



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
August 27, 2025**

The Board of Adjustments of the City of Thibodaux assembled at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, Wednesday, August 27, 2025 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet, Malcolm Hodnett & Renee Brinkley

Also present: Monique Reulet, Sonya Cabrera, Trey Waguespack, Josh Bourgeois

Absent: Clarence Savoie

There was a quorum present.

The minutes of the June 25, 2025 Board of Adjustments meetings were approved as written.

YEAS: Erwin, Soignet, & Hodnett

NAYS: None

ABSTAINED: None

ABSENT: Savoie & Brinkley

Erwin introduced a request by Robert & Robin Wittmann to vary 5ft from the required 10ft rear yard setback to construct a workshop/studio at 219 W 7th Street in an R-3 zoning district.

Robert Wittmann, 219 W 7th Street, was present to represent his request. He stated that he is planning to renovate his backyard. He will be tearing down a garage, shed & garden house and will rebuild a single two-story building. This new building would need a 5ft variance for the rear yard setback. He noted that there are no utilities in that area of his property. He also added that the variance would give him a wider walkway between this new building and a pool, which would be beneficial for his disabled niece.

Erwin asked how close would the building be to the neighbor's building, and Wittmann stated that he was not sure, but he thought it would be 5-10 feet. He added that the neighbor's building is all brick, and his building would either be brick or hardi-board. His building will also have gutters to help with drainage. Erwin asked, if they granted the variance, would there be enough access to the rear side of the building for emergencies, and Wittmann said yes. Hodnett asked if the new building would be a guest house, and Wittmann said no. Hodnett then questioned if the old buildings had any historical value and Wittmann said no. Hodnett also questioned the driveway size. Wittmann said the current driveway is 10ft wide, but the driveway behind the gate will be removed during this project.

On call for City comment, there was none. On call for public comment there was none.

On motion of Soignet, seconded by Brinkley, the Board voted on a motion to approve the request by Robert & Robin Wittmann to vary 5ft from the required 10ft rear yard setback to construct a workshop/studio at 219 W 7th Street in an R-3 zoning district.

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

YEAS: Erwin, Soignet, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Savoie

Erwin a request by Reeves Ostrowidzki/LUX Solutions on behalf of Rouses Store #16 to vary from the provisions of the City of Thibodaux Comprehensive Zoning Ordinance Article 9, Section 908.B.4 to install two (2) digital advertisement screens on Electric Vehicle Chargers at 204 N Canal Boulevard in a C-2 zoning district.

Joshua Carter, 75553 Joyce Drive, was present on behalf of LUX Solutions. He showed the board members a picture of what a completed installation of Electric Vehicle Chargers. He explained that the screens have an anti-glare coating so you can only see them from up close and they will not be facing the road.

Erwin stated that these would be “off-premise” signs because the advertisements would not just be for Rouses, and Carter said that was right. Erwin then asked if the ads would have sound or videos, and Carter said there would be no sound, but there may be some ads that have a little motion, like moving text. He added that they could request still ads only. Hodnett asked if the ads will run 24/7 and Carter said yes. Public Works Executive Secretary Monique Reulet asked what the brightness level of the signs were. Carter stated he was not entirely sure, but he knew it could be adjusted. Erwin referred him to the sign ordinance for the maximum nit levels allowed. Hodnett asked what the screen size would be and Carter said they would be just over 8sf. Reulet & Hodnett discussed what proposals Planning & Zoning would be reviewing at their next meeting. Carter noted that there would only be one screen on each charger, and it would face the front doors of the store.

On call for City comment, there was none.

On call for public comment, Lee Warren, 606 St Philip Street, stepped forward to ask for clarification on size of the chargers and thinks they should fit city standards. Carter explained the design of the chargers to those in attendance. Robin Wittmann, 219 W 7th Street, also stepped forward to comment and questioned the brightness levels of the screens. Carter explained that the screens can be programmed to have a maximum brightness level for daytime and nighttime, and can be adjusted for seasons, where they may be longer or shorter days.

Erwin expressed concern about off-premise signs. Brinkley stated that she does see the value of having these chargers in the city. Carter added that customers will pay for consumption of energy. Hodnett asked if smaller size screens would suffice. Carter said yes, but this product is what their company has to sell right now. He added that the majority of the ads will be for Rouses. Erwin asked if they had these chargers installed in other places in Louisiana, and Carter stated that there are 2 in Mandeville, 2 in Covington, and several in New Orleans and Baton Rouge.

Lee Warren, 606 St Philip Street, thinks this is too big a screen.

On motion of Hodnett, seconded by Soignet, the Board voted on a motion to approve the request by Reeves Ostrowidzki/LUX Solutions on behalf of Rouses Store #16 to vary from the provisions of the City of Thibodaux Comprehensive Zoning Ordinance Article 9, Section 908.B.4 to install two (2) digital advertisement screens on Electric Vehicle Chargers at 204 N Canal Boulevard in a C-2 zoning district.

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

YEAS: None

NAYS: Erwin, Soignet, Hodnett & Brinkley

ABSTAINED: None

ABSENT: Savoie

The motion was denied.

Erwin introduced a request by Joni Stone/Dynamic Group on behalf of Steven Quick to vary 6.9ft & 7.6ft from the required 20ft front yard setback, and vary 1.2ft from the required 10ft rear yard setback to construct a single-family home at 1024 McCulla Street in an R-2 zoning district.

Billy Becnel, McClain Street, was present to represent this request. He stated that he is a contractor hired by LA Restore to construct a new home at this location. Erwin asked if Restore has limited plan options, and Becnel said yes. Soignet asked if the owner was present at the meeting and Erwin said no. Hodnett discussed the option of pushing the house a little further back. Erwin stated that she felt they should have more setback in the rear for safety, and added that the proposed house is smaller than the existing.

On call for City comment, there was none. On call for public comment, there was none.

On motion of Brinkley, seconded by Hodnett, the Board voted on a motion to approve the request by Joni Stone/Dynamic Group on behalf of Steven Quick to vary 6.9ft & 7.6ft from the required 20ft front yard setback, and vary 1.2ft from the required 10ft rear yard setback to construct a single-family home at 1024 McCulla Street in an R-2 zoning district.

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

YEAS: Erwin, Soignet, Savoie, Hodnett & Brinkley
NAYS: None
ABSTAINED: None
ABSENT: Savoie

Erwin introduced a request by Stacie Landry/Deep South Signs on behalf of Tractor Supply Co. to vary from the provisions of The City of Thibodaux Comprehensive Zoning Ordinance Article 9, Section 906.I to install a 26.67sf directional sign, and for wall sign approval in accordance with Article 9, Section 907.F.1 at 404 Suite B N Canal Boulevard in a C-2 zoning district.

Stacie Landry, Deep South Signs, was present to represent her request. She stated that she is requesting a main wall sign and a directional sign for Tractor Supply Co. The main wall sign is 75sf and the directional sign is 26.67sf. Erwin asked if the customer loading directional sign would be on the front of the building and Landry said yes. Landry noted that the main wall sign is much less than the brand standard for Tractor Supply, and it is smaller than Big Lots' sign was.

On call for City comment, there was none. On call for public comment, there was none.

On motion of Hodnett, seconded by Brinkley, the Board voted to approve the request by Stacie Landry/Deep South Signs on behalf of Tractor Supply Co. to vary from the provisions of The City of Thibodaux Comprehensive Zoning Ordinance Article 9, Section 906.I to install a 26.67sf directional sign, and for wall sign approval in accordance with Article 9, Section 907.F.1 at 404 Suite B N Canal Boulevard in a C-2 zoning district.

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

YEAS: Erwin, Soignet, Hodnett & Brinkley
NAYS: None
ABSTAINED: None
ABSENT: Savoie

There being no further business the meeting was adjourned.