bring utilities in. The drainage from this site will run off to an existing ditch that goes towards the pond. Mr. Breaud replied if there's no other comments he would accept a motion to accept Lot 1 of Block 3 of J.B. Levert Commercial Park subdivision as presented; the motion was made by Mr. Adams and seconded by Ms. Erwin, all members were in favor, motion carried.

**The next item on the agenda was to consider a request by Acadia Land Surveying, LLC on behalf of J. B. Levert Land Company for final plat approval of Lots 1, 2 & 3 of Block 2 of the J.B. Levert Commercial Park Subdivision located on the North side of Glenwild Dr. approximately 210' west of the intersection of Glenwild Dr. and North Canal Boulevard in Sections 43 and 44, T14S-R16E, City of Thibodaux, Lafourche Parish, Louisiana.** Mr. Jules Toups of Acadia Land Surveying, LLC came forward and stated that this is the property that is located North and West of the existing Popeye's, it's bordered on the West by the drainage servitude going back to the pond and on the East by Canal Boulevard. What they were doing was splitting this up into lots now to try and spur on development. All utilities are present and they were asking for final approval. Mr. Breaud replied once again, these three tracts have a public roadway, there's no roadway to be constructed, the utilities were already put in on a previous project, so the servitudes have already been dedicated, correct, and the drainage is similar to the other one, we're going to drain to the big ditch going to the retention pond in the back. Mr. Breaud then asked if there were any comments by the commission? Mr. Price, are you satisfied with these three developments also? Mr. Price replied the only question he had and he would direct it to Kermit, they do have gas along Glenwild Drive, he saw it wasn't drawn on here? Mr. Kraemer replied yes. Mr. Toups replied it was extended, he talked to Sherman, he wasn't sure when he drew the map, he couldn't get in touch with Sherman, but after he drew it he got in touch with Sherman and the gas is extended. Mr. Kraemer replied it was on the opposite side of the street. Mr. Toups replied yes, it was paralleling the water line. Mr. Adams replied excuse me, the

sewerage line has already been passed on that side of Glenwild? Mr. Price replied that was correct. Mr. Breaud then asked if there were any other questions or comments, if not, he would entertain a motion to accept final plat approval; the motion was made by Mr. Ber and seconded by Ms. Erwin, all members were in favor, motion carried.

**The next item on the agenda was to discuss the status of the Master Transportation Plan.** Mr. Breaud replied Mr. Kraemer, you've got that on this? Mr. Kraemer replied yes, sir, actually it was to get some direction for the department and/or myself, as you know we worked hand in hand with the City Attorney in putting together this Master Transportation Plan along with the South Central Planning and Development Commission. In the City Attorney's research looking into Master Planning, Master Transportation Planning and all of those things, it was well and good that the Commission recommended this plan, but to this date we have not recommended it to any body and for it to be a part, a true Master Plan for the City of Thibodaux it must be approved by the City Council and his question, not truly a question, but just seeking guidance with respect to that, is we have presently put it on the agenda for the next Council meeting, is that the wishes of the Planning Commission at this time, under Section 33-108 of the Louisiana Revised Statutes for it to be "a plan" of the City, it does have to be adopted by the City Council and he was just asking.... Mr. Breaud replied yes, if he recalled at our last public hearing on this, we pretty much accepted or adopted this plan. He thought they might have made one or two comments about it as far as revisions on going through the.... Mr. Kraemer replied and they did that. Mr. Breaud replied and that's been fixed, would you have another copy or could you furnish us another copy at some point. Mr. Kraemer replied sure, he didn't know which one he was looking at but that one may be.... Mr. Breaud replied you see this one still has the road we had talked about. Ms. Erwin stated but those were the only exceptions but you said that you were going to go through...Mr. Kraemer replied those were taken out, those have been moved back to Devil Swamp Road and to go around the property and that was pretty much it. Mr. Adams replied we also had a question at that meeting in reference to that North bypass going through Glenwild, he thought they had some problems with that, going through that subdivision, was that re-done for further around or what? Mr. Kraemer replied actually we didn't, we kind of juggled it a little bit to fit with the actual roadways, but no, we did not take it out but we did not expand the right of way for that particular roadway through those areas. Mr. Breaud replied there was something wrong with the map that it didn't quite align right. Mr. Kraemer replied right, the road didn't quite align up but we have corrected that. Mr. Breaud stated the only thing he would ask is that he furnish them the latest maps so they would have that in their possession when something does come. That's what he thought their intent was the whole time was to go ahead and make a, present this to the City Council for their adoption as well. He would entertain a motion to do that, if we don't have any further questions. Ms. Erwin stated she thought they did. Mr. Adams asked if he had a bunch of complaints from the people on Glenwild having it run through there. Mr. Andolsek replied he was sure a lot of them were unaware but this depends on the use of that road, if it's a feeder road for the subdivision that's one thing and he thought that was how he has it listed. Mr. Breaud replied it was a two lane arterial. Mr. Andolsek stated it's not a main collector street, so if it was normal residential traffic he was sure, and he was just thinking if he lived on it, now if they have mack trucks that come down there it would be a totally different scenario. Mr. Kraemer stated they're going to be public roads but he doubted seriously if the more Northern route is constructed he doubted seriously if that route would be a thoroughfare for true thru traffic, or major traffic, it would be cars, it would be a Rosedown type situation, it's a throughway. Mr. Adams stated what usually happens when you go ahead and vote on the thing and it passes then when the people hear about it then the complaints come, like they did with the sign ordinance. Mr. Andolsek stated he was sure there were people who have concerns who happen to live on that street, he would if he lived there. Ms. Erwin stated but we voted, we passed it, we asked the Council if they needed to vote on it, it's in the minutes, clearly, there were two council members in the audience at the time, they thought they didn't have to, but it has been passed by this board with the intentions that it would go to the Council. Mr. Kraemer replied right. Mr. Kraemer replied he was aware of that but he just wanted to, you know.... Mr. Breaud replied they could make another motion and recommend that the Council adopt it, he didn't know if they were specific in saying Council adopted, he knew they did. But to respond to Mr. Adams question again, even when something, when a development does come into here it still has to come in front of this commission you know for alignment and stuff like that, we still have the option to deny anything if we feel like it's something major going in through a roadway. It doesn't relieve them from coming back in front of this planning commission again. Mr. Kraemer replied like he said, again, this is a plan, certainly plans can be revised, they can be changed, but it is part of the master planning process just like those roads that extend outside of the City, there are plans for roads, we've passed them before, the Parish President and the administrative officer and that type of thing and of course their question was does it represent a taking. Well it doesn't represent a taking until we build a road. Mr. Breaud replied it wasn't tied down to the ground right now. Mr. Kraemer replied it was just a line on a map at this point and it was a direction in which the City would like to go and that's pretty much it at this point. Mr. Breaud stated Marguerite what is your take on the reading of the minutes, did we make that motion? Ms. Erwin stated she thought that they make a motion that it be presented and their recommendation is to adopt the plan and now it be presented to the Council for hopefully their adoption. Mr. Breaud stated so you're going to put that in the form of a motion, it was moved by Ms. Erwin that we do present this to the Council for consideration for adoption as recommended by the Planning Commission, the motion was seconded by Mr. Adams, all members were in favor, motion carries. Mr. Kraemer replied thank you.

Mr. Kraemer then stated one item you asked me to research with respect to the training for the Planning Commission and Board of Adjustments, etc., he did address this with South Central Planning and Development Commission if they had or were aware of any type of training that is presently going on and Mr. Belanger with the South Central Planning & Development Commission told me that he was working with the New Orleans Planning District to put together an educational program for all the commissioners in this general area and that they were in the process of formulating that as of now and that he would keep me informed relevant to their success in getting this program together for the planning commissions and boards of adjustment in cooperation with the State law that was passed. To his knowledge, however, there's nobody else in the State who is actually moving towards doing anything of that nature. It's like a State law that got passed but there wasn't anything to move it to the next level to create some type of educational board to see that anybody was in fact educated in line with what they had adopted. However, South Central Planning and the Orleans Planning District are working to put together a seminar for the planning commissions and boards of adjustment of the various parishes and municipalities in the area, so that is coming about. With respect to money, in this particular year's budget not having this in the plan, he had approximately \$2,000.00 in travel as well as training monies that are available for my entire department. When it

comes time to budget again for 2006 he would accept a recommendation from the planning commission of any amounts that they think they deem necessary in the future. That's not to say that we can't amend the budget at some point in time if there is a program that any of you would like to attend and we don't have sufficient revenues, there are other areas in the budget that he could amend with his signature and that of the Mayor's in order to provide that money into the training as well as travel to facilitate that type of thing if they deem it to be necessary by the Board. So, that's where they are at this particular juncture in time with those two issues and Kevin is supposed to keep me informed as to the progress of the course work that they are designing and of course I asked him to try and do it at night basically, over several different days to give everybody an opportunity to attend. It was not always convenient for everybody to be there on a certain day and a certain time but certainly he did tell me that he would take that into consideration. Mr. Breaud replied ok, they appreciated him looking that up for them and they probably should just wait and see if they get something local. There is another seminar and he knew Mr. Andolsek is going to it and he was considering going himself the beginning of next month, it's for zoning and land development in New Orleans, he wasn't sure who it was put on by, he didn't remember right now or recall, there is a fee involved in it and he was going to pay that himself or whatever but if anybody is interested it may be something good to go to. Ms. Erwin replied well let us know about it. Mr. Kraemer replied the Louisiana Flood Plain Managers will be in Thibodaux for their annual conference in April at the Howard Johnson. The City is a member of that organization and at that particular meeting he would probably approach the new director for the community rating system and see if we can't get Thibodaux on the community rating system program and at least reduce flood insurance rates for those people who live in non-flood areas it doesn't make a great deal of difference but for those people who have flooded in the past and who may flood in the future who are in a flood zone, it would make a significant difference if we get into the community rating system. Ms. Erwin stated it would probably make a difference for your businesses. Mr. Kraemer replied and businesses as well, yes, so it can depend upon what we can qualify. There are certain things that are easy to qualify, he's done it for other parishes in the State as well as for a River Region where he's made application on their behalf for a community rating system and it's really, some of things are really easy to do and so it doesn't take a lot and they give a lot of credit. Some of the other things are a little more difficult. With respect to the Mayor and the Lafourche Parish Council, he would tell them also that they were in support of a G.I.S. system for Lafourche Parish. We will be getting the pictometry here for the City which would be a good planning tool for us in the future; it will give us some remarkable vistas of the City, it's buildings, etc. and would make the jobs of all of us he thought a lot better in the future. Mr. Breaud stated there's only a base map at this time, there's no plans to put the utilities and all on this map? Mr. Kraemer replied oh yes, that's all going to be layered on various levels and control, we've been collecting data for the last 2 ½ years on all those underground facilities and just recently they just finished putting geographic coordinates on the fire hydrants which can be easily viewed. We have a lot of mapping that we've created both underground as well as on top the ground and verified a lot of maps for the sewer system. Obviously we know where the new gas and water lines are since two-fifths of that has just been completed in the City so we have that readily available to put on the maps. Some of those other maps and the gas improvements that were done earlier are also very current, so we have a lot of that, we're working right now on the mapping of the drainage system to put that on and of course, obviously the streets will show up. We're going to G.I.S. the street signs and the water valves and the gas valves and try to have all of that on layers of this map and hopefully it would be a great planning tool and something that will live on after I'm gone, after Mr. Price is gone and after everybody else is gone. We're not going to try and have to piece-meal things together. Mr. Breaud stated that other third or two-thirds you're going to try to get out of that head right there. Mr. Kraemer replied well we may come to Mr. Ber if we can't find some of his maps and try to fill in the blanks, but believer me, it was a fun experience to dig in the ground in Thibodaux because you never know what you're going to come up with, so far no gold or silver, but we've hit a lot of other things.

Mr. Breaud stated ok, one other thing he failed to do is make a motion to accept the minutes, we've been furnished minutes by Ruby for the December 8<sup>th</sup> meeting, December 14<sup>th</sup> special meeting and the January 12<sup>th</sup> meeting, he would need to accept or amend as presented, motion was made by Mr. Adams and seconded by Ms. Erwin, all members were in favor. Mr. Breaud stated the only minutes we're back right now is last month, February's meeting. Were there any other matters to be brought in front of the Commission, if not, meeting adjourned.