



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
JUNE 5, 2019**

The Planning and Zoning of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, on Wednesday, June 5, 2019 at 5:00 P.M.

There were present: Ed Delatte, Robert Mire, Mark Kearns,

Absent: Clay Breaud, Cheryl Thomas

The minutes of the May 1, 2019 Planning and Zoning Meeting were approved as written.

Gary LeBouef, Duplantis Design Group, 314 East Bayou Road addressed the Board on behalf of Acadia Land Surveying, L.L.C. with their request for sketch and preliminary approval Plantation Acres Subdivision, Phase 4, Addendum #6 on behalf of J.B. Levert Land Company, Inc. located on the east side of eastern end of Glenwild Drive approximately 250' east from the intersection of Salsburg Drive and Glenwild Drive in Section 46, T14S-R16E, City of Thibodaux, Louisiana. Mr. LeBouef gave an overview of the project referencing subsurface drainage improvements, looping of gas and water along with extending sewer to the properties.

Mark Kearns, Co-Chairman of the Board, posed questions referencing the fire department's requirement of a fire hydrant, lots sixty-three and sixty-four and drainage will drain to Rienzi Canal in which Mr. LeBouef replied yes. He noted a fire hydrant will be added at the corner of Glenwild Drive and Hazelwood Drive and lots sixty- three and sixty-four will be lot extensions for adjacent landowners to purchase to extend their property.

John Toups, 207 Rienzi Drive addressed the Board with questions of the Board's process and how does one obtain information prior to Board meetings in the instance one might have interest along with how are drainage calculations approved in which Mr. Kearns and Ms. Guidry replied meetings are advertised by publication in the comet and the City's website as well as contacting the City's Zoning Administrator, Roland Soignet with Public Works to view information. Mr. Kearns also noted Clay Breaud, Chairman of the Board reviews drainage calculations prior to meetings to make sure all is in order before recommendation of approval to the City Council.

On motion of Delatte, seconded by Mire, the Board voted on a motion to approve sketch and preliminary plat approval of Plantation Acres Subdivision, Phase 4, Addendum #6 as presented. Upon roll call the vote was as follows:

YEAS: Delatte, Mire, Kearns,

NAYS: None

ABSTAINED: None

ABSENT: Breaud, Thomas

Shane Guin, High Tides Consultant, 700 Canal Boulevard addressed the Board on behalf of J.B. Levert with their request for sketch and preliminary plat approval of division of a portion of the remaining undeveloped property belonging to J.B. Levert Land Company, Inc. into Lots 1, 2, 3 & 4, Block 5 of the J.B. Levert Commercial Park Subdivision and the remaining undeveloped property belonging to J.B. Levert Land Company, Inc. located on the west side of Kearny Drive approximately 1,031 ft. north from intersection of St. Delphine Drive & Canal Boulevard in Sections 42, 43, 44 & 114, T14S-R16RE, City of Thibodaux, Louisiana. Mr. Guin noted this is a commercial re-subdivision of approximately fifteen acres into four lots creating three, one acre lots and one and one half lots in front and a larger lot in the back.

Mark Kearns, Co-Chairman of the Commission posed questions referencing 50 foot proposed road is it a public or private drive that will be dedicated to the City, is there proposed use for Lot 1 and the 10' drainage and utility servitude is there enough space to bring in equipment if needed in which Mr. Guin replied the road will not be dedicated to the City it will be private access for the development and there is no proposed use for Lot 1, but it will be commercial development. North Lafourche Levee District is looking at a master plan to have some drainage conveyance at some point in the future with the 10' servitude being ample space for utilities.

Roland Soignet, Zoning Administrator noted the 10' servitude is adequate space and the City has no issues with it.

On motion of Mire, seconded by Delatte, the Board voted on a motion to approve sketch and preliminary plat approval of division of a portion of the remaining undeveloped property into Lots 1, 2, 3 & 4, Block 5 of J.B. Levert Commercial Park Subdivision as presented. Upon roll call the vote was as follows:

- YEAS: Delatte, Mire, Kearns,**
- NAYS: None**
- ABSTAINED: None**
- ABSENT: Breaud, Thomas**

There being no further business the meeting was adjourned.

Liz Guidry, Secretary

Roland Soignet, Zoning Administrator