



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
April 26, 2023**

The Board of Adjustments of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, Wednesday, April 26, 2023 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet, Clarence Savoie, and Malcolm Hodnett

Also present: Monique Reulet, Kevin Clement, Josh Bourgeois

Absent: Renee Brinkley

There was a quorum present.

The minutes of the March 22, 2023 Board of Adjustments meeting were approved as written.

YEAS: Erwin, Soignet, Savoie, & Hodnett

NAYS: None

ABSTAINED: None

ABSENT: Brinkley

Erwin introduced a request by Ronnie Fanguy to vary 665 sf from the required 12,000 sf lot size requirement and vary 2 feet from the required 10 feet rear yard setback for the proposed subdivision of property located at 1001 Ridgefield Rd within an R-3 Zoning District.

Ronnie Fanguy, 113 People St, was present to represent his request. He explained to the board that he wants to subdivide his property, but cannot do so as it currently does not meet the ordinance requirements, which is why he needs to be granted these variances.

Erwin questioned if the shed will be on the Ridgefield road side of the property, and Fanguy confirmed that it will. Erwin also questioned if the variance on the square footage requirement would be for one side of the parcel or both. Fanguy clarified that it would be on both. Erwin asked if the hardship was because there are two single family houses on one property. Fanguy stated that the back lot actually has a large shed, not a home, but it has other features that are important to him personally, so keeping it as one single parcel of land would not be preferable for him. Erwin then asked if the adjacent lots are subdivided. Fanguy stated that that is correct, and he believed that he was the only one on the block that had not been subdivided. Hodnett clarified that there are actually two sheds, one on each side of the property, and Fanguy confirmed that that is correct. Soignet questions the image of the property that was provided to the board, and whether the property lines were accurate as drawn. Fanguy stated that he believed the property lines on the image were slightly off from the actual property lines.

Erwin asked if The City of Thibodaux has any remarks on the request. Josh Bourgeois, Public Works Director, stated that the City has no objection to the request.

On motion of Hodnett, seconded by Savoie, the Board voted on a motion to approve the request by Ronnie Fanguy to vary 665 sf from the required 12,000 sf lot size requirement and vary 2 feet from the required 10 feet rear yard setback for the proposed subdivision of property located at 1001 Ridgefield Rd within an R-3 Zoning District.

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

YEAS: Erwin, Soignet, Savoie, & Hodnett

NAYS: None

ABSTAINED: None

ABSENT: Brinkley

Erwin introduced a request by Gulf South Signs, LLC to vary 12.7 sf from the required 64 sf maximum sign size to construct a wall sign for TJ Maxx to be located at 357 N Canal Blvd within a C-2 Zoning District.

Kimberly Gremillion, 5836 Nature Trail Drive, Baton Rouge, LA, was present to represent the request for Gulf South Signs. She stated that the proposed wall sign size of approximately 76.7 sf is the standard for TJ Maxx Stores around Louisiana. The maximum sign size for a business 300 ft from the road is 64 sf, so they are requesting to go up to 12.7 sf larger.

Reulet clarified that the building front is actually about 412 ft from the road. Erwin referred to the ordinance, which states "...Businesses one hundred one (101) to three hundred (300) feet set back from the roadway may have one sign, not to exceed sixty-four (64) square feet. Business greater than three hundred (300) feet set back from the roadway must be approved by the Board of Adjustments." (Zoning Ordinance 9.907.F.1) Erwin then clarified that, because the business is greater than 300 feet from the roadway, they would have had to come before the board for approval regardless of their sign size. Erwin asked what kind of wall sign, if it was just letters or if it was going to be on a separate sign, and Gremillion stated that it was just letters. Reulet stated it would be channel lettering, and Gremillion confirmed that that was correct. Erwin questioned if the hardship would be visibility and Gremillion confirmed that it would.

Hodnett stated that the variance requested would be 20% more than the maximum allowed of 64 sf. Erwin agreed, but clarified that, because the business is more than 300 ft from the road, there is no size requirement. Hodnett then referred to the specifications for the proposed sign presented by Gulf South Signs and questions if the variance is for "Sign A". Gremillion confirmed that "Sign A" is the wall sign which needs approval from the board and "Sign B" is an under canopy sign which meets the requirements and does not need any further approval. Hodnett then questioned if the previous businesses in that area had approved signs, and Erwin clarified that, prior to 2014 when the Zoning Ordinance was redone, the ordinance allowed much bigger signs for businesses over 300 ft from the road. Reulet stated that the ordinance used to allow sign sizes of half the distance from the road for businesses more than 300 ft from the road.

Clement asked what the time frame to open was. Gremillion did not know. Reulet stated that the contractor mentioned it was a ten (10) week project and they were already about four (4) weeks in, so it would be approximately another six (6) weeks.

Erwin asked if The City of Thibodaux has any remarks on the request. Josh Bourgeois, Public Works Director, stated that the City has no objection to the request.

On motion of Soignet, seconded by Savoie, the Board voted on a motion to approve the request by Gulf South Signs, LLC to vary 12.7 sf from the required 64 sf maximum sign size to construct a wall sign for TJ Maxx to be located at 357 N Canal Blvd within a C-2 Zoning District.

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

YEAS: Erwin, Soignet, Savoie, & Hodnett

NAYS: None

ABSTAINED: None

ABSENT: Brinkley

Clement stepped forward to introduce Josh Bourgeois as the new Public Works Director.

Erwin noted to Bourgeois that there are some signs that are in non-compliance with the sign ordinance.

Hodnett questioned what would happen in a case where a variance may be approved for a business, but that business does not open. He asked if the variance would stay with the land or if it would be for an individual use, person, or business. Clement stated that this question was brought up recently and the City Attorney looked into it and found that the variance stays with the land. Hodnett referred to a parking variance as an example. Erwin confirmed that the variance would stay with the land unless the board gave a specific expiration date or condition when granting a variance. Hodnett questioned a business that was supposed to open on the corner of E 7th Street and St Charles Street, which had been granted a parking variance. Reulet stated that that is the situation Clement was referring to, and the City Attorney determined that the variance stays with the land.

There being no further business the meeting was adjourned.