



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
FEBRUARY 5, 2020**

The Planning and Zoning Commission of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, on Wednesday, February 5, 2020 at 5:00 P.M.

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

Absent: None

The minutes of the January 8, 2020 & January 22, 2020 Planning and Zoning Commission were approved as written.

Trey Chauvin, Leonard Chauvin, P.E., P.L.S., Inc., 627 Jackson Street addressed the Board on behalf of J.B. Levert Land Company, L.L.C. to establish zoning classification for the annexation of Parcels 1, 2, 3 and 4 consisting of 476.32 acres of undeveloped property along North Canal Boulevard and LA Hwy. 20 located in Section 111, T14S-R16E, City of Thibodaux, Louisiana. Mr. Chauvin note they are looking to zone the property along North Canal Boulevard north of Andolsek Park C-2 and the property north of the Eighty Arpent Canal C-1 and R-1 due to the property being adjacent to residential property since C-1 is more restrictive.

Clay Breaud, Chairman of the Board posed questions concerning the proposed zoning classification, why certain sections of the parcels is being left out, who will provide utilities and would sewer and water be adequate to handle this in which Roland Soignet, Jr., Zoning Administrator for the City of Thibodaux replied yes.

Troy Bellanger, J. B. Levert Land Company, 204 East Bayou Road addressed the Board noting one section of parcel is considered wet land or undevelopable land and the section where the tower is their lease with Verizon does not allow zoning change. We are looking to extend utilities but if the City did not want to extend utilities to these parcels, the City would give us permission to provide private parish water and gas to this location.

On motion of Kearns, seconded by Mire, the Board voted on a motion to approve the annexation as presented on the map by Leonard Chauvin dated January 9, 2020.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Thomas, Andrews

NAYS: None

ABSTAINED: None

ABSENT: None

Brent Talbot, T & L Properties of Houma, L.L.C., 260 Blackberry Drive, Thibodaux addressed the Board with his request to be granted a special exception to operate a mini warehouse business within building located at 201 Hickory Street in a C-1 Zoning District. Mr. Talbot noted the storage units will be climate-controlled units within the building with the possibility of boat sheds on the outside.

Clay Breaud, Chairman of the Board along with Mark Kearns noted a special exception would have to be granted to allow mini storages in a C-1 Zoning District and if granted the special exception it would be to allow mini storages only.

On motion of Mire, 2nd by Kearns, the Board voted on a motion to approve the request to be granted a special exception to operate a mini warehouse at 201 Hickory Street.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Thomas, Andrews

NAYS: None

ABSTAINED: None

ABSENT: None

To consider a request by Acadia Land Surveying, L.L.C., on behalf of St. Joseph Roman Catholic Church with their request for resubdivision of remainder of land belonging to congregation of St. Joseph Roman Catholic Church into remainder of land belonging to congregation of St. Joseph Roman Catholic

Church and parcels 5-1, 6-1, 7-1, 8-1, 9-1, 10-1, 11-1, 12-1 and DS-1 located in Section 29 T15S-R16E, City of Thibodaux, Louisiana.

Roland Soignet, Zoning Administrator noted St. Joseph owns this strip of land and will either donate each section to adjacent land owners or allow them to buy the section adjacent to their property.

Clay Breaud, Chairman of the Board along with board members posed questions regarding drainage servitudes and who will maintain this area.

On motion of Mire, 2nd by Thomas, the Board voted on a motion to table the request until next month so it can be determined if a drainage servitude is needed of the back of this property and a land-hook be included such that the division of these properties belongs belong to parcels adjacent to it.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Thomas, Andrews

NAYS: None

ABSTAINED: None

ABSENT: None

To consider a request by John Lafargue to amend and re-enact portions of the Sign Ordinance, Article IX, Section 908 Off-Premise Outdoor advertising F) Lighting of off-premise signs subparagraph d) as follows:

(d) Message Display: It is the policy of the City of Thibodaux that the erection and maintenance of outdoor electronic advertising signs where indicated comply with the rules and regulations promulgated by Louisiana's Administrative Code Title 70, Part III, Chapter 1, Subchapter C, Section 132.

- i. Any digital display containing animation, streaming video or text of images with flash, pulsate, move or scroll in prohibited.**
- ii. The content of a digital display must transition by changing instantly, with no transition graphics (e.g., no fade-out or fade-in).**
- iii. Each message must remain stationary for a minimum of eight (8) seconds.**
- iv. Message changes must be accomplished within four (4) seconds.**
- v. Message must be accomplished in such a manner that there is no appearance of movement of the message or copy during the change.**
- vi. Digital displays must include a default design that will freeze the sign in one position if a malfunction occurs.**
- vii. On stacked sign structures, changeable message signs only allowed one per side.**

Clay Breaud, Chairman of the Board noted conditional approval was given that wording be composed for Message Displays and number seven was not on last month's agenda. Mr. Breaud also noted to add last amended or latest revision to Louisiana's Administrative Code Title 70, Part III, Chapter 1, Subchapter C, Section 132, to keep it current as codes change from time to time.

On motion of Kearns, 2nd by Mire, the Board voted on a motion to approve the request as presented with the addition of number seven and latest revision of the codes of Louisiana's Administrative Code Title 70, Part III, Chapter 1, Subchapter C, Section 132.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Thomas, Andrews

NAYS: None

ABSTAINED: None

ABSENT: None

Clay Breaud requested an update on the sign inventory for next month's meeting.

There being no further business the meeting was adjourned.

Liz Guidry, Secretary

Roland Soignet, Jr., Zoning Administrator