

**OFFICIAL MINUTES
PLANNING & ZONING COMMISSION
December 14, 2005**

Members present: Clay Breaud, Melvin Adams and Marguerite Erwin
Members absent: Sheard Ber and Bert Boquet

Also present: Errol Price, Zoning Administrator and Ruby Maggio, Secretary.

The meeting began at 6:06 P.M. with Mr. Breaud stating they had been furnished a copy of the minutes from the October 12, 2005 meeting, a motion to accept the minutes as mailed was made by Ms. Erwin and seconded by Mr. Adams, all members were in favor.

The first item on the agenda was to consider a request by Acadia Land Surveying, LLC on behalf of J. B. Levert Land Company for preliminary plat approval of Rienzi Place Subdivision, Addendum No. 1, Phase 1 and Plantation Acres IV Subdivision, Addendum No. 3, Phase 1 located on the North side of Ashton Dr. approximately 125' North of intersection of Ashton Dr. and Rosedown Dr. in Section 44, T14S – R16E, City of Thibodaux, Lafourche Parish, Louisiana. Mr. Gary LeBouef with Duplantis Design Group came forward and stated that this is the same project we came back to you guys in October 12th for preliminary plat approval and we got approval at that meeting and since then we've gotten bids back from the contractors and we had to go back to the drawing board on a few issues just to make the project more feasible so we met with the City on utility reasons and tweaked the water and gas and sewer layouts with their approval and really the only change we made that would maybe concern the planning commission was one of the cross streets on the East side of Rosedown was eliminated which was between Phase I and Phase II, we used to have three cross streets there and now there's only two. So that saved, that added a lot to Andy's subdivision and it took out some pavement, curbing and water and gas lines and it also worked better with the master plan so we met with the City and went over that change and really tweaked the utility layouts. But everything, the drainage didn't change and the intent of the water and gas loops and sewer systems all stayed the same we just, the only change that would really concern the planning commission would be the elimination of that cross street to the East. Mr. Breaud stated where would that cross street be. Mr. LeBouef stated between Phase I and Phase II, there used to be three cross streets. Mr. Breaud stated can you show me on the map a second. Mr. Andolsek stated there were two lots on every block now you can count all the way. Ms. Erwin replied there were two lots on every block. Mr. LeBouef stated let me get back here, we used to have a cross street right here in between these two cross streets so we just made another lot so there's only a street here, there's not three, so now we took that street out and these are the streets now so that helped out, it added a lot that they could sell and it took off some of the improvements, some of the costs so it helped out with better engineering. Mr. Breaud stated that fits in with your master plan of everything on the East side, we're still going to be able to loop it in and.. Mr. LeBouef replied correct, that will be another one of the lake subdivisions in this area so it works pretty well. Mr. Andolsek stated we moved it, kind of relocated it, the prices were 30% higher than in my previous development. Mr. Breaud stated I just noticed this to but you all have some drainage going out here, we're going to need a servitude along this property line. Mr. LeBouef replied yes, that's correct. Mr. Adams stated I see a note here where the 12' servitude is going to revoke back to the property owner after they start selling the property along the lake. Mr. LeBouef replied that's a construction servitude right, let me make sure I'm looking at the right note. Mr. Adams stated on the notice there right above Rosedown, they've got a note on that empty lot. Mr. LeBouef replied you're talking about right here? Mr. Adams replied yes, the servitude will revert back to the recordation of the final approval, who's going to get the servitude, you're going to maintain it or it's going to go to the property owner? Mr. LeBouef replied this is to maintain this private lake access to get to that corner, now whenever they build this road, they can get to it from this road so this part goes back to the, until we do this phase, we're giving access along here to get there but once this road is created you have access at this point so this can go back to the landowner is what they're saying, it's just in the middle of the phases, that's the way it was structured. After this road is constructed this will revert back because you will have access at that point. Mr. Breaud stated this is basically in line with the rest of the subdivision; it's all concrete street, curb and gutter. Mr. LeBouef replied right, nothing changed, just the elimination of that road and a little water and gas but the drainage stayed the same, no changes to the drainage plans. Mr. Breaud stated through Phase I you've still got to do all the gravity sewers. Mr. Andolsek stated he didn't change the plans, it's not feasible to do just Phase I so after we got the bids we're doing Phase I and Phase II, we had to quirk it because of the increase, the storm created a tremendous increase in concrete and PVC more or less and also fuel, diesel and everything is up so prices were way out of budget so we did some value engineering and we think we can get it to where we can build it, we should get prices in the end of this week. Mr. Breaud stated for both phases, you said. Mr. Andolsek replied for both but it doesn't pay to Phase I, so we're going to build them both. Mr. Breaud stated so you're still doing the sewers, you're still doing the lift station and everything, bringing the sewer force main all around to the backside the canal. Mr. Andolsek stated Errol and Kermit will let us move the force main, the sewer station somewhat but yes, that saved us a tremendous amount of money. Mr. Breaud stated and the sewer system Errol that we're pumping into, we're going to the pump station... Mr. Price replied St. John. Mr. Breaud stated St. John and then that pumps into Ashland and then... Mr. Price replied no, St. John pumps all the way to North 9th, from North 9th directly to the plant. Mr. Breaud stated and that system is capable of handling all of this. Mr. Price replied yes. Mr. Breaud stated and you are ok with all of the utility layout. Mr. Price replied correct. Mr. Breaud stated you don't have any objection to the approval of this. Mr. Price replied no objection; the City has no objections. Mr. Breaud then asked if there were any other comments from the board, any public comments, Jay? Mr. Jay Caillouet

replied he was all for growth, let them grow. Mr. Breaud stated if nothing else he would entertain a motion for approval of Addendum 1, Phase I of Plantation Acres IV, Addendum 3, Phase I, we've got a lot of addendums. Mr. Andolsek replied when this is over it's going to be one subdivision, when we do the final plat. Mr. Breaud replied Item 6 is the adjacent one, we're going to do it separate. Mr. LeBouef replied correct, it's Phase II correct. Mr. Breaud replied Phase I, Ms. Erwin replied so moved, Mr. Breaud stated moved by Ms. Erwin and seconded by Mr. Adams, all members were in favor, motion carries.

The second item on the agenda was to consider a request by Acadia Land Surveying, LLC on behalf of J.B. Levert Land Company for preliminary plat approval of Rienzi Place Subdivision, Addendum 1, Phase 2 and Plantation Acres IV Subdivision, Addendum No. 3, Phase 2 located on the North side of Ashton Dr. approximately 431' North of intersection of Ashton Dr. and Rosedown Dr. in Section 44, T14S – R16E, City of Thibodaux, Lafourche Parish, Louisiana. Mr. Breaud stated Gary do you want to add anything to what you just told us. Mr. LeBouef replied basically it's the same, nothing changes in that Phase other than the sewer lines that we've coordinated with the City and it was approved, other than that there was no changes to that addendum. Mr. Breaud replied say it again, Gary. Mr. LeBouef replied there was no changes, really the change is what we discussed in the first item, was the removal of that street and those little water and gas stub lines but nothing else was changed in that phase. Mr. Breaud stated this was Phase I and now we're talking about Phase 2 which is this, under Phase 2 you're building the whole 2nd pond or half of the 2nd pond. Mr. LeBouef replied he's going to build that pond, let's see, that half up to what is shown on the grading plan. Mr. Breaud stated I saw some of the limits of the pond, we've got, we're going to have some poles in the pond, some existing electrical poles. Mr. LeBouef replied no. Mr. Andolsek stated we can't take their poles into the pond, Entergy won't allow that. Mr. Breaud stated so you're just going to go around or go under them. Mr. Andolsek stated we're not even going in now, that's going to be future, we can go under as long as we leave them enough room to pass in their right of way but we can't go across their override, they have to give us permission to do that, but we can't, we've got to leave their poles on an island like. Mr. LeBouef replied but one Phase 2 we're not going into the, that far with the pond. Mr. Breaud stated your only digging half of the pond in that phase. Mr. LeBouef replied correct, whatever we need to build the level up to the post grade. Mr. Breaud stated you're deriving enough dirt I guess to stay above the 5' elevation on the road. Mr. LeBouef replied correct, the lots are at 8' the low points are 7', we'll maintain 7' as the low point. Mr. Breaud then asked if there were any other questions from the commission. Mr. Adams stated preliminary plat. Mr. Breaud replied yes right now we're preliminary, this gives them the right to go to construction, they came before us with this already but they're coming back again because they made modifications with the changes, it was outside of his budget so he made some changes and now this is the 2nd time we're looking at this, he's changed it up a little bit, this is the preliminary phase which allows him to go to construction. Mr. Breaud stated Errol you don't have any problem with this Phase? Mr. Price replied no, the City has no problem with it. Ms. Erwin stated she moved to approved Phase 2 of Rienzi Place Subdivision, Addendum 1, and Plantation Acres IV, Addendum No. 3, Phase 2, the motion was seconded by Mr. Adams, all members were in favor, motion carries.

The third item on the agenda was to consider a request by Leonard Chauvin, P.E. on behalf of Joseph Caillouet for re-division of Lot 1 into Lot 1-A and Lot 1-B in the Mount Carmel Subdivision located on the north side of Menard St. and west of Academy Dr. in Section 26, T15S-R16E, City of Thibodaux, Lafourche Parish, Louisiana. Mr. Jay Caillouet came forward and stated that he was here tonight representing Leonard Chauvin who is supposed to be here tonight representing me, so, I just put Gary on retainer. Now don't get technical on me tonight guy's I'm only an architect, but what this is it involves a lot in Mt. Carmel Subdivision which was previously Lot 1, which we are asking the board to review tonight to give us permission to subdivide that lot into two distinct separate lots, Lots 1 and Lots 1-A. My understanding is that we meet all the criteria and in particular the square footage of the minimum lot size in that area, so with that said, we're asking permission and approval of that subdivision, the subdividing of the lots. Ms. Erwin stated you're tearing down that home? Mr. Caillouet replied yes, ma'am, our main intention was always to renovate the home and we've done a lot of work thinking that we could and in fact we began construction on it and it's not doable. Those exterior walls which we thought were veneer walls were actually load bearing walls and holding up the entire roof structure so, one I'm kind of anxious to tear it down because I feel that's a little liability out there and then two in reviewing that we noticed that the lot is a long lot and we felt that we could slide the house up forward and then still retain the back lot for future use on anything and that's why we came up with the Lots 1 and 1-A. Our intentions still is to build a nice home on Lot 1 and again to meet all the requirements. Mr. Breaud stated let me ask you or maybe even Errol, we did this subdivision what, two or three years ago. Mr. Caillouet replied yes, sir, two years I believe. Mr. Breaud replied there were some complaints and some problems of drainage along the, I guess it would be... Mr. Caillouet replied the East side. Mr. Breaud stated the East side, has that ever been corrected? Mr. Caillouet replied that has been corrected, that's correct. Mr. Breaud stated and all those neighbors are satisfied? Mr. Caillouet replied yes, I think we appeased them, one was a Richard Naquin, I believe, we went out there and took a little dirt off of our property and built somewhat a levee or something, I recall that and basically what it was Clay was, we never admit fault to anything and I think what the problem was, was very simply that Ritchie had a dump, I mean a pit in his yard and since then he has now put in land, dirt in his back yard that filled it up which further enhances the drainage, but all along our position was we weren't draining onto his property, it's just that his was so low that every one else was draining onto it but we took necessary steps to further correct it, to further enhance it to put everybody at rest and we indeed did that and it was all approved and everything. Mr. Breaud stated since the improvements on Goode St. and all have been made, are you all seeing some benefits in this area, I mean this area used to have some pretty... Mr. Caillouet replied well I don't remember seeing flooding in there in recent storms, I mean I think that was probably a real good investment on the City's part, you know it took them 30 years to get there but they got it done and it's on-going and ya'll are addressing a lot of those issues, Belle Meade, I mean so a lot of the drainage portions on that side of town are being looked at and being addressed and it's very favorable for us. Mr. Breaud then asked if there were any other questions, any comments from the public, Mr. Adams stated he would like to make a motion to

accept the... Mr. Breaud stated let me ask Errol, Errol you all don't have any problems, all the utilities and all are in place? Mr. Price replied everything is there, Leonard checked with me, we do have a sewer tap that can feed that into the property line, so yes. Mr. Adams asked if they had gas in that subdivision. Mr. Price replied he didn't know, he thought they had gas in that subdivision, but yes, I know the gas line, whenever the gas line and water line was ran it was looped so even if he's just moving over, his main concern was sewer and it happens to fall that it is the last one so they can actually, because Lot A is caught off of Menard. Mr. Adams replied oh, ok. Mr. Price stated so Lot B is going to be able to catch it's own, yes. Mr. Breaud replied ok, we've got a motion by Mr. Adams, seconded by Ms. Erwin, all members were in favor, motion carries, thank you Jay. Mr. Caillouet replied thank you Mr. Chairman.

Mr. Breaud replied he didn't have a lot of chance to study all these things but I'm looking through it right now and I see we've got something from Ruby on the sign ordinance, do you want to explain this Marguerite or Ruby. Ms. Erwin stated it was just updating all the changes as they were but we never, because no one showed up at the two meetings called, Mr. Andolsek. Mr. Andolsek replied nobody told me. Ms. Erwin replied yes, you did know about the, yes you did, no one showed up buy Marguerite at the meeting, do you remember that? I'm sorry, and Errol showed up and so I made all these changes myself and now we can have no signs in the City. Mr. Breaud stated well let me ask you what changes? Ms. Erwin replied it has no changes more than what was voted on, that's the temporary signs. Mr. Breaud stated so you had those meeting and nothing came of them and you all didn't do anything else since then? Ms. Erwin replied no one else showed up and I called a meeting twice. Mr. Breaud stated so we need to put this in our book, this is an updated. Ms. Erwin replied that is the latest ordinance as it sits right now, is that correct, Errol. Mr. Price replied correct. Ms. Erwin replied and I bet your not getting any more complaints, are you? Mr. Price replied no, it's not as bad. Ms. Erwin replied no, once the initial phase was. Mr. Price replied the only one that went to court is Tim Angelette. Ms. Erwin stated and what happened there. Mr. Price replied we can discuss it after. Ms. Erwin replied ok, she didn't know some of them went to court. Mr. Price replied yes. Mr. Breaud stated ok, any further action tonight, if not meeting adjourned.