



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
February 25, 2026**

The Board of Adjustments of the City of Thibodaux assembled at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, Wednesday, February 25, 2026 at 5:30 P.M.

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

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

Absent: Cassie Braud

There was a quorum present.

The minutes of the January 28, 2026 Board of Adjustments meetings were approved as written.

YEAS: Erwin, Soignet, Hodnett, & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Braud

Erwin introduced the request by Harold Callais to vary 14ft from the required 15ft corner side yard setback to construct a commercial kitchen at 506 St Philip Street in an R-3 zoning district.

Perrin Ehlinger, 14 Metairie Court, was present to represent this request. He is the architect for this project. He explained that the owner, Harold Callais, would like to demolish a residence that is on the property and build a commercial kitchen in its place. He noted that they have to construct the building further away from a historic oak tree on the property, and they also have to work around an ADA ramp that is to the South, so this layout is really the only option.

Ehlinger added that the encroachment on the sidewalk is not out of character for the neighborhood. It would also serve a purpose as they intend to have a display board on this side of the building that they could use to advertise for upcoming events on the property. The canopy that they would like to build on this side of the building would sit over the display board.

Erwin noted for the record that the proposed canopy is supported by the building, not by posts sitting on the sidewalk. Erwin then asked why this property was never zoned commercial. Mayor Kevin Clement, said he did not know why, but he suspected it may have been an oversight and felt that it was something to consider. Erwin and Public Works Assistant Director Trey Waguespack discussed the canopy that would be hanging over the City sidewalk. Waguespack noted that there are several other properties downtown that have canopies over the sidewalk, and Fremin's also has support poles that sit on the sidewalk.

Erwin stated that she strongly felt that re-zoning this property to a C-1 would be the best choice. Clement asked if the Board could make a formal recommendation to Planning & Zoning and Erwin said she believed they could. The Board members discussed how this property would be re-zoned and where they think the boundaries would sit.

They reviewed the City's zoning map and noted that the public library property is a C-1 and it would have to be extended across Lauren Lane onto the Dansereau House property. Waguespack asked if Lauren Lane was a private street and who owned it.

Erwin and Ehlinger discuss the proposed use of the Dansereau property. Hodnett asked if they will keep the existing kitchen in the main house, and Ehlinger said it would be remodeled and used as more of a service area with coffee machines and drinks. Erwin asked if the canopy was just for aesthetics and Ehlinger explained that it would also serve as cover for people who may stop and look at the display board.

On motion of Hodnett, seconded by Soignet, the Board voted on a motion to approve the request by Harold Callais to vary 14ft from the required 15ft corner side yard setback to construct a commercial kitchen at 506 St Philip 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: Braud

Hodnett made a motion to formally recommend to the Planning & Zoning Commission that the property located at 506 St Philip Street be re-zoned to a C-1 zoning district. This motion was seconded by Brinkley.

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

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

Erwin introduced the request by New Path to Happiness to vary 9.99ft from the required 50ft lot width minimum to re-subdivide lot at 1104 President Street in a B-1 zoning district.

This item has been tabled until March at the request of the applicant.

There being no further business the meeting was adjourned.