



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
OCTOBER 2, 2019**

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

There were present: Clay Breaud, Robert Mire, Mark Kearns, Cheryl Thomas, Drew Andrews

Absent: None

Clay Breaud, Chairman of the Board, welcomed Drew Andrews who was appointed to the Planning and Zoning Commission by the City Council.

The minutes of the September 18, 2019 Planning and Zoning Special Meeting were approved as written.

YEAS: Breaud, Mire, Kearns, Thomas

NAYS:

ABSTAINED: Andrews

ABSENT:

Woody Falgout, Attorney, A Law Corporation, 1050 Canal Boulevard addressed the Board on behalf of GPS Hospitality Partners IV, LLC with their request to re-zone property located at 201 E 2nd Street from an RB Zoning District to a C-1 Zoning District which is adjoining the property. Mr. Falgout noted this is an extension of their property which is zoned C-1 to extend existing parking lot and provide double drive-thru to provide safety and alleviate traffic off of LA Highway 1 in a recent traffic study which was performed for the property in question. He also noted there will be no direct access onto East 2nd Street and will not increase traffic and privacy fence to be provided.

Clay Breaud, Chairman of the Board along with other Board members posed questions regarding how many parking spaces will be created with the extension, clarity of E. 2nd Street / Narrow Street access to the property, type of privacy fence to be provided and type of landscaping.

Dan James, Director of Real Estate for GPS Hospitality addressed the Board regarding the access from E. 2nd Street / Narrow Street noting there will be no access to the drive-thru from the entrance on Narrow Street. Bendable curbing or barriers can be placed and cars will proceed around the building to park or proceed to turn-around lane to access drive-thru keeping traffic on site with an 8' wooden privacy fence and landscaping to be provided.

Mike Ledet 305 Lagarde Street, Carrie Goodrow 304 E. 2nd Street, John Orourke 313 Narrow Street, Olen Zeringue 308 Lagarde Street, Harold Block 515 Canal Boulevard, Nicole Brinkman 323 E. 2nd Street, Walter Naquin, Jr. 308 E. 2nd Street, Fran Middleton 100 Ormonde Drive, Malcolm Hodnett 322 E. 2nd Street, Stephen Kees 401 Lagarde Street addressed the Board opposing the request with their concerns of generating more traffic in the area, drainage, along with what could possibly come in if Burger King were to change locations changing the zone to C-1.

Commissioner Mark Kearns voiced his concerns changing the zone from RB to C-1 which would allow a lot of uses to come in that would not be compatible with the neighborhood. He also noted he is not opposed of Burger King's proposal but changing the zone to C-1 violates the agreement that was made with the residence and it should be honored.

Commissioner Cheryl Thomas questioned extending the parking lot without changing the zone to C-1 if this could be done, in which Roland Soignet, Zoning Administrator replied a parking lot is allowed in RB.

On motion of Mire, seconded by Thomas, the Board voted on a motion to approve the request as presented to re-zone property located at 201 E. 2nd Street from RB to C-1 Zoning District.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Thomas

NAYS: Kearns

ABSTAINED: Andrews

ABSENT:

Jeremy Shaw, Leonard Chauvin, P.E., P.L.S., Inc., 627 Jackson Street addressed the Board on behalf of James Chafin for sketch plat approval of re-division of property belonging to Stor-It Self Storage, LLC being a portion of Tract C-1-A into Lots C-1-A1, C-1-A2, C-1-A3, C-1-A4, C-1-A5, & C-1-A6 located on the east side of S. Barbier Avenue approximately 240' north from intersection of Talbot and S. Barbier Avenue in Section 17, T15S-

R16E, City of Thibodaux, Louisiana. Mr. Shaw gave a brief of overview of the re-division subdividing the tract of land into six lots for residential use.

Clay Breaud, Chairman of the Board posed questions regarding what are they proposing to do with the drainage in the area. Mr. Breaud noted there is a 10’ building setback from property line along with an encroachment on gas right-of-way line which no one can build on as well in which Mr. Shaw replied to his knowledge a drainage study will be done if one has not been done already. There may be some grading to lift property up with drainage to the detention pond and existing ditches.

Reese Bernard of 2119 Midland Drive and Brandon Keller of 516 St. Charles Street addressed the Board with their concerns of drainage in the area and the proposed use to come in.

On motion of Kearns, seconded by Mire, the Board voted on a motion to accept the re-division as presented contingent upon drainage calculations be provided showing no negative impact downstream.....Upon roll call the vote was as follows:

- YEAS: Bread, Mire, Kearns, Thomas
- NAYS:
- ABSTAINED: Andrews
- ABSENT:

To consider request by T. Baker Smith, LLC on behalf of Jaron Land Development Company, LLC for final plat approval of re-division of Lot 7-A of Acadia Plantation Phase One of Village One, Project D into Lots 7-B & 17 located on the west side of Acadia Woods Drive approximately 300’ south from Percy Brown Road in Sections 37 & 90, T15S-R16E, City of Thibodaux, Louisiana.

Clay Breaud, Chairman of the Board noted this is just a resubmission from a previous request in which there were questions pertaining to drainage across Lot 17 in which notes have been added stating Lots 17 is reserved as the drainage servitude for use by proposed Lots 10-16. No additional structure may be built on it. Building permits cannot be issued for Lot 17, it does not have necessary utility improvements for developed and is divided solely for the intent of sale to the adjoining property.

On motion of Mire, seconded by Kearns, the Board voted on a motion to accept final plat approval of re-division of Lot 7-A of Acadia Plantation Phase One of Village One, Project D into Lots 7-B & 17 as presented.....Upon roll call the vote was as follows:

- YEAS: Breaud, Mire, Kearns, Thomas
- NAYS:
- ABSTAINED: Andrews
- ABSENT:

To consider request by T. Baker Smith, LLC on behalf of Acadia Agricultural Holdings, LLC for final plat approval of division of remaining area of the Audubon/South Acadia Park Subdivision into Tracts L, M, N-1, N-2, I, J, K-1 & K-2 located on the northwest side of intersection of Erwin & Emporium Drive in Sections 32, 33 & 166, T15S-R16E, City of Thibodaux, Louisiana.

Clay Breaud, Chairman of the Board noted this was presented to the Board for preliminary approval several months ago, all infrastructures have been built, 25’ drainage servitude has been provided with all utilities accepted by the City. Endorsements are required for the dedication of right-of-ways by property owner to the City.

On motion of Kearns, seconded by Mire, the Board voted on a motion to accept final plat approval of remaining are of Audubon/South Acadia Park Subdivision into Tracts L, M, N-1, N-2, I, J, K-1 & K-2 with the condition that the endorsements by the City and the Planning Commission be included on the plat.....Upon roll call the vote was as follows:

- YEAS: Breaud, Mire, Kearns, Thomas
- NAYS:
- ABSTAINED: Andrews
- ABSENT:

Clay Breaud noted the new Sign Ordinance has been provided to you all and will replace the old Sign Ordinance which was adopted by the City Council. Also, there will be an Ethics Training Wednesday, October 15, 2019 at 2:00 PM at Harang Auditorium or training can be done online.

Clay Breaud referenced the discussion on drainage for Lea Rutter’s project from prior month’s meeting and would like to add to the agenda for November to increase design storm from a 10 year storm to a 25 year storm and to change drainage study required for 5 acres to smaller acreage.

There being no further business the meeting was adjourned.